



TO: T.C. Broadnax, City Manager
FROM: Elliott Barnett, Associate Planner, Planning and Development Services Department
Peter Huffman, Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: **Resolution Regarding the Membership and Term of the Affordable Housing Policy Advisory Group (AHPAG) – April 7, 2015**
DATE: March 20, 2015

SUMMARY:

This memo forwards the Affordable Housing Policy Advisory Group (AHPAG) Co-Chairs' recommendations for updating their membership and extending their term, to facilitate the group's continued participation in the final phase of the *Affordable Housing Planning Work Program* as part of the 2015 Annual Amendments. Staff recommends that the City Council adopt a resolution updating the AHPAG's membership and term consistent with these proposals.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

On April 27, 2010 the City Council adopted Resolution Number 38017 which created and appointed the AHPAG to provide policy recommendations to promote housing affordability in Tacoma. In 2010, the AHPAG released their [Policy Recommendations to the City Council](#), which recommends a range of actions to meet affordable housing goals in Tacoma. The Council updated the AHPAG's membership in 2011 through Resolution Number 38263. In 2012, with Resolution Number 38489, the Council referred the AHPAG's planning-related recommendations to the Planning Commission for analysis and divided the tasks into three phases (the *Affordable Housing Planning Work Program*).

The Planning and Development Services (PDS) Department has collaborated with the AHPAG to bring forward those recommendations pertaining to land use and the Comprehensive Plan over the past few years. This year, as part of the 2015 Annual Comprehensive Plan and Code updates, the Planning Commission is undertaking the final phase of this multi-year effort. The proposals under review this year include a range of residential infill, affordable housing incentives and bonuses, and process enhancement strategies. Additional information is available at www.cityoftacoma.org/planning, select "*Affordable Housing*."

The AHPAG membership has gone through some recent transitions and, at this time, some of the previous AHPAG members are no longer able to serve. Therefore, the AHPAG Co-chairs, Michael Mirra and Gary Pedersen, have recruited additional members to participate in this final phase and are recommending that the AHPAG membership be updated to incorporate these new partners. The proposed new membership (included below) builds on the AHPAG's effort to collaborate between for-profit and non-profit housing developers, and adds neighborhood and community perspectives. The Co-chairs further recommend that the AHPAG's term be extended until the conclusion of the 2015 Annual Amendments timeline, anticipated to conclude by December 2015.

On March 16, 2015, the City Council Neighborhood and Housing Committee adopted a Do Pass recommendation to update the AHPAG's membership, including reinstating those present members willing to continue and appointing the proposed new members, and extending the AHPAG's term to match the 2015 Annual Amendments schedule.



Recommended AHPAG Membership:

	Present Members	New Members
For-Profit Development and Finance	Gary Pedersen, Builder Consultant	Kevin Grossman, Grossman Services
	Jeremiah LaFranca, Master Builders Association	Steve Novotny, SNR Northwest Properties
		Anne Curry, Anne Curry Homes
		Paul Page, Vaughn Bay Construction
Non-Profit Development	Michael Mirra, Tacoma Housing Authority	Mark Pereboom, Metropolitan Development Council
	Maureen Fife, Pierce County Habitat for Humanity	
	Connie Brown, Tacoma-Pierce County Affordable Housing Consortium	
Neighborhood and Community Voices		Kevin Hunter (Active in Trinity Presbyterian Church and the Wedge Neighborhood; also CEO of Habitat for King County)
Other		Ali Modarres (UWT Department of Urban Studies)

ISSUE:

The City Council has set strong policy direction to seek avenues to address the need for affordable housing. The continuing work of the AHPAG is critical to completing this final, third phase of the Affordable Housing Planning Work Program.

ALTERNATIVES:

In regards to the AHPAG’s membership and term, the Council Committee could direct staff to bring forward a resolution reflecting the AHPAG’s recommendations, or provide staff with other direction to guide this effort.

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution updating the AHPAG membership and term as discussed. The AHPAG is very important to the success of this policy initiative.

FISCAL IMPACT:

There is no fiscal impact.