

# City of Lawrence

## Affordable Housing Advisory Board

### October 9, 2017 minutes

MEMBERS PRESENT: Stuart Boley, Rebecca Buford, Zach Davis, Dana Ortiz, Shannon Oury, Tim Stultz, Matt Sturtevant, Nancy Thellman, Erika Zimmerman

MEMBERS ABSENT:

STAFF PRESENT: Casey Toomay, Assistant City Manager; Scott McCullough, Director of Planning and Development Services; Danelle Dresslar, Community Development Manager; Brad Karr, Community Development Programs Analyst; Jeff Crick, Planner II; Lisa Larsen, City Commissioner

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Chair Sturtevant called the meeting to order at 11:02 am.

#### **1. Public Comment**

Steve Ozark spoke to the board about the need for AHAB members to speak out, in their personal and professional capacity, to the public on the issue of affordable housing and the importance of the upcoming vote on the renewal and repurposing of the .05% sale tax and to speak out in their role as AHAB members on presenting the facts to the public.

#### **2. Approve minutes from September 11, 2017 meeting**

Buford moved to approve the minutes from the September 11, 2017 meeting. Ortiz seconded the motion. The motion passed 9-0.

#### **3. Update on AHAB strategic plan goals**

Staff provided the board with a draft document of an update on the goals established by the AHAB in January 2017.

Boley asked if the AHAB was discussing agenda item #3 or #4. Sturtevant said both; one of the goals in agenda item #3 included creating a framework on allocation of funding. Boley indicated he was concerned about how far the AHAB would go on creating a framework on allocation of funding in advance of receiving the information from the housing study. He said any board members representing an agency which might possibly receive funding from the Housing Trust Fund (HTF) should consider recusing themselves from the discussion of creating a framework. Boley suggested deferring agenda item #4. Zimmerman asked if Boley was referring to the funds currently available in the HTF. Boley said the funds currently available in the HTF are bond sourced and have certain requirements not applicable to other funds. Oury said it seems like the AHAB already had a framework established, which was used in the last round of allocations, and she would recuse herself if a different framework was to be discussed. Buford said the AHAB could address a vision or plan for future funding, but not necessarily create a set framework. Boley said the AHAB is not the deciding body on how funds are allocated. Buford agreed, but said the public's perception is there are no ideas for using the funds; the AHAB should represent to the public what types of projects could be done. Boley said they cannot be advocates. Buford asked what they were there for then. Boley said to be an advisory board to the City Commission.

McCullough said early on the AHAB had a goal to establish a plan to allocate funds, and if the sales tax was approved would increase the amount of funds available. He said other funding sources administered by the City have a framework for allocations, which usually included a little bit for administrative costs, certain amounts to automatic type existing programs to replace decreased grant funding, other categories of City controlled programs to address affordable housing, and categories of open competition to let the development community leverage the funds to bring projects to the be reviewed. McCullough said the framework would not be specific plans, but more of a flexible idea of what type of categories the AHAB would like to recommend be funded. He agreed it might be premature at this point without the key components of the housing study and without knowing the results of the sales tax vote.

Sturtevant, Oury, Buford, and Ortiz all indicated they would like to see some type of generic plan, based on known facts about the need, but not necessarily indicating specific projects. Boley said the AHAB could talk about it, but until the City Commission approves a plan, there will not be a plan; the AHAB is an advisory board. Stultz said he came to the meeting with ideas about core initiatives to start a program and thought they would be discussing a plan of how to spend the sales tax funds, whether it is vouchers, RFPs, land developments, supportive services, or ownership and rental assistance. Toomay asked if those item were any different than the ballot language. Buford thought the ballot language was great, but unfortunately there have been some negative editorials and the AHAB should educate the public by issuing a statement about the plan being the six items in the ballot language. Toomay said the ordinance that created the AHAB also gives ideas on spending the HTF such as acquisition, rehabilitation, and development of affordable housing and supportive services.

Oury asked if they could take those items and input examples of past completed projects. Boley said he previously suggested listing all past projects funded from the HTF. Oury said it would show there always had been a plan in place, but there was never enough money to do more. Thellman indicated there could be a meeting with the Journal World staff for educational purposes.

Sturtevant suggested the board review the staff prepared [update on the AHAB goals](#). The board discussed each goal and suggested changes and additions. Ortiz asked about adding the 2016 demonstration project as a completed goal. Oury said she would like to see a list of projects funded with the original HTF in 2005. Zimmerman said some of the items are listed on the City produced [FAQ brochure](#). Boley said he would like to see an FAQ about all HTF projects to date, including the source of the funds. Toomay agreed to prepare a history of all allocations from the HTF.

Davis left the meeting.

Oury moved to direct staff to create a table outlining the [history of allocations from the HTF](#). Buford seconded the motion. The motion passed 8-0.

Buford moved to approve the [AHAB Goals and Action Steps](#), as amended, and submit to the City Commission. Stultz seconded the motion. The motion passed 8-0.

#### **4. Create a framework on allocation of funding**

The board agreed to defer creating a plan detailing specific projects until more information is received from the housing market study.

#### **5. Impact of utility costs on housing**

Toomay presented the board with a [memo](#) describing the annual financial impact to residential households for City services and property taxes.

Crick presented the board with a [presentation](#) on estimates of average utility costs, median annual expenses on utilities, and a ratio of annual utility cost per house value.

**6. Other New Business / Future Business**

**7. Next Meeting**

The next meeting will be on November 13, 2017.

**8. Adjourn**

Oury moved to adjourn the meeting. Thellman seconded the motion. The motion passed 8-0.

Future Meeting Dates / Tentative Agenda items

November 13, 2017 – Discuss adding alternate members to the AHAB;

December 11, 2017 – Review HTF applications

These minutes were approved by the Board November 13, 2017.