

DRAFT

**Affordable Housing Study Working Group**

January 22, 2015

**Meeting Notes**

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Members present: Dr. Leonard Hamlin (Chair), Dave Peterson, Steve Sockwell, Saul Reyes, Dave Leibson, Bob Bushkoff, Linda Kelleher, Matthew de Ferranti, John Grant, Steve Sockwell, Kathryn Scruggs, Candice Rose, Shelynda Brown, Joan Lawrence

Staff: Russell Schroeder, Rolda Nedd, David Cristeal, Marsha Allgeier

Consultants: Lisa Sturtevant, Jeanette Chapman

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1. **Welcome and Introductions** Meeting called to order at 6:45
2. No public comment
3. **Approval of December 2014 meeting notes:** Kathryn Scruggs had two corrections to minutes. Page 4 "maintenance and low and moderate income..." should read "maintenance of"; page 3 question about "4 out of 5" persons. Member commented that a higher percentage of residents should receive CAF housing rather than just 75%. Minutes were approved with two abstentions.
4. **Affordable Housing Master Plan**

Russell Schroeder presented the Draft Affordable Housing Master Plan (AHMP) which consists of three chapters. 1 Context for the Plan 2. Housing Needs Analysis 3. Affordable Housing Goals, Objectives and Policies. Members made the following comments:

- Several members commented that there should be a stronger economic case for Affordable Housing to convince constituents who may question the need for this plan; include that the plan is widely inclusive of all income categories including the middle income.
- The first chapter appears fine and should include values and also a statement on how current County actions regarding the provision of Affordable housing.
- Economic argument should include data on worker productivity if workers live within jurisdiction and environmental benefit as a result of less commuting. This enforces the connection between affordable housing and other sectors, such as transportation and the economy.
- Suggestion that there should be a stronger and longer paragraph on the economic argument for Affordable Housing
- Housing Affordability maybe a better phrase than "affordable Housing" more appealing to larger segment of population.

Chapter 3: There was discussion on the use of percentages rather than finite numbers and it was determined round percentages are easier to grasp than (17.7%); people relate to percentages and finite numbers; as a compromise the suggestion was to use percentages but use footnotes for detail information. It was pointed out that each Goal is an official statement and therefore this should be precise as possible.

- Homeless objective has been reworded and an attachment was provided. There was discussion about the definition of “functional” homelessness. Somewhat difficult to explain but might be useful and necessary if the ultimate goal by 2040 is to get to zero. Should have a number that reflects available resources for homelessness by 2020.
- Accessible units – should there be numerical targets?

#### **Implementation Framework:** comments

- Care taker units should be included in the section with Accessory Dwellings. It’s an existing zoning tool that is underutilized.
  - Change “Supportive Housing with services” to “Residential services for special needs population” or “special needs housing”.
  - MIPAP – recommendation should be to evaluate and monitor to improve effectiveness of the program.

General comment: There should be a statement that indicates that these tools are not finite but that the County would continue to research and look for best practices to inform and improve tools.

#### Potential Tools.

- These may include tools that require State enabling legislation, in these cases there will be need to prioritize. Staff commented that it should be clearly stated that these potential tools require further research and investigation, including feasibility.
- Parking- Evidence based research required on the benefits of “right-sized” parking in the Arlington context; how much parking is required for affordable housing projects. This also relates to transportation management plans and access to various modes of transportation.
- Affordable by design – may need explanation. If it refers to edge development, transition to higher densities, then that should be clarified.

#### Potential services

- Voluntary Rent Guidelines - suggestion to change order of sentences, to be clear that it is a suggestion for consideration; not a mandate
- Accessible unit matching – staff suggested that a better job is required to match units with demand, through a local clearing house.
- Employer Assisted housing – preference as a tool?

General comments/questions: The point was made about the value of cash contributions to funding Affordable housing - are there other examples of tools/programs that are successful and can be highlighted in boxes? We should highlight other programs which maybe marginal currently, but could be expanded to contribute to the overall goals. Staff commented that there are certain programs that are critical to meeting goals and should be stated as such.

A member suggested that there be a pie chart that shows the source of funding for Affordable Housing, the critical role that AHIF plays, breakdown AHIF to show the composition of the funds, not all taxes.

Another suggestion was to highlight the role of partnerships in providing Affordable Housing.

D. Leibson commended the work of the group and asked what are the next steps in this process, what action is required of the Working Group? Staff responded that the next version of the documents would require endorsement from the Working Group. Dr. Hamlin offered support for endorsement, pending final edits.

## **6. Civic Engagement Plan**

Linda Kelleher summarized the earlier meeting of the sub-committee. The full Civic Engagement Plan and Communication plan will be brought to the entire Working Group at next month's meeting. Staff will prepare graphics, communication messages and specific messages for different audiences. Would like working group members to consider how they can assist in getting the message out.

### Announcements

Dr. Hamlin announced that this meeting was the last for Marsha Allgeierx` who will start her official retirement, he wished her well and thanked her for her many years of service to the County and the community and the work of the group. The Working Group will receive further communication including the Civic Engagement Plan.

The meeting adjourned at 8:30 pm.