



Action Minutes

Council Sub-Committee on Affordable Housing at Obey Creek

Meeting Date/Time: February 11, 2015; 8:00 am.

Members Present: Sally Greene, George Cianciolo, and Jim Ward

Delores Bailey, Robert Dowling, Holly Fraccaro, Susan Levy, and Mary Jean Seyda

Staff Present: Loryn Clark, Mary Jane Nirdlinger, and Megan Wooley

Others Present Ben Perry, Roger Waldon

Agenda Item	Discussion points	Motions/Votes	Action
Call to Order/Approve Agenda/Announcements	Sally Greene called the meeting to order at 8:08 am. A quorum was present.		
Public Comments/Petitions			

New Business			
Discussion of Affordable Housing Options for the Area	<p>As directed by the committee, the applicant prepared a report that included suggestions and a preliminary recommendation for an affordable housing strategy in the area.</p> <p>The committee expressed its interest in developing affordable units on-site rather than accepting a payment-in-lieu.</p> <p>The committee agreed that the development agreement should include language about how affordable rental units would be subsidized if federal vouchers were no longer available.</p> <p>There committee reached consensus about the following issues:</p> <ul style="list-style-type: none">• 15% of ownership units would be provided as affordable housing according to the Inclusionary Zoning		

	<p>Ordinance. These units would likely be stacked and would have the same appearance as the surrounding townhomes in the development.</p> <ul style="list-style-type: none">• 5% of the rental units would be provided as affordable to households less than 80% of area median income (AMI).• 50% of the affordable rental units would be available to households earning less than 60% of AMI.• The applicant will accept Housing Choice (Section 8) and other federal vouchers (i.e. VASH).• The unit distribution of bedroom sizes in the market rate units would be replicated in the affordable units.• The agreement would include language about management of the affordable rental units.• The period of affordability should be 99-years.• There would be one parking space provided per unit.• If the rental units		
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	<p>converted into condominiums the agreement would include a conversion clause that would require the applicant to meet the Council's affordable housing goals in place at that time.</p> <ul style="list-style-type: none"> • A transfer fee would be needed to maintain the affordability of the HOA dues for the affordable townhomes. • Smaller rental units are acceptable. 		
<p>Adjournment and Next Steps</p>	<p>Staff will schedule the next meeting for the week of March 2.</p> <p>Based on the committee's discussions and feedback from the Council at the 2/12 Special Meeting, staff will draft language for the development agreement for the committee to review at the next meeting.</p>		<p>Meeting adjourned at 9:15 am.</p>