

AH-14(3) Proposed Bill – Proposed Changes

- **Section 2.96.090(A)(1)** – Wait List Procedure.

“The department or its designee must establish a countywide affordable workforce housing interest list of interested applicants for ownership units. The department or its designee must work with a HUD certified housing counseling agencies agency to educate people on the countywide affordable housing interest list and assist them in getting prequalified to purchase an affordable housing unit. People on the countywide affordable housing interest list must select the residency areas in which they want to be considered for housing. The department or its designee must educate the public and promote the countywide affordable workforce housing interest list using media outlets, including newspaper, radio, and social media platforms. The public must also be informed in a similar manner of any decision that would substantially affect the maintenance and use of the countywide affordable housing interest list.”

- **PROPOSED CHANGE:**

“Section 2.96.090(A)(1) – Countywide Workforce Housing Interest List and Project Wait Lists.

The department or its designee must establish a countywide workforce housing interest list of interested residents for ownership units. The department or its designee must work with HUD-certified housing counseling agencies to educate applicants about workforce housing requirements, eligibility criteria, available opportunities, and methods for prequalification. The department or its designee must inform the public and promote the interest list using media outlets, including newspaper, radio, and social media platforms. The public must also be informed in a similar manner of any decision that would substantially affect the maintenance and use of the countywide workforce housing interest list.”

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- **Section (A)(2):**

“The department or its designee must establish project wait lists of interested applicants by development. The department or its designee must contact the people on the countywide affordable housing interest list that selected the residency area where the development is located. The person must inform the department or its designee if they want to be placed on the project wait list for the development.”

RECEIVED AT AH MEETING ON 9/13/2021
1 *Committee Chair Johnson*

- **PROPOSED CHANGE:**

“The department or its designee must establish project wait lists of interested applicants by development project. For each project, the department or its designee must notify those on the countywide workforce housing interest list and invite applicants to declare their interest in being placed on the project wait list.”

- **Section (A)(3):**

“Prior to initiating the project wait list, the department or its designee must publish, in media outlets with general circulation within the County, at least five public notices that must contain all information that is relevant to the establishment of the project wait list, including the residency area where the development is located. Media outlets include newspaper, radio, and social media platforms. The public must also be informed in a similar manner of any decision that would substantially affect the maintenance and use of the project wait list.

- **PROPOSED CHANGE:** Change residency area to community plan area, to read:

“... including the community plan area where the development is located.”

For the following Sections: (A)(4), all of (B), all of (C), and (D)(1) and (D)(2) – the new material includes adding department “or its designee” and “project” wait list, plus other non-substantive changes.

- **Section (D)(3):**

For each one-, two-, three-, or four-bedroom unit in each income preference group, the department or its designee must randomly select a number of qualified residents that is equal to four times the total number of available units. The residents selected must then be ranked in the following order:

- a. Residents residing in the County, who must then be ranked by the length of time each has been a resident of the County.
- b. Persons not residing in the County but employed in the County, who must then be ranked by the length of time each has been employed in the County.

- **PROPOSED CHANGE:** Delete (b) provision for nonresidents entirely and delete the prescriptive details, to read:

“The department must conduct a random lottery of an appropriate number of qualified residents. The residents selected must then be ranked **by the total length of time each has been a resident of the County.**”

- **Section 2.96.090(D)(4)(a) and (b)** – extends the marketing period from 90 days to 180 days, before units can be offered to the next higher income group.
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- **Section 2.96.090(D)(4)(c)** – “Units must then be offered to the County for purchase.”
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- **Section 2.96.090(D)(4)(d):**

Units must then be offered to nonresidents on the project wait list in the order in which their names were drawn in the lottery . . . as long as the applicant's income is within the residential workforce housing income groups.

- **PROPOSED CHANGE:** Unsold units not sold can be offered at market rate (as in section (e)).
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- **Section 2.96.090(D)(4)(e):**

Any units that remain unsold may be offered at market rate without deed restrictions. Upon the sale of the unit, the County must receive 50 percent of the difference between the original sales price of the unit and the actual market rate sales price, for deposit into the affordable housing fund. In this event, the developer will be deemed to have satisfied the requirement for producing a residential workforce housing unit.

- **PROPOSED CHANGE:**

“Upon the sale of the unit, the County must receive 100 percent of the difference between the original sales price of the unit and the actual market rate sales price, for deposit into the affordable housing fund.”

- **Section 2.96.100 PROPOSED CHANGE:**

- For-rent follows the same process as for-sale units, except add: “To the extent permitted by law.”
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- **PROPOSED FOR END OF BILL:**

The Director of Housing and Human concerns must adopt guidelines to implement the provisions of these sections, subject to approval by the Council.