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 Citizen Communication. A

Name	Statement	Staff Response
Stuart Hersh	<p>There is a lot of important information missing from the CAPER.</p> <p>On page 4-32, there is no detail on the University Neighborhood Overlay or the former Mueller Airport site. How many of the completed S.M.A.R.T. Housing rental units were in UNO? Rental at Mueller? Home ownership completed at Mueller? How much of UNO rental was at 80%, 65%, and 50% MFI? How much of Mueller rental and home ownership respectively was at 80%, 60%, 50%, 30%? What are the running totals for completed units and affordability at UNO and Mueller (rental and home ownership)? How many S.M.A.R.T. Housing home ownership completed?</p> <p>Rental completed? Affordability levels in both? Same questions for AHFC funded portion of S.M.A.R.T. Housing. There is no acknowledgement that when the S.M.A.R.T. Housing goal was 750 completed units, and the production was 673, that means that S.M.A.R.T. Housing production has dropped by more than 80% in two years. Public spending now accounts for almost all S.M.A.R.T. Housing, whereas fast-tracking and waived fees were the primary incentive in years of high productivity. Only federal EDI money went to S.M.A.R.T. Housing in 2009-2010, if page 4-32 is correct.</p> <p>Remarkably, there is no identified strategy to reverse this trend as lots in UNO and Mueller become more scarce over time.</p>	<p>No production of housing units in the University Neighborhood Overlay (UNO) was reported in Section 4 because there were no housing units completed in UNO in FY 2009-10. NHCD staff revised the related accomplishment description to clarify this.</p> <p>Detail on housing units completed at the former Mueller Airport site is provided in Appendix IV. Affordable Mueller housing units are also counted as a component of the aggregate total reported under the S.M.A.R.T. Housing™ program. Please see Appendix IV for further information on affordable housing at the Mueller redevelopment.</p> <p>NHCD staff revised the Accomplishment Description to include the percentage of owner and rental housing units completed under the S.M.A.R.T. Housing™ program in FY 2009-10. Staff will also compile a more detailed breakdown of affordability levels achieved through this program, and will provide this information when available.</p> <p>The constituent's concerns regarding decline in S.M.A.R.T. Housing™ production are noted. Factors relating to the declining trend in production include sluggish housing production nationwide, as well as other financial challenges in the housing market. However, it should also be noted that while the number of S.M.A.R.T. housing™ units produced has decreased over the past several years, the percentage of total single family housing produced citywide that is S.M.A.R.T. Housing™ certified has actually increased. In FY 2009-10, S.M.A.R.T. Housing™ comprised 36% of all new single family units citywide. This is an increase from historic trends from past years, which averaged 25%.</p>