

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING) ORDINANCE NO 99-833
THE SECTION OF THE METRO CODE,)
CHAPTER 3.08, ON THE WORK) Introduced by Councilor Washington
PROGRAM OF THE AFFORDABLE)
HOUSING TECHNICAL ADVISORY)
COMMITTEE TO EXTEND THE TIME)
FOR THE COMMITTEE TO COMPLETE)
ITS RECOMMENDATION FOR THE)
REGIONAL AFFORDABLE HOUSING)
STRATEGY PLAN)

WHEREAS, the Affordable Housing Technical Advisory Committee (H-TAC) was established in Ordinance No. 98-769, adopted September 10, 1998, and codified in Metro Code 3.08; and

WHEREAS, the Metro Code 3.08.030 states that no later than 15 months after the date of adoption of Ordinance No. 98-769, the H-TAC shall report to the Metro Council with a recommendation for the adoption of the Regional Affordable Housing Strategy Plan; and

WHEREAS, the recommendation must be first submitted to MPAC as a preliminary recommendation for review and comment consistent with Metro Code 3.08.040; and

WHEREAS, prior to the recommendation to the Metro Council, the H-TAC shall conduct at least one public hearing; and

WHEREAS, the H-TAC has created and utilized a Fair Share Subcommittee, meeting twice a month, from October 1998 to May 1999, to analyze housing data, develop a fair share affordable housing distribution model, make proposals to the H-TAC and receive directives from the H-TAC; and

WHEREAS, the H-TAC has reviewed the preliminary recommendations of the Fair Share Subcommittee and finalized them into Options for Fair Share Housing Targets; and

WHEREAS, H-TAC presented the Options for Fair Share Housing Targets to the Metro Council Growth Management Committee on June 8, 1999 and to the MPAC on June 9, 1999, for review and comment; and

WHEREAS, MPAC and the Metro Council Growth Management Committee advised the H-TAC to withhold public hearing on the Options for Fair Share Housing Targets, to develop strategies for achieving more affordable housing and upon completion, H-TAC should present both the options for fair share targets and strategies to the MPAC and Metro Council; and

WHEREAS, the H-TAC has created and utilized three additional Subcommittees (Cost Reduction Subcommittee, Land Use & Regulatory Subcommittee, Regional Funding Subcommittee), since July 1999 to address the strategies and tools in the Regional Framework Plan; and

WHEREAS, the Cost Reduction Subcommittee has developed draft reports and recommendations based on factual information for five of the fifteen strategies and tools included in its work program, and the Land Use & Regulatory Subcommittee has developed draft reports and recommendations based on factual information for three of the twelve strategies and tools included in its work program, and the Regional Funding Subcommittee has additional work to complete a regional funding strategy; and

WHEREAS, H-TAC has reviewed all the eight draft strategy reports prepared by the Cost Reduction Subcommittee and Land Use & Regulatory Subcommittee and granted approval to seven of the strategy reports as preliminary recommendations – see Exhibit A – *Work Products of the Affordable Housing Technical Advisory Committee, December 1999* ; and

WHEREAS, by motion and unanimous vote, the H-TAC reached a decision to forward request for an extension of time for the completion of the Regional Affordable Housing Strategy Plan from December 1999 to June 2000; now, therefore

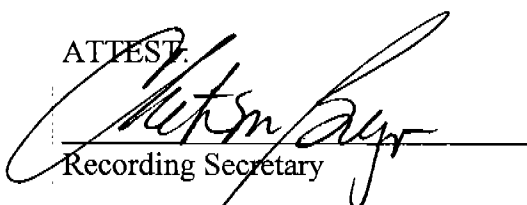
THE METRO COUNCIL ORDAINS AS FOLLOWS:

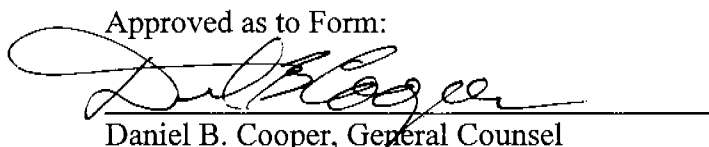
1. That Metro Code 3.08.030 is hereby amended to read

“Prior to making recommendation, the Committee shall conduct at least one public hearing and invite interested citizens and government officials to testify. The Committee shall consider all matters referred to it pursuant to Section 1.3 of the Regional Framework Plan and shall make a recommendation to the Council for the adoption of affordable housing (fair share) targets for each jurisdiction, and the Regional Affordable Housing Strategy Plan. This recommendation shall first be submitted to MPAC as a preliminary Committee recommendation for review and comment in accordance with Section 3.08.040 prior to its submittal to the Council. The Committee shall report to the Council and MPAC with a recommendation for the adoption of the Regional Affordable Housing Strategy Plan no later than June 2000. Thereafter, in accordance with Section 3.08.040, the Committee shall make recommendation to the Council and MPAC on Matters referred to it pursuant to this Section . The Committee shall review the effectiveness of the Regional Affordable Housing Strategy in accordance with timeliness as set forth in the Strategy itself.”

ADOPTED by the Metro Council this 16th day of DECEMBER 1999.


Rod Monroe, Presiding Officer

ATTEST:

Recording Secretary

Approved as to Form:

Daniel B. Cooper, General Counsel

HIGHLIGHTED CHANGES SHOWN

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. That Metro Code 3.08.030 is hereby amended to read

“Prior to making a recommendation, the Committee shall conduct at least one public hearing and invite interested citizens and government officials to testify. The Committee shall consider all matters referred to it pursuant to Section 1.3 of the Regional Framework Plan and, ~~prior to nine months after the date of adoption of this ordinance,~~ shall make a recommendation to the Council for the adoption of ~~fair share~~ affordable housing (fair share) targets for each jurisdiction- and the Regional Affordable Housing Strategy Plan. This recommendation shall first be submitted to MPAC as a preliminary Committee recommendation for review and comment in accordance with Section 3.08.040 prior to its submittal to the Council.

~~No later than 15 months after the date of adoption of this Ordinance,~~ The Committee shall report to the Council and MPAC with a recommendation for the adoption of the Regional Affordable Housing Strategy Plan- no later than June 2000. Thereafter, in accordance with Section 3.08.040, the Committee shall make recommendation to the Council and MPAC on Matters referred to it pursuant to this Section . The Committee shall review the effectiveness of the Regional Affordable Housing Strategy in accordance with timeliness as set forth in the Strategy itself.”

ADOPTED by the Metro Council this _____ day of _____ 1999.

Rod Monroe, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

Staff Report

CONSIDERATION OF ORDINANCE NO. 99-833 FOR THE PURPOSE OF AMENDING THE SECTION OF THE METRO CODE, CHAPTER 3.08, ON THE WORK PROGRAM OF THE AFFORDABLE HOUSING TECHNICAL ADVISORY COMMITTEE TO COMPLETE ITS RECOMMENDATION FOR THE REGIONAL AFFORDABLE HOUSING STRATEGY PLAN.

Date: November 24, 1999

Presented by: Councilor Ed Washington

PROPOSED ACTION

This resolution would change the work program schedule for the Affordable Housing Technical Advisory Committee to report to the Metro Council and MPAC with a recommendation for the adoption of the Regional Affordable Housing Strategy Plan.

FACTUAL BACKGROUND

The Council established H-TAC on November 20, 1997 (Resolution 97-2583B) and included it in the Regional Framework Plan, adopted by the Council on December 11, 1997 (Ordinance 97-715B). The appeal of the Regional Framework Plan provisions by some local governments resulted in a settlement agreement that amended Section 1.3 of the Regional Framework Plan regarding housing and affordable housing. The settlement also added a new chapter to the Metro Code that amended the composition of the H-TAC and confirmed the appointment of initial members to the committee. On September 10, 1998, the Council adopted Ordinance 98-769 that amended the Regional Framework Plan provisions, appointed the initial members of H-TAC, and stated the schedule for the H-TAC to submit its recommendation to the MPAC and Metro Council.

The Metro Code stated as follows:

- Prior to nine months after the adoption of Ordinance 98-769, the H-TAC shall submit preliminary recommendation to MPAC of fair share affordable housing targets for each jurisdiction in the Metro region. This schedule translates into a June 1999 deadline;
- Within this schedule, the H-TAC shall conduct at least one public hearing and invite citizens and government officials to testify;
- Within this schedule, the H-TAC shall make a recommendation to the Council for the adoption of fair share affordable housing targets for each jurisdiction; and
- No more than fifteen months after the adoption of Ordinance 98-769, the H-TAC shall report to MPAC and Council with recommendation for the adoption of the Regional Affordable Housing Strategy Plan. This schedule translates into a December 1999 deadline.

The H-TAC created a Fair Share Subcommittee that met twice a month from October 1998 to May 1999 to analyze housing data and developed information on housing need and fair share affordable housing distribution model. The H-TAC presented the Options for Fair Share Housing Targets to the Metro Council Growth Management Committee on June 8, 1999 and to the MPAC on June 9, 1999 for their review and comments. The MPAC and Metro Council Growth Management Committee advised

the H-TAC to:

- a) withhold the public hearing on the Options for Fair Share Housing Targets until it develops the strategies and tools that will be used to achieve the targets;
- b) go ahead and develop the strategies and tools for achieving more affordable housing in the region; and
- c) upon completing the strategies, it should come back and present the fair share housing targets and strategies.

In July 1999, the H-TAC created three additional subcommittees to develop the strategies and tools for affordable housing. The subcommittees and their charge are the:

1. Cost Reduction – develop programmatic approaches for addressing and developing strategies for implementation of the cost factors affecting affordability, as well as address and develop strategies for other tools as assigned in the Regional Framework Plan;
2. Land Use & Regulation – develop strategies for implementing the land use and regulatory approaches outlined in the Regional Framework Plan Policy 1.3; and
3. Regional Funding – develop options for the regional funding of affordable housing, considering possibilities outlined in the Regional Framework Plan.

The H-TAC has reviewed eight strategy reports developed by the subcommittees and approved seven of them as preliminary recommendations. As shown in Exhibit A to Ordinance 99-833 containing the strategy reports, there are approximately 18 additional strategies that need to be addressed.

At its meeting on November 15, 1999, the H-TAC voted unanimously to request the extension of time for the completion of its work program to June 2000. At this new deadline, the H-TAC will report to the Council and MPAC with a recommendation for the adoption of the Regional Affordable Housing Strategy Plan.

Exhibit A

Work Products
Of the
**Affordable Housing Technical
Advisory Committee
(H-TAC)**

December, 1999



METRO