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TO: **Mayor Jordan**
City Council
Kara Paxton, City Clerk-Treasurer

FROM: **Blake Pennington**, Senior Assistant City Attorney

DATE: **March 19, 2024**

RE: **Council Member Stafford Amendments to Housing Resolution**

Council Member Stafford is proposing three amendments to Item D.3 on the agenda tonight, which is the resolution to declare a housing crisis. To summarize, the amendments are: 1) adding two additional “Whereas” paragraphs; 2) Revising Section 2 of the resolution; and 3) Revising Sections 3 and 4 of the resolution.

Amendment #1

Council Member Stafford’s first proposed amendment would add two new “Whereas” paragraphs:

WHEREAS, the City Council acknowledges the staff who currently work together in support of increasing the housing supply under the direction of the Mayor and Chief of Staff to identify opportunities for improved public engagement through city growth master planning processes at the local and regional levels, appropriate infrastructure costs shares, and economic vitality initiatives in the following areas: Development Services, Long Range Planning, Community Resources, Economic Vitality, Public Works, and Water/Sewer Infrastructure; and

WHEREAS, the City Council also recognizes that the City has taken substantial steps to assist residents including:

- Entering into a 99 year lease of City property with the 7Hills Homeless Center for the Walker Residential Unit for emergency sheltering, providing \$337,000 in maintenance funding to that facility, and providing an

additional \$801,926 in financial assistance to the 7Hills Homeless Day Center for daily services to homeless residents between 2018-2024;

- Paying \$1,000,000.00 as a cost share with Partners for Better Housing on the Willow Bend project for public infrastructure;
- Administering the Community Development Block Grant program to improve housing, public and community facilities, and provide public services to low-moderate income Fayetteville residents;
- Committing \$1,630,000.00 of American Rescue Plan Act funds for a multi-organization project to address housing instability in Fayetteville;
- Administering a housing rehabilitation/repair program and housing redevelopment program;
- Designing a permit-ready building design program soon to be implemented that will reduce costs of construction for property owners in the program area;
- Administering the Hearth Program, which has provided \$ 2,576,580 in assistance between 2016-2023 to provide permanent supportive housing and ongoing counseling, life skills training, and advocacy services to formerly homeless individuals and families;
- Establishing the Community Development and Assistance Programs Advisory Board, whose purpose is to advise the Community Resources Division and the City Council on the community development and public assistance programs mentioned above and whose purpose can be amended to place a specific emphasis on housing issues;
- Providing funds for infrastructure cost shares to promote infill in the downtown area and other strategic locations, such as the CATO Springs Development in support of the neuro-diverse SLS Community
- Establishing a new partnership with the Excellerate Foundation for the Sheltering Assistance from Extreme Weather (SAFE) Program to distribute \$50,000 for both cold weather and warm weather services during 2024.

Amendment #2

Council Member Stafford's second proposed amendment would revise Section 2 of the resolution so it would read as follows:

“Section 2: That the City Council of the City of Fayetteville, Arkansas hereby commits to identifying tasks that can be taken on by the Community Development and Assistance Programs Advisory Board and the Public Facilities Board and roles they can play in addressing housing needs in Fayetteville.”

Amendment #3

Council Member Stafford's third proposed amendment would revise Sections 3 and 4 of the resolution so they would read as follows:

“Section 3: That the City Council of the City of Fayetteville, Arkansas commits to identifying opportunities to accelerate the approval of housing and housing opportunities in Fayetteville and further commits to considering the hiring of additional staff in areas with a need for greater capacity.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby commits to working collaboratively with City staff, the Community Development and Assistance Programs Advisory Board, the Public Facilities Board, and other stakeholders to develop and implement strategies to increase the supply of affordable housing units, streamline the permitting process for affordable housing projects, and explore innovative approaches to address housing insecurity.”

RESOLUTION NO. _____

A RESOLUTION TO DECLARE A HOUSING CRISIS IN THE CITY OF FAYETTEVILLE

WHEREAS, the City recognizes the fundamental importance of adequate housing as a basic human right and a cornerstone of community well-being; and

WHEREAS, recent data and trends indicate a significant shortage of affordable housing options within the city limits, exacerbating housing insecurity and homelessness among our residents; and

WHEREAS, the lack of affordable housing options disproportionately affects low-income individuals, families, seniors, students, veterans, and marginalized communities, leading to social and economic disparities within our city; and

WHEREAS, the COVID-19 pandemic has further exacerbated housing challenges, highlighting the critical need to immediate action to address housing instability and prevent homelessness; and

WHEREAS, the City Council acknowledges its responsibility to take proactive measures to mitigate the housing crisis and ensure that all residents have access to safe, healthy, and affordable housing options; and

WHEREAS, the City Council acknowledges the staff who currently work together in support of increasing the housing supply under the direction of the Mayor and Chief of Staff to identify opportunities for improved public engagement through city growth master planning processes at the local and regional levels, appropriate infrastructure costs shares, and economic vitality initiatives in the following areas: Development Services, Long Range Planning, Community Resources, Economic Vitality, Public Works, and Water/Sewer Infrastructure; and

WHEREAS, the City Council also recognizes that the City has taken substantial steps to assist residents including:

- Entering into a 99 year lease of City property with the 7Hills Homeless Center for the Walker Residential Unit for emergency sheltering, providing \$337,000 in maintenance funding to that facility, and providing an additional \$801,926 in financial assistance to the 7Hills Homeless Day Center for daily services to homeless residents between 2018-2024;
- ~~• Entering into a 99 year lease of City property to Seven Hill Homeless Center and providing \$ _____ in financial assistance over _____ years to provide services to homeless residents and to maintain its facilities;~~
- Paying \$1,000,000.00 as a cost share with Partners for Better Housing on the Willow Bend project for public infrastructure;
- Administering the Community Development Block Grant program to improve housing, public and community facilities, and provide public services to low-moderate income Fayetteville residents;
- Committing \$1,630,000.00 of American Rescue Plan Act funds for a multi-organization project to address housing instability in Fayetteville;
- Administering a housing rehabilitation/repair program and housing redevelopment program; -

- Designing a permit-ready building design program soon to be implemented that will reduce costs of construction for property owners in the program area;
- Administering the Hearth Program, which has provided \$ 2,576,580_____ in assistance ~~between 2016-2023~~ to provide permanent supportive housing and ongoing counseling, life skills training, and advocacy services to formerly homeless individuals and families;
- Establishing the Community Development and Assistance Programs Advisory Board, whose purpose is to advise the Community Resources Division and the City Council on the community development and public assistance programs mentioned above and whose purpose can be amended to place a specific emphasis on housing issues;
- Providing funds for infrastructure cost shares to promote infill in the downtown area and other strategic locations, such as the CATO Springs Development in support of the neuro-diverse SLS Community;
- Establishing a new partnership with the Excellerate Foundation for the Sheltering Assistance from Extreme Weather (SAFE) Program to distribute \$50,000 for both cold weather and warm weather services during 2024;
- ~~— Participating in the Endeavor Foundation’s Housing Success Fund to provide financial assistance for housing and other support of individuals and families in Fayetteville;~~

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby declares a housing crisis in the City of Fayetteville, recognizing the urgent need for comprehensive solutions to address housing affordability, availability, and accessibility.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby commits to identifying tasks that can be taken on by the Community Development and Assistance Programs Advisory Board and the Public Facilities Board and roles they can play in addressing housing needs in Fayetteville. ~~establishing an ad-hoc Housing Crisis Task Force to be formed with the following guidelines:~~

- ~~1. The Task Force will be formed by the end of the second quarter of 2024;~~
- ~~2. The Task Force will consist of representatives from government agencies, non-profit organizations, renter groups, developers, landlords, and community members;~~
- ~~3. The Task Force will be active for one (1) calendar year following the date of its creation; and~~

~~The City Council reserves the right to extend said term at its discretion.~~

Section 3: That the City Council of the City of Fayetteville, Arkansas ~~requests that the Mayor expedite the hiring process for~~ commits to identifying opportunities to accelerate the approval of housing and housing opportunities in Fayetteville and further commits to considering the hiring of additional staff in areas with a need for greater capacity-a Housing Coordinator position, tasked with coordinating city wide efforts to address housing insecurity, facilitate collaboration among stakeholders, and implement recommendations from the Housing Crisis Task Force upon approval of the City Council.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby commits to working collaboratively with ~~the Housing Coordinator~~City staff, the ~~Housing Crisis Task Force~~Community Development and Assistance Programs Advisory Board, the Public Facilities Board, and other stakeholders to develop and implement strategies to increase the supply of affordable housing units, streamline the permitting process for affordable housing projects, and explore innovative approaches to address housing insecurity.

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby calls upon state and federal lawmakers to provide additional funding and resources to support local efforts to combat the housing crisis.

Section 6: That the City Council of the City of Fayetteville, Arkansas hereby pledges to form regional partnerships with neighboring jurisdictions in developing comprehensive strategies to combat housing insecurities, recognizing the movement of residents and workers across city lines.

Section 7: That the City Council of the City of Fayetteville, Arkansas hereby pledges to establish metrics and regularly assess progress in addressing the housing crisis and to adapt strategies as needed to ensure equitable outcomes for all residents in its jurisdiction.

Section 8: That the City Council of the City of Fayetteville, Arkansas hereby requests that the City Clerk transmit copies of this resolution to relevant state and federal officials, as well as to local media outlets, community organizations, regional stakeholders, and other relevant entities to raise awareness of the housing crisis and mobilize support for solutions.

PASSED and **APPROVED** this 19th day of March, 2024.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer

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WHEREAS, recent data and trends indicate a significant shortage of affordable housing options within the city limits, exacerbating housing insecurity and homelessness among our residents; and

WHEREAS, the lack of affordable housing options disproportionately affects low-income individuals, families, seniors, students, veterans, and marginalized communities, leading to social and economic disparities within our city; and

WHEREAS, the COVID-19 pandemic has further exacerbated housing challenges, highlighting the critical need to immediate action to address housing instability and prevent homelessness; and

WHEREAS, the City Council acknowledges its responsibility to take proactive measures to mitigate the housing crisis and ensure that all residents have access to safe, healthy, and affordable housing options; and

WHEREAS, the City Council acknowledges the staff who currently work together in support of increasing the housing supply under the direction of the Mayor and Chief of Staff to identify opportunities for improved public engagement through city growth master planning processes at the local and regional levels, appropriate infrastructure costs shares, and economic vitality initiatives in the following areas: Development Services, Long Range Planning, Community Resources, Economic Vitality, Public Works, and Water/Sewer Infrastructure; and

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LIONELD JORDAN, Mayor

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