

SUMMARY OF THE RESOLUTION 830 STAKEHOLDER GROUP PROCESS AND FINDINGS

A community engagement process was launched in January 2018 to examine Resolution 830 considering dwindling federal resources, changing tenant demographics, local market conditions, and new state and local financial resources. The ARHA Redevelopment Work Group (includes representatives from City Council, ARHA Board of Commissioners, and the Planning Commission) convened the advisory Resolution 830 Stakeholder Group. The Resolution 830 Working Group (Stakeholder Group) is a diverse group of stakeholder representatives including the ARHA Residents Association, non-profit housing and service providers, citizen and community associations, affordable housing developers, housing advocates, and lenders (a complete list of Stakeholder Group members is provided in Attachment 2). The consulting firm EJP Consulting Group, LLC. was selected to facilitate this engagement process.

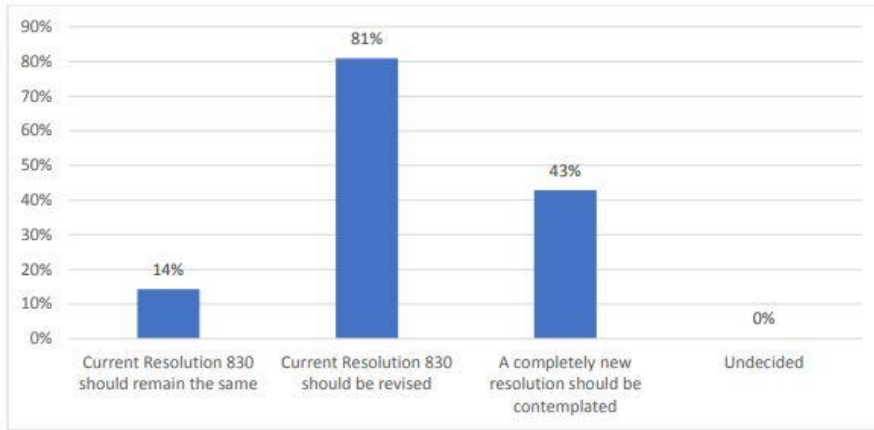
At the beginning of the process, the City and ARHA reaffirmed its commitment to the one-for-one replacement policy of Resolution 830. The task before the Stakeholder Group was to review the language of Resolution 830 to determine if it should be updated or remain the same (with respect to “substantially equivalent”); and to contemplate expanding the one-for-one protection policy to other non-ARHA committed affordable housing units. The Stakeholder Group provided valuable viewpoints that guided the City and ARHA throughout the process.

The Stakeholder Group held four meetings covering the following topics:

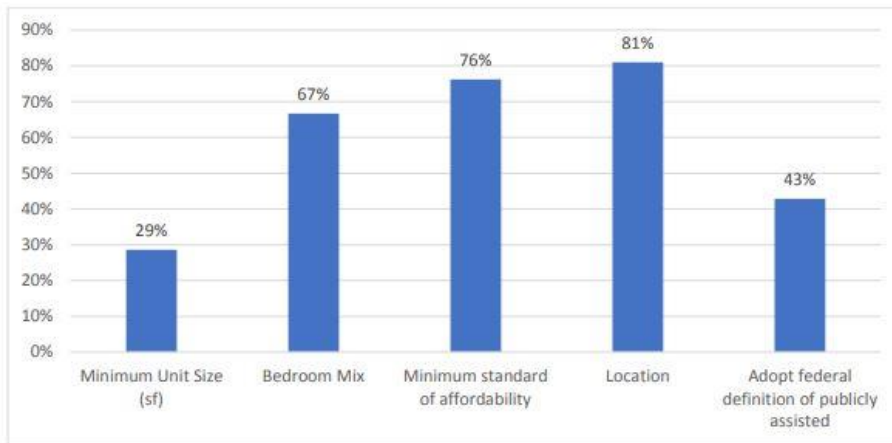
- January 10, 2018: *Current Context of Public Housing Redevelopment, Existing Resolution 830 Units, and the History of Replacement*
- January 31, 2018: *Funding and Financing Replacement Units*
- February 21, 2018: *Expansion of Resolution 830*
- April 26, 2018: *Recommendations on Updated Resolution 830 Policy*

During the final Stakeholder Group meeting, the stakeholder group was asked to consider the following and provide input. Their responses are reflected below:

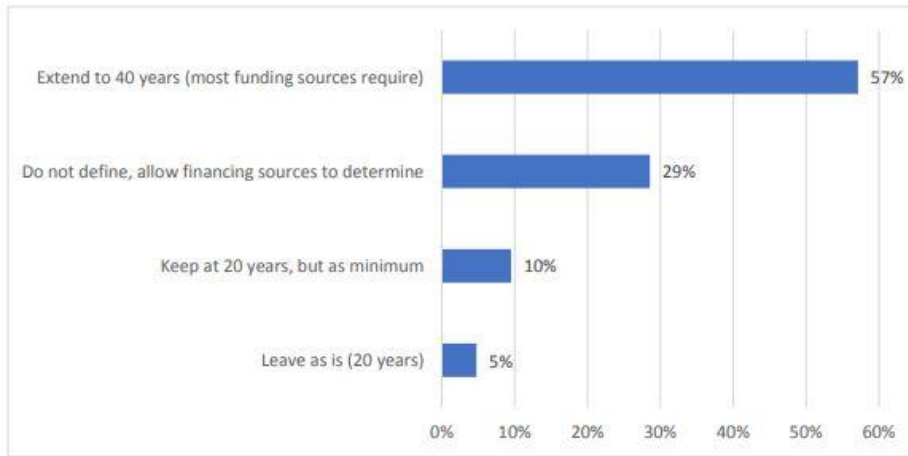
- Should the language of Resolution 830 1) remain the same, 2) be revised into an updated version, or 3) be replaced completely?



- How should “substantially equivalent” be interpreted as (unit size, bedroom mix, affordability level, location)?



3. What should be the minimum affordability term of replacement units?

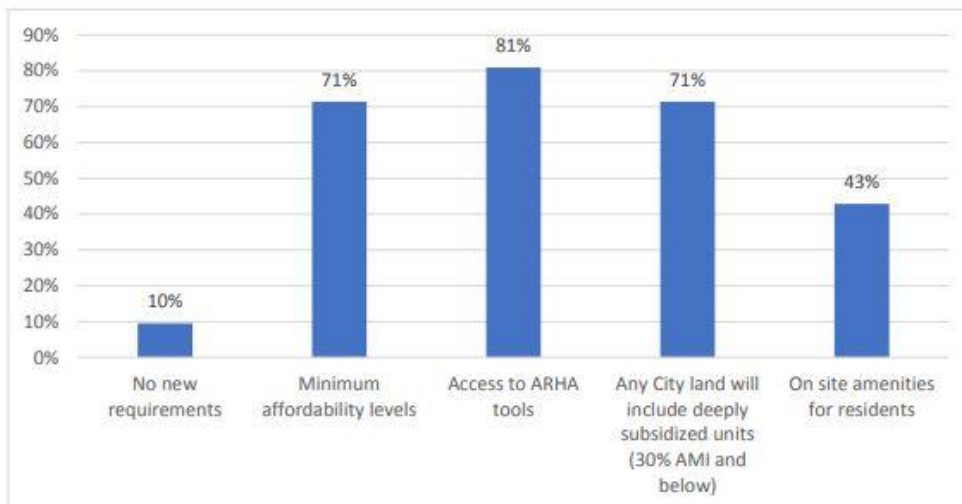


4. Should a one-for-one replacement policy be expanded to non-ARHA owned committed affordable housing units?

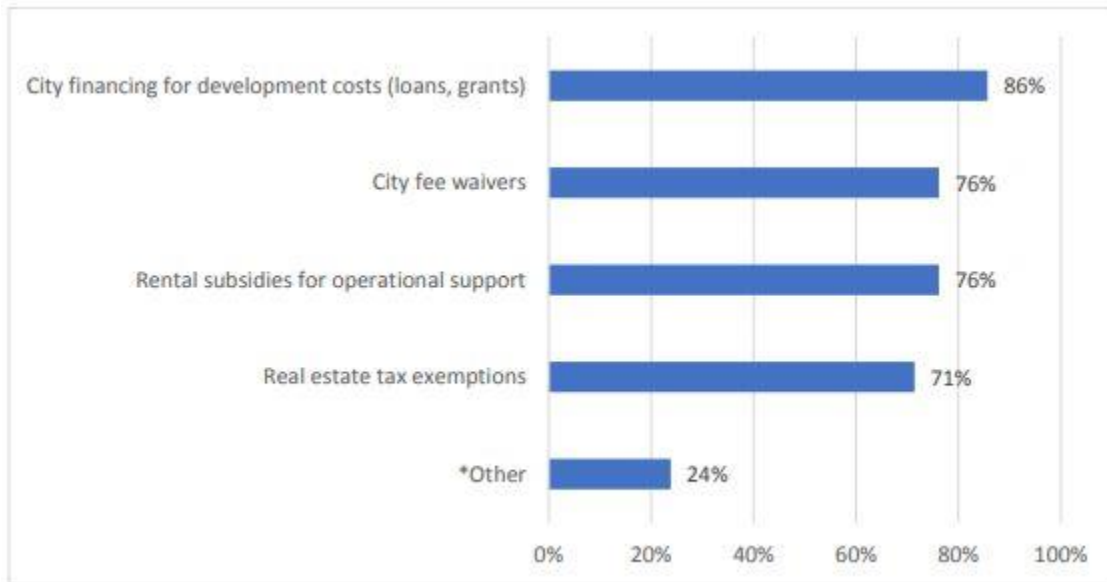
The Stakeholder Group supported expanding the one-for-one replacement protection policy to deeply affordable housing units owned by non-ARHA housing providers; if the City provides the financing or financial incentives to facilitate the replacement. Similar to the current Resolution 830 policy, committed affordable housing units would be required to be replaced one-for-one in the event of their elimination due to redevelopment activities. The policy would be completely voluntary and affordable housing providers would have the option to place units under this new requirement.

In the event that the City creates such a policy, the Stakeholder Group provided some guidelines for the type of units protected, requirements mandated, and City incentives extended to the housing provider in exchange for the expanded affordability.

What should the City require of affordable housing developers/owners in exchange for providing units under an expanded Resolution 830 Policy?



What financial commitments should the City provide to affordable housing developers/owners in exchange for providing units under an expanded Resolution 830 Policy?



Concurrently with the Stakeholder Group process, City and ARHA staff held internal meetings to discuss the same topics. City and ARHA staff found consensus on a several policy considerations.

- Both staffs agreed to remove the term “substantially equivalent” from a revised Resolution 830 policy as its definition and requirements are not clear in the existing resolution. Instead, staff agreed to include in the revised policy, the requirements and framework for determining the unit size, bedroom count, affordability level, affordability term, and location of replacement housing units.
- ARHA agreed to establish a “Right-to-Return” Policy allowing existing residents to return to the redevelopment if they are good standing.
- City and ARHA staff agreed that all ARHA redevelopment projects will include an “Affordable Housing Plan” that is to be submitted consistent with the policies governing such plans in effect at the time the development application is submitted.
- Resolution 830’s one-for-one replacement protection applies to the units identified in Attachment 1 of the Draft Revised Resolution 830.

Additionally, the ARHA Redevelopment Work Group was updated throughout the process and briefed on July 12, 2018; October 11, 2018; and March 19, 2018.