

(06/30/11)

Draft Recommendations:

1. Retain the current policy's URA by URA budgeting and expenditure percentages. Do not amend the policy to shift to 30% over all URAs.
2. Adopt and implement all three recommendations proposed by the Technical Advisory Committee.
 - a. Program income should be excluded from the Set Aside calculation.
 - b. Future Set Aside budget and expenditure calculations should include staffing and overhead costs.
 - c. The Set Aside should be based on total TIF Debt Proceeds – division of TIF resources available in the Five-Year Forecast – instead of total expenditures net of staff and overhead. TIF proceeds should be split so that an established forecast amount available in the Five-Year Forecast will go to PDC and PHB based on annual negotiations on project timing.
3. The Set Aside policy should function in its primary capacity as a resource development tool for affordable housing production and preservation. The income guidelines attachment to the policy should be simplified or removed, and the policy should reflect that PHB TIF spending decisions will be made under the direction of the PHB Strategic Plan, PHB Implementation Priorities, PHAC, annual budgeting process and city and URA housing plans. Any revisions to the income guidelines should strongly emphasize the original intent of the policy to serve as a tool for funding development and preservation of very-low-income housing units. The specificity of the current income guidelines serve as an accountability measure for very-low-income spending and any revisions to the income guidelines should reflect how the city intends to ensure accountability in future spending decisions.