



# Resolution 830 Working Group Briefing

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ARHA Redevelopment Work Group  
7/12/18

# Overview and Context

# Resolution 830 as of 1981

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*“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**”*

# Purpose of Resolution 830 Working Group

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- To examine current Resolution 830 language within national and local context and evaluate whether policy should:
  - 1) Stay the same,
  - 2) Be replaced completely,
  - 3) Be revised into an updated version, or
  - 4) Potentially be expanded to include other affordable housing providers.
- ARHA and the City will consider the Working Group's recommendations when making decisions about any policy revisions.

# Working Group Participants

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- 27 participants initially, 3 dropped out during the process
- Participants required to attend at least 3 of 4 modules
- Membership included diverse group of stakeholders (community members, developers, elected officials, planners, advocates, and lenders)
- Introductory survey revealed most participants said they were familiar with Resolution 830 – varying degrees of knowledge of affordable housing development, operations, and programs

# Parallel Discussions on Resolution 830

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- Working Group: 4 modules between Jan and Apr 2017
  - 1) Current Context of Public Housing Redevelopment, Existing Resolution 830 Units, and the History of Replacement
  - 2) Financing Affordable Housing
  - 3) Small Group Discussions on Potential Revisions and Expansions
  - 4) Formulating and Confirming Recommendations
  
- City and ARHA Staff Discussions

# Outcome of Process

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## **Working Group**

recommends revisions to the current Res 830 policy, split on whether to create new supplemental policy

## **City**

prefers some revisions to provide greater clarity on certain definitions and reaffirm expectations

## **ARHA**

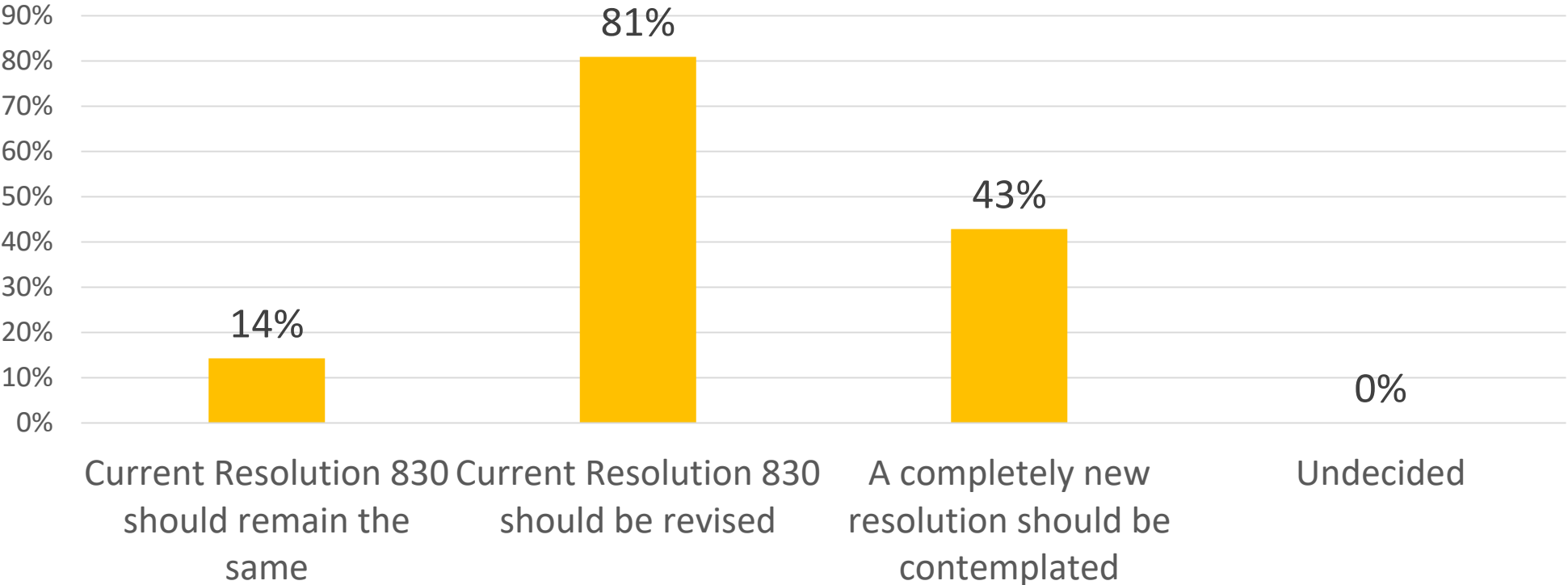
prefers Res 830 remain unchanged to continue to provide maximum flexibility; agrees with some clarifications

# Proposed Recommendations



# Majority supports revisions to Resolution 830

Which statement do you agree with regarding the future of Resolution 830?  
(Note: Respondents could select more than one option)



# Substantially Equivalent

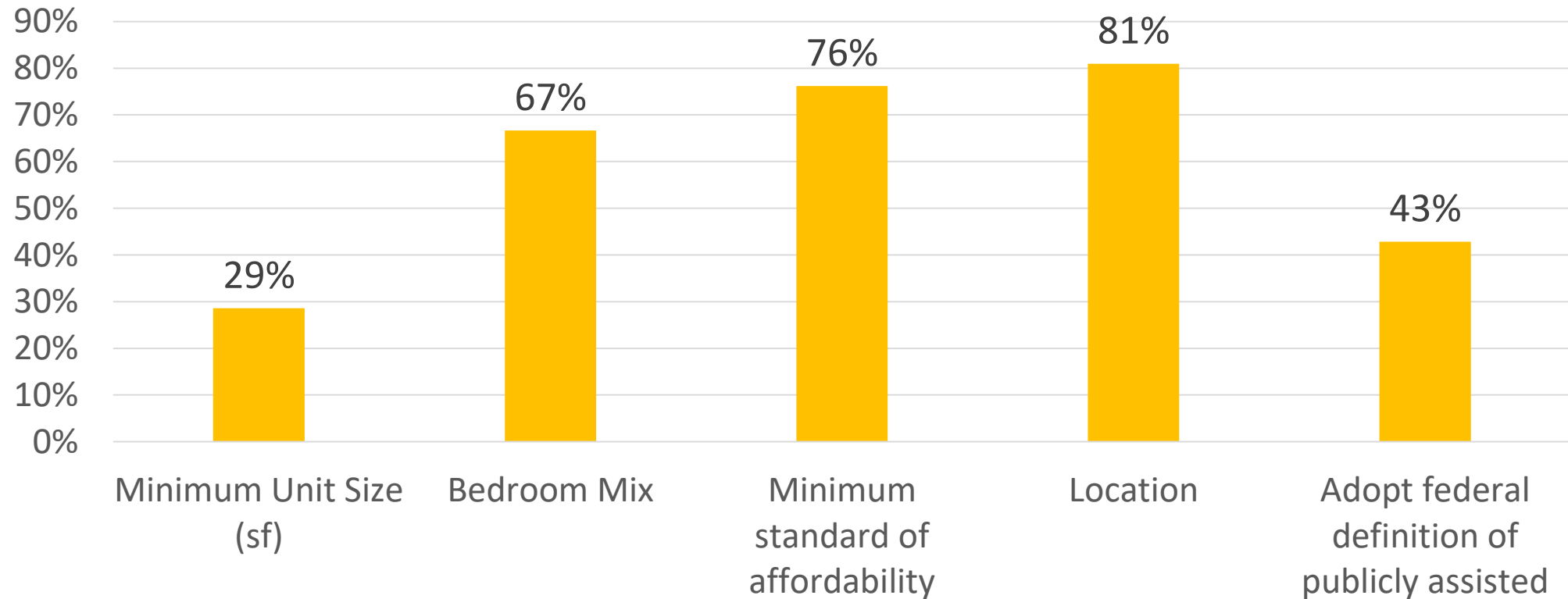
# Defining Substantially Equivalent (SE)

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- Participants have expressed concern about maintaining comparable housing over time (size, income mix, location)
- ARHA and the City agree replacement units should adopt federal definition of publicly-assisted housing, meaning:
  - ❑ Serve families earning up to 80%AMI
  - ❑ Either public housing (ACC) contract or voucher subsidy (HAP contract)

# WG supports specifying definition of SE

If Resolution 830 is revised, should any of the following be included in an updated definition of Substantial Equivalent?



# Affordability Period

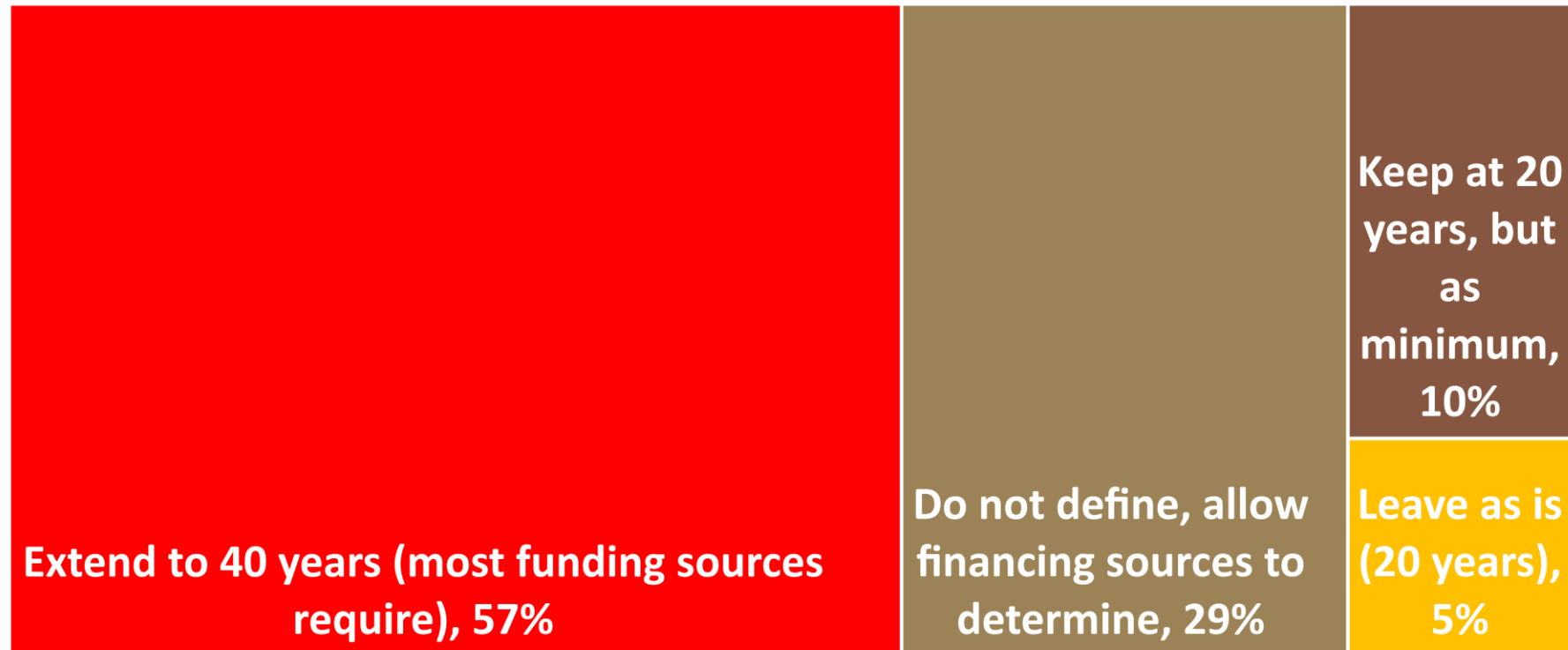
# Input mixed re: changes to affordability period

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- Resolution 830 currently requires units remain affordable “at least 20 years”
- Most financing already require longer than 20 years (e.g., LIHTC requires 40 years)
- WG suggested City incentivize longer-term affordability (e.g., tax exemptions, density bonuses)

# Majority support extending affordability period

Assuming Resolution 830 is revised, or a new resolution is developed, which of the following statements do you agree with re: the affordability for Resolution 830 units?

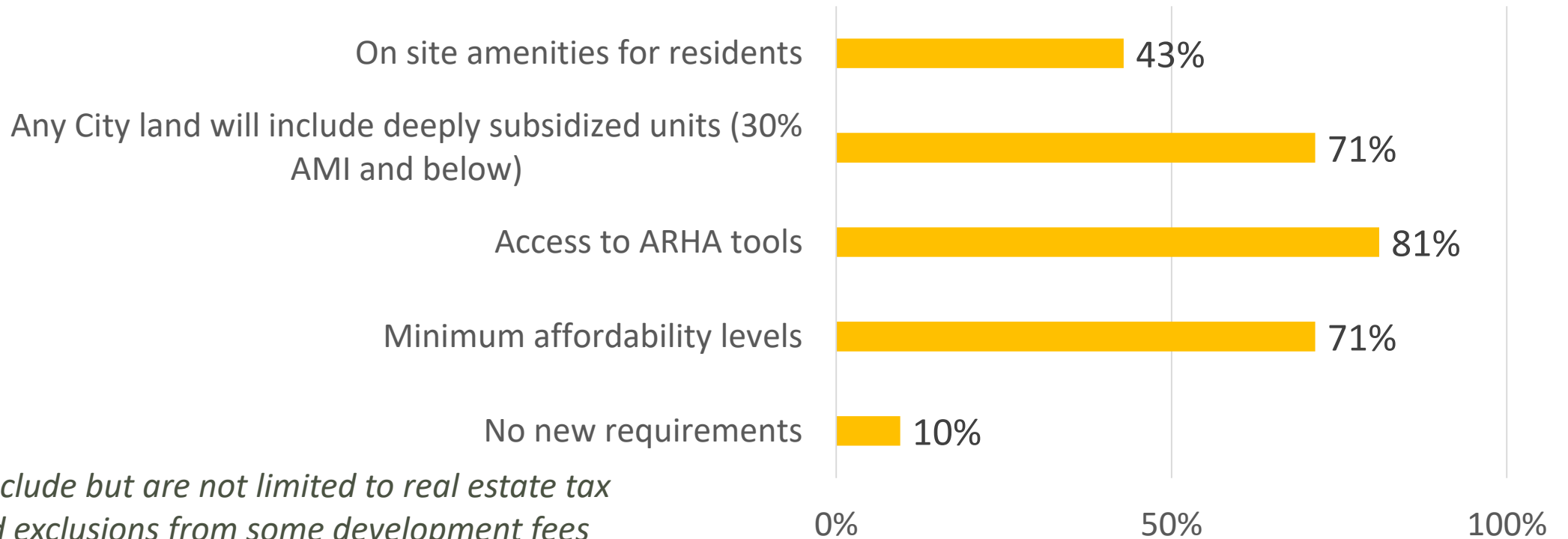


# New City Requirements



# WG members support new requirements for City to finance affordable units

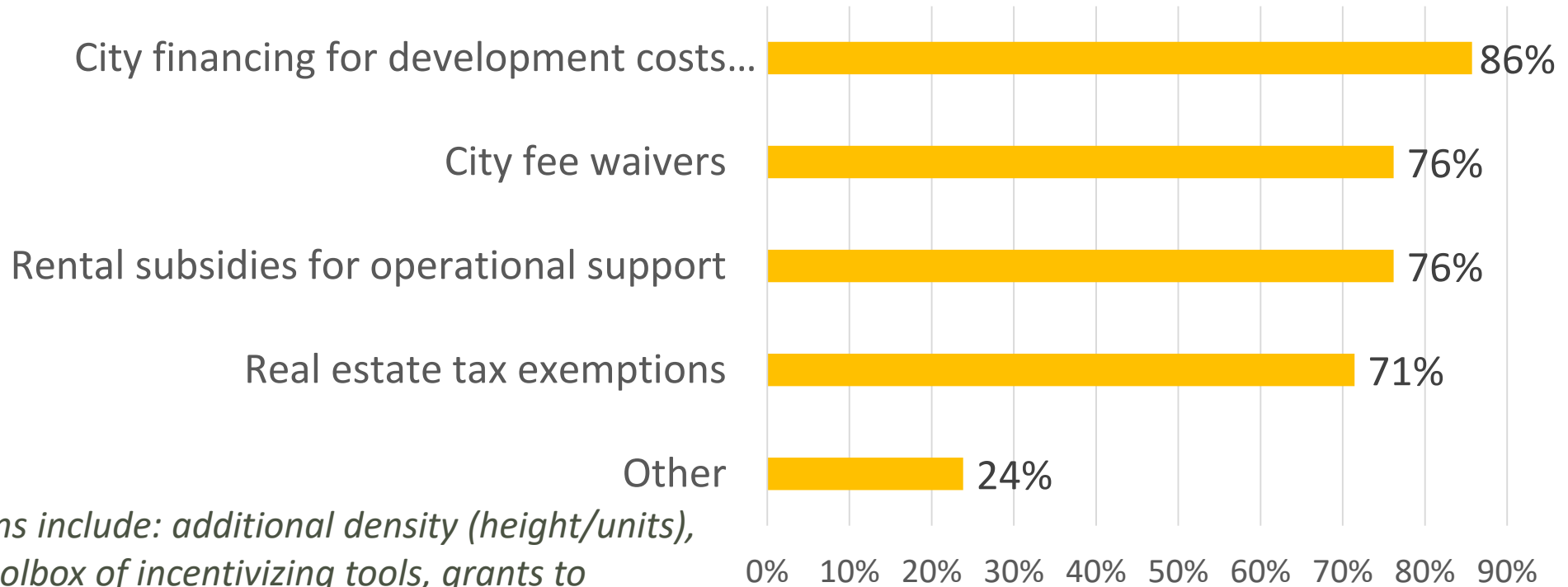
Assuming a new policy, what do you feel should be required by the City for City-financed Resolution 830 units (ARHA or non-ARHA)?



*“ARHA tools” include but are not limited to real estate tax exemptions and exclusions from some development fees*

# WG members support variety of incentives to encourage deeply affordable units (<30% AMI)

What financial commitments should be provided by the City to housing providers in exchange for providing **deeply affordable** housing units?



*Other suggestions include: additional density (height/units), broader suite/toolbox of incentivizing tools, grants to residents to subsidize lower rents*

# Areas of Consensus

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	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

# Next Steps

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- Series of Briefings:

- 1) ARHA Board of Commissioners (TBD)
- 2) City Council (TBD)

- EJP Written Report to City and ARHA Board of Commissioners

- Additional next steps dependent on decisions of City Council and ARHA Board of Commissioners

# QUESTIONS

