

1 **..Title**

2 **Affordable Housing Task Force** - For the purpose of establishing a Task Force charged with
3 assessing the current and projected future landscape of housing affordability in the City of
4 Annapolis; evaluating current programs and initiatives to produce new affordable housing and
5 preserve existing ones; and making recommendations of policy to the Mayor and the City Council

6 **..Body**

7 **CITY COUNCIL OF THE**
8 **City of Annapolis**

9
10 **Resolution R-19-20**

11
12 **Introduced by: Alderman Gay and Mayor Buckley**

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14
15 **A RESOLUTION** concerning

16
17 **Affordable Housing Task Force**

18
19 **FOR** the purpose of establishing a Task Force charged with assessing the current and projected
20 future landscape of housing affordability in the City of Annapolis; evaluating current
21 programs and initiatives to produce new affordable housing and preserve existing ones;
22 and making recommendations of policy to the Mayor and the City Council.

23
24 **WHEREAS,** the shortage of decent, safe, sanitary, and affordable housing creates significant
25 challenges for very-low-income and extremely low-income households, especially
26 for those who pay more than half of their income on housing costs, and this severe
27 cost burden makes many households vulnerable to health hazards, eviction,
28 foreclosure, and homelessness; and

29
30 **WHEREAS,** much of Annapolis's existing affordable housing stock is both concentrated and
31 oftentimes isolated in high-poverty and low-opportunity areas where individuals
32 have diminished access to jobs, public transportation, and educational
33 opportunities, which circumstances inadvertently perpetuate cycles of poverty; and

34
35 **WHEREAS,** affordable housing is one piece of a system of comprehensive housing policies and
36 programs and must be considered as a part of, and integrated with, the whole to
37 achieve feasibility and effectiveness; and

38
39 **WHEREAS,** the City of Annapolis desires to attract new residents, retain existing residents, and
40 prevent potential displacement of existing residents due to rising housing costs; and

41
42 **WHEREAS,** before initiating a policy response to potential displacement, the City of Annapolis
43 desires to study existing conditions, project future needs, evaluate current programs
44 and initiatives, and study nationwide best practices in order to determine
45 appropriate solutions; and

46

1 **WHEREAS**, the City of Annapolis, wishes to address housing needs holistically, and aims to
2 work closely with partners at the county, state, and federal levels to better
3 coordinate affordable housing funding, programs, and initiatives to maximize
4 opportunities; and
5

6 **WHEREAS**, in order to effectively achieve these goals the City of Annapolis will seek guidance
7 and expertise from a diverse group of stakeholders inside and outside of
8 government, by creating an Affordable Housing Task Force charged with making
9 specific recommendations to the City Council.
10

11 **NOW, THEREFORE,**
12

13 **BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that establishment of an
14 Affordable Housing Task Force commissioned to assess the current and projected future landscape
15 of housing affordability in the City of Annapolis, evaluate current programs and initiatives to
16 produce new affordable housing and preserve existing ones is hereby approved.
17

18 **AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the
19 Affordable Housing Task Force shall be formed and function as follows:
20

21 1. All members of the Affordable Housing Task Force shall be appointed by the Mayor. The Task
22 Force shall be comprised of the following individuals:
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24 2 members of the Housing and Human Welfare Committee

25 1 member of the Housing and Community Development Committee

26 2 individuals from the Mayor's Office, namely, the African American & Hispanic
27 Liaisons

28 2 individuals from the Annapolis Planning & Zoning Department

29 2 individuals from the Housing Authority of the City of Annapolis, namely, 1 individual
30 from the Executive Director's Staff and 1 individual of the Board of Commissioners

31 2 individuals representing Anne Arundel County Government

32 1 individual designated by the 30A State Delegation

33 1 individual from the Annapolis Office of Economic Development

34 3 individuals who are each members of a non-profit organization focused on affordable
35 or fair housing

36 1 individual from the Annapolis Department of Transportation

37 1 individual from the Annapolis Finance Department

38 3 individuals who possess a Maryland State Real Estate License and who each have a
39 minimum of 5 active years of real estate experience

40 3 individuals from development companies with a concentration in affordable housing,
41 which do not have an interest in current or future development in the City limits

42 4 community leaders residing in the City of Annapolis

43 16 residents from the Housing Authority of the City of Annapolis, 2 from each of the
44 Public Housing and Mixed-Income Properties
45

46 2. Task Force members shall serve without compensation.

- 1
- 2 3. The Task Force shall elect from among their appointed membership a chair, vice-chair, and
- 3 a secretary.
- 4
- 5 4. The Task Force shall have at least 3 meetings at which the Task Force takes public
- 6 testimony about housing affordability, the needs and desires of residents, and to share their
- 7 findings.
- 8
- 9 5. The Task Force may adopt rules of procedure as it deems necessary and appropriate for the
- 10 conduct of its meetings and activities. The Task Force shall publish a report by July 31,
- 11 2020, to include its findings and recommendations concerning the existing landscape of
- 12 affordable housing options and projected future needs, current programs and initiatives to
- 13 create and preserve housing affordability, and recommended policy response to ensure a
- 14 vibrant mix of accessible housing options for all City residents.
- 15
- 16 6. The Task Force shall have 4 separate committees - Policy and Recommendations,
- 17 Community Engagement, Needs Assessment, and Feasibility:
- 18
- 19 - The Policy and Recommendations Committee shall be tasked with assessing a variety of
- 20 housing policies, for both short- and long-term implementation. It will analyze the best
- 21 practices nationally and locally, focusing on preserving affordability, building mixed-
- 22 income communities, and measures for anti-displacement.
- 23
- 24 - The Community Engagement Committee advises the Task Force on the most
- 25 comprehensive method to include the community in the Task Force recommendations. The
- 26 committee shall be comprised of community organizations, elected officials, and other
- 27 representatives. This committee shall organize the outreach campaign to include Annapolis
- 28 residents.
- 29
- 30 - The Needs Assessment Committee will be tasked with studying and analyzing data,
- 31 trends, and market demands associated with local and county housing markets. It will
- 32 review the existing housing conditions in the City of Annapolis and perform demand
- 33 analysis, identify gaps within the market, and provide scenario studies. This Committee's
- 34 report will detail the City of Annapolis's existing housing market and trends.
- 35
- 36 - The Feasibility Committee shall be tasked with studying the implications and impacts
- 37 associated with the various policies and programs being reviewed by the Task Force. They
- 38 will assess the legal, financial, and organizational capacity to support new policies and
- 39 programs aimed at building mixed-income communities and preserving affordability.
- 40
- 41 7. The specific tasks and deliverables of the Task Force shall include, but are not limited to, the
- 42 following:
- 43
- 44 - a definition or definitions of 'affordable', as it relates to housing (rental and for-sale),
- 45 which shall inform future policymaking;

- 1 - a housing study which includes current and projected future housing market conditions,
2 an inventory of existing affordable housing, and a projected inventory of affordable
3 housing through at least 2024;
4
- 5 - an analysis and evaluation of current policies, programs, and initiatives related to
6 affordable housing production and preservation
7
- 8 - recommendations for the creation of new policies, programs, or initiatives and the
9 expansion of existing ones to increase the supply of affordable housing in the City of
10 Annapolis commensurate with current and projected future needs.
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- 12 8. The City Council, in partnership with the Mayor's Office, the Finance Department, and the
13 City Manager shall make financial resources available to the Task Force for professional
14 and technical services in an amount not to exceed \$5,000 should these resources become
15 necessary in order for the Task Force to complete its work.
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- 17 9. The Affordable Housing Task Force shall present its findings and recommendations to the
18 City Council at a meeting to be held no later than September 30, 2020.
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- 20 10. The City Council, in partnership with the Mayor's Office, shall take action on the Task
21 Force's recommendations no later than December 31, 2020.