Resolution 830 Public Consultation Process and Revised Draft Resolution

ARHA Redevelopment Work Group

10/11/2018
OVERVIEW + CONTEXT
Why are We Here?

Review, Update and Modernize
Resolution 830 for Current Reality
Resolution 830, as of 1981

“Any assisted housing to be counted as replacement housing for an equal number of public housing units be defined as such housing that is **substantially equivalent** to the units being replaced for a period of 20 or more years”
Public Consultation Process

➢ Resolution 830 Working Group

➢ Diverse group of 27 stakeholders (community members, developers, elected officials, non-profit service providers, planners, advocates, and lenders)

➢ Four Modules between Jan 2017 and Apr 2017

➢ Current Context of Public Housing Redevelopment, Existing Resolution 830 Units, and the History of Replacement

➢ Financing Affordable Housing

➢ Small Group Discussions on Potential Revisions and Expansions

➢ Formulating and Confirming Recommendations

➢ Parallel City and ARHA Staff Discussions
Working Group Recommendations

➢ *Retain, Revise, or Replace Resolution 830*
  ➢ 81% supported *revisions* to Resolution 830

➢ *“Substantially Equivalent”*
  ➢ Participants expressed concerns about challenges of maintaining comparable housing over time (size, income mix, location)

➢ *Affordability Term*
  ➢ 57% supported extending affordability term to 40 years (*most funding sources require 40 years or more*)
## Areas of Working Group and Staff Consensus

<table>
<thead>
<tr>
<th>Area</th>
<th>ARHA</th>
<th>City</th>
<th>Working Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove bedroom type from definition of Substantially Equivalent</td>
<td>✓</td>
<td>✓</td>
<td>67% voted for <strong>including</strong> bedroom mix in SE definition</td>
</tr>
<tr>
<td>Right to Return policy for current residents</td>
<td>✓</td>
<td>✓</td>
<td>95% Agree</td>
</tr>
<tr>
<td>Redevelopment Plans should include a “Housing Plan”</td>
<td>✓</td>
<td>✓</td>
<td>95% Agree</td>
</tr>
<tr>
<td>Resolution 830 applies to original and replacement units</td>
<td>✓</td>
<td>✓</td>
<td>95% Agree</td>
</tr>
</tbody>
</table>
ARHA Redevelopment Work Group Guidance

➢ Revise Resolution 830 to memorialize areas of consensus
  ➢ Substantially Equivalent not linked to existing bedroom size
  ➢ Memorialize “Right to Return” Policy
  ➢ Require “Housing Plan” with redevelopment plan submittal
  ➢ Resolution 830 will apply to existing and replacement units

➢ Delete language that no longer applies
  ➢ Bedroom size (*update current chart*)

➢ ARHA Resident waiting list demographics to be new standard for determining bedroom size of replacement units
STAFF RECOMMENDATION
Revised Resolution 830

Captures Spirit of Collaboration

➢ Re-affirms City and ARHA commitment to preserving 1,150 affordable housing units (*not only public housing*)

➢ Documents that ARHA has fulfilled requirements of Resolution 830 thus far

➢ Memorializes role of the ARHA Redevelopment Work Group & Resolution 830 Working Group

➢ References other City/ARHA Policy documents

➢ Reflects areas of consensus
Revised Resolution 830

*Changed Language for More Clarity*

- Remove “substantially equivalent”
- Remove chart that details number of bedrooms
- Attachment A identifies the units to be protected (*original and redeveloped units*)
Revised Resolution 830

*Policy for Relocation and Replacement Housing*

- No demolition unless replacement housing is available
- No tenant displacement until they can move into replacement housing

*Housing Plan*
- Submitted at time of development application submission
- Provides for replacement of housing to be redeveloped
- Provides for the relocation of existing tenants
- Housing Plan to be reviewed by AHAAC and LLTRB
Revised Resolution 830

Policy for Relocation and Replacement Housing

➢ Replacement Housing

➢ Replace equal number being redeveloped

➢ Replacement units must be financially assisted by federal, state, or local housing programs that facilitate long-term affordability (includes LIHTC)

➢ The size and affordability levels of replacement housing to be “responsive to local market demand and the housing needs of existing ARHA households immediately impacted by proposed redevelopment”
Revised Resolution 830

Other Considerations

➢ “Right-to-Return” Policy is not embedded in requirements of the new language
➢ If current funding sources are modified or phased out, other alternative funding can be used
➢ Resolution 830 will be superseded by the revised resolution....New Resolution #
➢ Adoption by City Council and ARHA Board
NEXT STEPS
Next Steps

Revised Resolution
➢ Incorporate Work Group comments
➢ ARHA Board of Commissioners review
➢ City Council review
➢ Docket final revised resolution for City Council and ARHA Board consideration and adoption by end of calendar year

Expansion of 830-like protections for other deeply affordable units to be developed separately.