



Subcommittee: Affordable Housing

Lake Charles City Hall, 10th Floor Conference Room

Date: Wednesday, May 25, 2016

Time: 3:30 p.m. – 4:30 p.m.

Members Present: Jennifer Wallace, Karen Clapp, Eligha Guillory, Melissa Dickson, Kara Leger, Nicole Miller, Tim Castle, Lenn Knapp, Jr., Eric Zartler, Ben Taylor, Tarek Polite, Kathleen Dorsey Bellow, Lori Marinovich

Welcome

- Karen Clapp, GO Group Director, welcomed those in attendance and restated the purpose of the meeting. At the group's last meeting, two action items resulted from the affordable housing need discussion. One action included providing formal education to local housing stakeholders that could assist in creating an inventory of affordable housing. The second action consisted of the creation of a request for proposals (RFP) for a consultant to help increase the affordable housing inventory.

Housing Need & Housing Study Update

- Tarek Polite provided the subcommittee with an update regarding the housing outlook and reviewed population projections for the five parish region. It was noted that Calcasieu Parish is expected to experience the most growth.
- It was noted that over the next 10 years, there will be a demand for 9,750 permanent housing units throughout the region. Most demand will occur in the single family home market for homes priced \leq \$175,000. The 10 year expected demand in this market is 3,500 units.
 - Examples of the salaries that accompany many of the jobs available locally were evaluated in relation to the home price those in such positions could comfortably afford. The examples helped the group better understand the magnitude of the affordable housing need in our area.
- While most demand will be in the single family home market, multi-family rental units priced at \leq \$1,000 a month will also be in demand. The 10 year expected demand is 3,200 units.

Overview of Education Efforts with Local Housing Stakeholders

- Nicole Miller provided the subcommittee with an update regarding the outcome of education efforts with local housing stakeholders, such as the Homebuilder's Association.

- It was noted that the group held two meetings with the local Homebuilder's Association in an effort to help make them aware of the affordable housing issue. At these meetings, members of the Homebuilder's Association expressed interest in helping to meet the need and requested to receive more information on low-income tax credit programs, in addition to a presentation from developers that have seen success in using these incentives.

Affordable Housing RFP & Process

- Lori Marinovich provided the group with an update regarding the RFP. The intent of the RFP is to develop a housing program that addresses the projected need for affordable housing to meet the demand models reflected in the Southwest Louisiana Economic Development Alliance's Housing Study, Strategic Plan & Implementation Strategy (Housing Report) which was completed in late 2015.
 - Although program design is essential for this RFP, the chosen consultant/firm will also be responsible for implementing the necessary strategy to ensure that the model is practical, applicable, attainable, and a long-term sustainable model.
 - The current deadline for proposal submittal is Friday, June 3, 2016 at 4:00 p.m.
 - Members of the subcommittee were encouraged to take part in the evaluation of received submittals.

Dismissal

- It was stated that the group will meet once again after the project is awarded for next steps.