

Module #3

Discussion – Expansion of Resolution 830

1. **Substantially Equivalent:**

- What does “substantially equivalent” mean now in Resolution 830
- Should this language remain in the policy or be removed in its entirety?
- If retained - What should “substantially equivalent” mean going forward?
- Are replacement units intended to house the same level of affordability based on occupancy at the time of demolition?

2. Type of Unit

- *Note: The presumption is that R830 is/and will remain focused on hard units.*
- *Should the City explicitly tie City funding to deeply affordable units or not? Note: Affordability for HUD-assisted housing goes up to 80% AMI, though funding sources like LIHTC will limit that to 60%.*

3. Period of Affordability:

- Should the Resolution 830 20-year affordability period (FLOOR) remain as is or should the funding source dictate affordability period? *Note: most affordable units now have affordability periods of 40+ years as dictated by funding source.*
- What tools/mechanisms should the City establish to ensure long-term affordability?

4. **Resolution 830 Applicability:**

- Should Resolution 830 “protection” be extended to future City-financed affordable housing units that are not owned and/or developed by ARHA?
- *Context: What is the likely scope and scale of expansion (review #s)?*

- If YES:
 - *What does/should Resolution 830 protection mean?*

 - *Should this be a separate agreement as R-830 is an exclusive agreement between the City and ARHA; or a City policy?*

- If NO
 - Why Not?