

10-10-2018 Town Council Meeting Responses (#2)

ITEM #3: Approve the Housing Advisory Board's Recommended Funding Plan for the Affordable Housing Development Reserve

Council Question: From the given materials, I know that with this funding, future development planning for four sites of Town-owned land would be done. To the greatest extent possible, can you break down how the \$150K would be used?

Council Question: It looks like the \$150K from the Affordable Housing Development Reserve will revert to town budget to cover staff time for planning and outreach related to affordable housing projects. Isn't that what staff would spend their time on anyway? Was the \$150K for overtime? Do we usually roll the AHDR funds back into the town budget, which is what seems to be happening in this instance, or is this an anomaly?

Staff Response: *We propose to use funds to enter into contracts for professional services and predevelopment expenses to evaluate the development potential for the four Town-owned sites. Our preliminary estimate of potential costs is below. If approved, funds would not be used to staff expenses and would not become part of the General Fund budget to pay for staff salaries. Salaries for staff engaged in the analysis of the sites, mainly Housing and Community and Planning, are accounted for in the appropriate departmental budget that is a part of the Town's General Fund.*

Town-Owned Sites Future Development Planning

Sites	Item	Amount
<i>Prioritized Sites (Jay Street, Bennett Road, Dogwood Acres)</i>	<i>Phase 1 Analysis</i>	<i>\$6,900.00</i>
	<i>Site Analysis</i>	<i>\$35,570.00</i>
	<i>Pre-Programming</i>	<i>\$15,809.00</i>
	<i>Preliminary Site Design Pre-Concept</i>	<i>\$31,618.00</i>
	<i>Schematic Design</i>	<i>\$23,714.00</i>
	<i>Community Engagement and Presentations</i>	<i>\$25,857.00</i>
<i>2200 Homestead Road</i>	<i>Continued Schematic Design Planning</i>	<i>\$10,532.00</i>
Total		<i>\$150,000.00</i>

Council Question: Would this be the first time that AHDR funds would be used for costs associated with future planning for affordable housing?

Staff Response: *Yes, that is correct.*

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Council Question: Based upon last week's work session and the articulated collaboration between town and county staff, would Orange County staff be promptly made aware of this AHDR allocation?

Staff Response: *We share updates regularly with County staff at our regular Local Government Affordable Housing Collaborative meetings and will share AHDR allocations approved by Council at our next meeting along with other relevant updates.*