



2017 Qualified Allocation Plan Project Plan

12/16/2015 Meeting Notes Outline

- 1) Priorities should be supported by points
 - a) Priorities should be data-driven
 - b) Objective decisions are important
 - c) Potential policy priorities
 - i) Preservation
 - ii) New Construction
 - iii) Fair housing concerns
 - iv) Aging in Place
 - v) Elderly
 - vi) Supportive Housing
 - vii) Rural development
 - viii) Geographic dispersion

- d) Rotating priorities over years as opposed to proportionate allocation every year
 - i) Set priorities in 3-5 year cycles
 - ii) Create units proportionate to need over time
 - e) Use the right tool to serve certain populations over time
 - i) Housing focus as opposed to focus on services, other facets
- 2) Concern regarding the impact of multiple developers looking at the same property in high opportunity areas may be driving up acquisition costs.
- i) Good real estate should be emphasized over chasing points
 - ii) Points should be equalized or some deals will be obvious winners
 - iii) High Opportunity infill could be better defined
 - (1) Changes in neighborhoods are not captured by HUD data
 - (2) What are other measurement tools?
- 3) Conversation regarding Statute and the upcoming legislative session.
- i) Next legislative session is opportunity to re-assess the statute
 - ii) Development community and stakeholder input will be vital
- 4) Attendees would like to see the QAP finalized earlier. Staff committed to research the feasibility of this request within statutory requirements and staffing limitations.
- i) Lack of assurance regarding the final Rule creates credibility issues for developers working with local governments
 - ii) Request to move the formal process earlier in the calendar
- 5) Board involvement earlier in the QAP process will provide direction
- a) Potential Policy topics
 - i) Elderly development

- ii) Preservation
 - (1) Urban
 - (2) Rural
 - iii) Supportive housing
 - iv) Persons with Disabilities
 - v) Gentrification
 - vi) Historic Rehabilitation
 - vii) Veterans
 - viii) High Opportunity and Community Revitalization
 - ix) Educational Excellence
 - x) Impact of major grants on scoring
 - xi) Rotating Priorities
 - (1) Regional priorities
 - (2) Creation of units proportional to need
 - (3) Maximize public resources
 - xii) Good real estate prioritized over chasing points
 - xiii) Housing program balance with Housing and Service Program
- 6) Topics for future meetings
- a) January - Concerted Revitalization Plans
 - i) Objective measures
 - ii) Local issues
 - iii) Rural/Urban
 - iv) Employment impact
 - v) Access
 - b) February - Elderly development and Aging in Place

- c) March - High Opportunity; Location
 - i) Rural/Urban
 - ii) Geographic Measures
 - iii) Gentrification and changing neighborhoods
 - iv) Access
 - v) Public Resources
 - vi) Other measures
- d) March - Application Process (staff suggestion for 2nd March meeting)
 - i) Debrief on the 9% Application Process
 - (1) Issues encountered
 - (2) Alternative methods
 - ii) Debrief on the Direct Loan Process
 - (1) Cross-cutting requirements
- e) April - High Opportunity; Populations
 - i) Employment opportunity
 - ii) NIMBYISM
 - iii) Poverty levels
 - iv) Schools
 - v) Other measures
- f) May - Chapter 10 changes (staff suggestion)
 - i) Direct Loan rules
 - ii) Undesirable Site and Neighborhood Standards
- g) Topic-specific meetings to be scheduled separately
 - i) Supportive Housing
 - ii) Rural needs

- iii) Preservation
- iv) Historic rehabilitation
- v) National Housing Trust Funds (staff suggestion)