



Resolution 830 Public Consultation Process

Module 4: April 26, 2018

Keypad Polling Questions

Note: Each participant will make their selection using the City's clicker technology. Responses will be reported in real time.

1. ARHA would prefer the current Resolution remain unchanged to continue to provide maximum flexibility to the Agency. The City would prefer some revisions to the resolution to minimally provide greater clarity on certain definitions and reaffirm expectations.
 - a. Current resolution should remain the same
 - b. Current resolution should be revised
 - c. A completely new resolution be contemplated
 - d. Undecided

2. The City and ARHA agree on the following with respect to ARHA Resolution 830 units. Do you agree?
 - a. To not require replacement by bedroom type (i.e. 4 BR replaces 4BR). Instead, the replacement bedroom mix should be dictated by the demand analysis for the needs of existing families and market studies.
 - b. Existing families living at the site at the time of development approval, who are in good standing (i.e. lease compliant) should have a priority right to return.
 - c. Specific redevelopment plans should include a Housing Plan which describes the overall strategy for housing all original families regardless of location (on-or off-site). The following requirements would apply to the Housing Plan:
 - i. It is submitted to the City with the Preliminary Submittal of DSUP application.
 - ii. It includes a timeline for identifying and securing off-site replacement units, if replacement of any units off site is proposed (e.g., tied to some aspect of the development approval).
 - iii. It includes income ceilings (proposed income tiers) for replacement units.
 - d. Resolution 830 applies to the units specified in the 1981 Resolution and any resulting replacement units.

3. Assuming Resolution 830 is revised, or a new resolution is developed, should any of the following be included/specified in the updated definition of “substantially equivalent”?
 - a) Minimum unit size (square footage)
 - b) Bedroom mix (replacement of similar bedroom mix to those being demolished), unless there is justification for a departure
 - c) Require a minimum standard of affordability (targeted AMI); replacement units to serve the same profile of families (essentially ensuring right to return for original families who want to return)
 - d) Location (comparable location and/or access to transit, services, schools, jobs, amenities, etc.)
 - e) Adopt the federal definition of publicly-assisted housing which includes serving families earning up to HUD 80% AMI (allows for greater mixing of incomes). Note, publicly-assisted units have either a public housing (ACC) contract or voucher subsidy (HAP contract).

4. Assuming Resolution 830 is revised or a new resolution is developed, which of the following do you agree with re: the affordability period for Resolution 830 units?
 - a) Leave as is (20 years)
 - b) Extend to 40 years (which most funding sources already require)
 - c) Keep at 20 years, but indicate this is a floor/minimum
 - d) Do not define and allow specific financing sources to determine (e.g., LIHTC requires 40 years; City incentives like tax exemptions and density bonus come with specific requirements).

5. Assuming a new policy, what do you feel should be required by the City for City-financed Resolution 830 units (for both ARHA and non-ARHA housing providers)?
 - a) No new requirements for City-financed projects
 - b) Minimum affordability levels for deeply affordable units (AMI targets for 30% AMI and below)
 - c) Extend access to the incentivizing tools ARHA uses to other developers of affordable housing (e.g., PILOT programs, tax exemptions, fee waivers, etc.)
 - d) Any City land that becomes available for future development includes a requirement for deeply affordable housing/Resolution 830-like units.
 - e) Require on-site amenities for residents (community spaces for training/services, etc.).

6. What financial commitments should be provided by the City to housing providers in exchange for providing deeply affordable housing units?
 - a. City financing for development costs (loans, grants)
 - b. Rental subsidies for operational support
 - c. Real estate tax exemptions
 - d. City fee waivers (development applications, permits, sewer tap fees, etc.)
 - e. Others (please specify: _____)
 - f. None