

# Resolution 830 Public Consultation Process and Revised Draft Resolution

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ARHA Redevelopment Work Group

10/11/2018

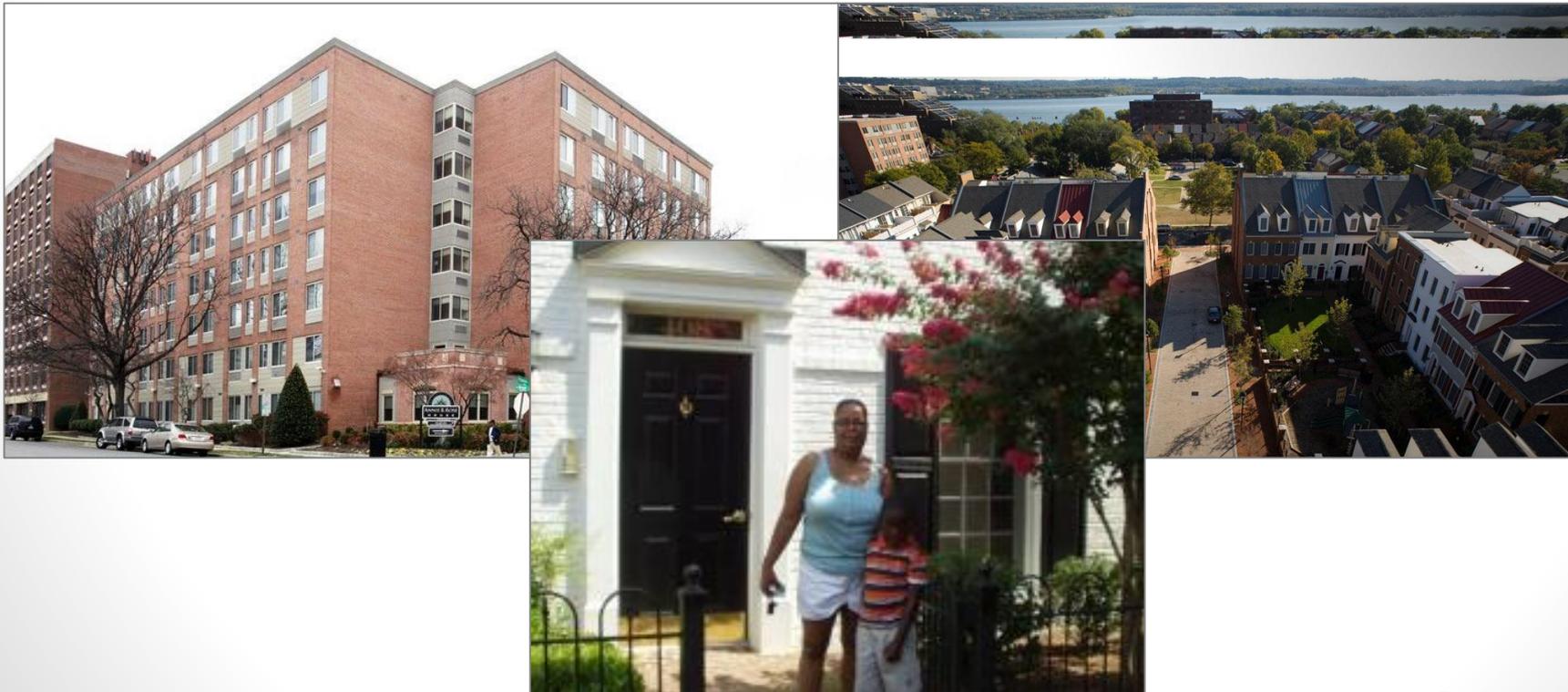


# *OVERVIEW + CONTEXT*

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# 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

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



# 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*

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# 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*

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# 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.*