



HEARING NOTES

Ordinance: 20-0482

Inclusionary Housing Requirements - "Sunset" Extension

Committee: Land Use
Chaired by: Councilmember Edward Reisinger

Hearing Date: May 6, 2020
Time (Beginning): 1:05 PM
Time (Ending): 2:10 PM
Location: Webex Virtual Hearing
Total Attendance: Approximately 85 people
Committee Members in Attendance:

Edward Reisinger Shannon Sneed
Mary Pat Clarke Eric Costello
Ryan Dorsey Sharon Green Middleton
Leon Pinkett Robert Stokes

Bill Synopsis in the file? **YES** **NO** **N/A**
Attendance sheet in the file? **YES** **NO** **N/A**
Agency reports read? **YES** **NO** **N/A**
Hearing televised or audio-digitally recorded?..... **YES** **NO** **N/A**
Certification of advertising/posting notices in the file? **YES** **NO** **N/A**
Evidence of notification to property owners? **YES** **NO** **N/A**
Final vote taken at this hearing? **YES** **NO** **N/A**
Motioned by: **N/A**
Seconded by:..... **N/A**
Final Vote: **NA**

Major Speakers

(This is not an attendance record.)

Jay Greene, Department of Housing and Community Development
Stephanie Murdock, Department of Housing and Community Development
Eric Tiso, Department of Planning
Pedro Aponte, Department of Finance
Elena DiPietro, Department of Law

Major Issues Discussed

1. Vice-Chair Sneed read the bill number, title, and purpose, and confirmed that the public notice requirements were met.
2. Jay Greene from the Department of Housing and Community Development (DHCD) explained the bill and noted that DHCD plans to work with a consultant to develop improvements to the inclusionary housing program over the next two years. He further noted that without the bill's enactment the program will expire on June 30, 2020.
3. Committee member questions:
 - a. What has DHCD done to study the effectiveness of the current program? DHCD has reviewed the program internally and intends to retain a consultant to provide further assistance.
 - b. Has DHCD prepared any reports based on its internal reviews of the program? DHCD has not generated any reports specific to its internal reviews at this point.
 - c. Why is it important to study the current law and potential changes? The law is very complex and DHCD thinks it needs expert assistance to make it more effective.
 - d. What is ineffective in the current law? DHCD would like the program to create many more affordable housing units. To date it has produced 36 affordable units in the 13 years since the current law was enacted. DHCD expects it to produce 6 additional units in the near future.
 - e. Has DHCD documented the current barriers to the program's effectiveness? DHCD is planning to use the two-year extension and the consultant to do that work.
 - f. What is the schedule for hiring the consultant? DHCD plans to post the RFP within the next week or so.
4. Representatives from the other reporting agencies confirmed the recommendations in their written reports.
5. Members of the public testified in support of the bill. Speakers noted that although the existing inclusionary housing program needs improvement it is important to prevent the law from expiring without a replacement.
6. Members of the Committee asked DHCD to provide additional information (see Further Study) before the Committee acts on the bill.
7. Vice-Chair Sneed recessed the hearing.

Further Study

Was further study requested?

Yes No

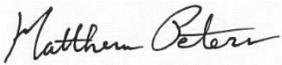
If yes, describe.

Members of the Committee asked DHCD to provide the following information:

1. Documentation of DHCD's program evaluations and the challenges it has identified with the program that could be used to guide the consultant's work;
2. DHCD expenditures in the last year for the inclusionary housing program.

Committee Vote:

E. Reisinger:
S. Sneed:
M. Clarke:
E. Costello:
R. Dorsey:
S. Middleton:
L. Pinkett:
R. Stokes:.....



Matthew L. Peters, Committee Staff

Date: May 7, 2020

Cc: Bill File
OCS Chrono File