



State and Municipal Action for Results Today
Agenda for Legislative Empowerment and Collaboration

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Keith A. Barker, City Manager, City of Clarkston
By email to kbarker@cityofclarkston.com

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Dear Mr. Barker,

I appreciate having had the opportunity to meet with you last month, and I am so delighted that you share our enthusiasm for affordable housing in Clarkston.

Previously, we provided proposals for Mayor Ted Terry and the Clarkston City Council, and are so thankful to learn that the Council included 10,000 dollars in funding to support our work this year in the 2018 budget.

To review: We sent our initial email with recommendations to Mayor Terry on 09/11/17. After attending and engaging with Councilmembers and stakeholders at the Sept. 2017 Housing & Infrastructure Standing Advisory Committee Meeting, we met with, and provided our Initial Proposal to, Councilman Mario Williams on 09/17/17. We then provided our Updated Proposal to Councilman Williams 01/03/18, to reflect the approved budget amount.

Per our conversation, please find below an expanded proposed contract, so that we may begin our work as soon as possible.

PROPOSED CONTRACT FOR INITIAL CONSULTING PROJECT FOR CITY OF CLARKSTON

As a set of first steps for the City of Clarkston, and following community input and interest at the September 2017 Housing & Infrastructure Standing Advisory Committee Meeting, SMART ALEC proposes to carry out a consulting project for the City of Clarkston beginning in the first quarter of 2018.

CONSIDERATION

For a 10,000 dollar consulting fee, we would produce the following deliverables:

DELIVERABLES: PROPOSED LEGISLATION, DATA, AND COMMUNITY ENGAGEMENT

I. PROPOSED LEGISLATION

IA. Mandatory Inclusionary Zoning Ordinance

Based on best practices, model legislation, and community input, we will draft a Mandatory Inclusionary Zoning (IZ) ordinance for Clarkston, that will propose to require the inclusion of affordable housing units in new multi-family construction. Because land values are still relatively low in Clarkston, this is an ideal time for a city like Clarkston to adopt Mandatory IZ, as it requires less incentive per unit. Incentives can include zoning changes such as density and height.

IB. Affordable Housing Impact Statement Ordinance;

Based on the ordinance that we created, and recently helped amend, for the City of Atlanta, we will draft an Affordable Housing Impact Statement ordinance that is appropriate for Clarkston. This will require Clarkston to consider how its policy decisions impact its affordable housing stock.

IC. Affordable Housing Inventory Ordinance, with reporting requirements for Property Owners

Based on the ordinance that we created for the City of Atlanta, we will draft an ordinance for the City of Clarkston that will create a critical resource for policymakers and stakeholders, consisting of annual data on Clarkston's affordable housing stock. We will conduct the first baseline inventory, as noted below.

ID. Affordable Housing Trust Fund

We will create, or amend with community input, an Affordable Housing Trust Fund ordinance for the City of Clarkston. Community input is sought regarding a how the funds are to be used (i.e.- construction and preservation of affordable housing; possibly also data collection and policy development); oversight of the funds, including low-income participation; and establishing policies for targeting funds to support units at appropriate income levels, especially, 0 to 30 percent AMI and 30 to 50 percent AMI.

II. DATA: Conducting Initial Baseline Inventory

We will conduct an initial Affordable Housing Stock Inventory for the City of Clarkston, including:

- (1) Obtain subsidized unit data.
- (2) Obtain private rental data.
- (3) Use housing value data for single-family homes to approximate affordability of housing payments.

III. COMMUNITY ENGAGEMENT

We will conduct at least three community meetings throughout this process to gain community input into the drafting of the legislation. In addition, we will engage with community members and with policymakers at any and all Council Meetings, Committee Meetings, or Work Sessions where these policies are to be discussed.

Thank you so much,

Matthew Charles Cardinale