

DRAFT Meeting Notes
Affordable Housing Study Working Group
January 23, 2014

Approval of October Meeting Notes

Dave Peterson moved approval of the meeting notes, Linda Kelleher seconded and all members were in favor with Steve Sockwell and Dave Leibson abstaining.

Affordable Housing Principles

Leonard Hamlin thanked everyone for their hard work on shaping the Principles and making them clear. He said that everyone has the current draft in front of them and that he would like to take action on the draft tonight and that doesn't mean they are final, but we should move on rather than continue to rework the wording. He also mentioned that we received an email from Kathryn Scruggs with suggested edits and we will take a look at those and possibly include those comments from her. He then asked if the working group had any further comments on the draft Principals.

Dave Leibson said that he likes it where it is and is ready to support it, but he still think it needs partnership and collaborative with the private sector in there somewhere. He added that it is such an important part of how we do things and it should be in the principals themselves and not just in the discussion. Leonard Hamlin asked if he has a clear place where it would go and to very simply edit that in. Dave Leibson said that it would go in Principle number 2 "leadership role and encourage partnerships with the private sector...". Linda Kelleher said that she would shorten it to "leadership role and encourage partnerships" since nonprofits are not the private sector. Robert Bushkoff said that the wording is already in the written section and he is fine with how it is already. Michael Spotts echoed that he also thinks we have adequately addressed it in the body and there was consensus to leave it as it is.

Leonard Hamlin pointed out an email from Kathryn Scruggs. There were no objections to the edits except Dave Peterson wants special needs populations to be left in. Kathryn Scruggs said that she thinks that we should also include public land for public good. Russell Schroeder noted that the Principals are broader statements on what we want the community to look like and why affordable housing is important but public land for public good is a specific tool and doesn't belong in the principles.

Michael Spotts motioned for approval of the Affordable Housing Principles, Steve Sockwell seconded and the motion passed unanimously.

Staff Update

Russell Schroeder noted that they are very close to having a consultant onboard. He also mentioned that the County Board has asked the County Manager to have staff look into locating public land to put affordable housing on and that those parcels will be identified through the CIP. He added that this is not within our purview but rather we should be looking at a broader strategy on how public land can be used as a tool to increase affordable housing. This will be looked at in the financing and tools task force. He said the Board also asked the working group to look at TOAH's applicability countywide and lastly was the tenant assistance fund. Bob Bushkoff said that he understand that there is a long term process being started to look at modifying the zoning code and asked how this process plays into that. Marsha Allgeier said that a large part of that is formatting the ordinance and then there are a bunch of zoning issues that

will take awhile to get to. She added that if zoning or the GLUP have affordable housing implications then this group should weigh in on it.

Tenant Assistance Fund

Eric Timar said that per the draft TAF policy the TAFs will pay rent assistance directly to the owner of a property to make up the gap between 35% of the tenants income and the rent amount. The TAF will assist households at or under 60% of AMI and include a time limit; 3 years or the duration of renovation/construction plus 12 months, whichever is longer. The funds will be held by the County and the development partner will verify incomes; calculate shares of rent; and issue checks if necessary. The developer will invoice the Housing Division monthly and the TAFs will be a grant. Assuming one TAF per year, with around 50 participants on average, cost over 10 years would be \$6.7 million. A working group will be established to monitor relocation issues including the TAF and the requirements of the TAF Policy will be reviewed after three years to allow for adjustments based on lessons learned.

Robert Bushkoff asked if the funds come from the general fund and Eric Timar said that is correct and specifically they come from the Affordable Housing Investment Fund. Joe Onyebuchi asked if the 35% can be increased and Eric Timar said that it is in the policy and that the policy will be revisited in three years. Russell Schroeder noted that there is already a group in place that has looked at this issue in great detail and we could have them continue and have two or three members of the working group join them. Linda Kelleher asked what is required by the landlord in a by-right development. Eric Timar answered that nothing is necessarily required if they aren't coming in for a change in zoning or GLUP or asking for AHIF. Linda Kelleher asked how many by-right projects have there been in the past year and how many MARKS have we lost because of them. Eric Timar said that he was not sure but that he could get that info. Russell Schroeder said that there are about 150-160 units per year according to the interim data report. Robert Buskoff said that we need to figure out how we would incentivize them to use a TAF. Dave Peterson asked if we have figured out how much this might cost and Russell Schroeder said that is something we need to do. Michael Spotts said that it seems a better use of our funds would be to create more affordable units and possibly give priority to those being displaced. Dave Leibson asked when and how often would this group meet and Eric Timar said that they have not discussed it yet and so they haven't scheduled anything. Umair Ahsan and Saul Reyes said that they would possibly be interested in joining the group.

Financing Strategies

Doris Topel-Gantos said that they have had two meetings so far and that the group is very open and collaborative. Looked at county funding sources for the first meeting, the second meeting they talked about TOAH and parking requirements and the third meeting got cancelled because of snow. The next meeting is to look at making development review a little more efficient and real estate tax relief.

Geographic Distribution Task Force

John Grant said that the group has met and come up with two scenarios on the revision of the goal and the next meeting is Thursday to discuss those two options.

Homeownership Task Force

Russell Schroeder said that the task force is looking at best practices and are looking to come up with some recommendations in February.

Needs Analysis

No report

Civic Engagement

Linda Kelleher said that she would like the group to come up with a schedule on when we need to have input provided and how we go about getting the needed audience there. She would like to create a calendar.

Wrap-up and Take Aways

Dave Leibson said that his main take away is trying to look at the whole calendar and figure how we are going to accomplish all the tasks and how it all comes together. Kathryn Scruggs asked if we are waiting for the consultant to tell us when we would have another public forum or are we going to have one around the adopted principles or to get input on the goals when we get to those. Russell Schroeder said that we are having a forum in September to review the needs analysis. Linda Kelleher added that she would like to see a milestone calendar and Saul Reyes said that he would like the group to talk about code enforcement and to see a yearly report on it.

Dave Leibson mentioned that the 10 Year Plan to End Homelessness Consortium's meeting will be on January 29 at 8am where Lisa Sturtevant will be talking about demographics in Arlington.