

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, May 20, 2024

7:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Art Bettge, Bryce Blankenship, Drew Davis, Sandra Kelly, Hailey Lewis, Julia Parker

ABSENT: Gina Taruscio

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Chief Nickerson

PLEDGE OF ALLEGIANCE

Council Member Davis led the Pledge of Allegiance.

PROCLAMATION

EMS Week

Mayor Bettge read the EMS proclamation and invited Chief Nickerson to the podium. Nickerson said EMS staff put in many training hours and appreciate the proclamation.

Memorial Day

Mayor Bette read the Memorial Day proclamation.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council May 6, 2024 Minutes - Laurie M. Hopkins

B. Disbursement Report April 2024 - Sarah Decker

Staff presented the April 2024 Accounts Payable Report to the Public Works / Finance Committee on May 13th, 2024. The Committee received the report and approved the disbursements as presented.

ACTION: Accept the Disbursements Report for the month of April 2024.

C. Proposed Lot Line Adjustment of Lots 1-4, Block 3, of Paradise View Addition – Aimee Hennrich

The applicant, Moscow Affordable Housing Trust, is requesting a lot line adjustment between four properties legally described as Lots 1-4, Block 3, of Paradise View Addition. The proposed lot line adjustment would increase Lot 1 from 2,934 sf to 2,999 sf, increase Lot 2 from 2,065 sf to 2,257 sf, increase Lot 3 from 2,054 sf to 2,277 sf and decrease Lot 4 from 2,793 to 2,313. The subject lots are currently vacant land and were previously platted within the Paradise View Subdivision. The applicant is requesting the lot line adjustment in order to meet the minimum lot requirements to construct twin homes. The subject lots are currently zoned Multiple Family Residential (R-4) where the minimum lot size for twinhomes is 2,250 sf and the minimum lot width is 20 feet. All proposed

lots meet the minimum lot size and width requirements of the R-4 Zone. This was reviewed and recommended for approval by the Public Works and Finance Committee on May 13, 2024.

ACTION: Approve the lot line adjustment with no conditions.

D. Proposed Lot Line Adjustment for Lots 1 and 2, Block 10, of Edington 1st Addition Subdivision – Aimee Hennrich

The applicant is requesting a lot line adjustment between two properties legally described as Lots 1 and 2, Block 10, of Edington 1st Addition Subdivision. Lot 1 is currently 63,105 square feet (1.45 acres) in size and parcel two is 35,040 square feet (0.80 acres). As a result of the lot line adjustment, Lot 1 would decrease in size to 39,560 square feet (.91 acres) and Lot 2 would increase to 58,585 square feet (1.34 acres). Both parcels are currently vacant and are located within the Residential Office (RO) Zoning District. The minimum lot size for the RO Zone is 5,000 square feet and the minimum lot width is 50 feet. Both of the proposed lots meet all of the requirements of the RO Zone. This item was reviewed and recommended for approval by the Public Works and Finance Committee on May 13, 2024.

ACTION: Approve the lot line adjustment request with the condition that the 20-foot wide utility easement be extended to provide sewer service to Lot 1 and be recorded with Latah County.

E. Proposed Lot Division located at 824 Logan Street – Aimee Hennrich

The applicants, Ransom and Jessica Mallery and Raymond and Rhonda Mallery, are requesting a lot division to create two lots of approximately 8,341 sf and sf, 6,488 sf in size from one existing parcel of 14,829 sf in size. The intention of the lot division is to separate the existing house at 824 Logan Street and create a new lot for the construction of a single-family home with separate ownership. The subject property is located within the Medium Density (R-3) Zoning District, which requires a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet for single-family dwellings. Both proposed lots meet the minimum lot area and width requirements of the R-3 Zone, and structures will meet all setback requirements. Property owners within 600 feet of the property have been notified of the proposed division and a sign was posted seven (7) days prior to the public meeting date. This item was reviewed and recommended for approval by the Public Works and Finance Committee on May 13, 2024.

ACTION: Approve the lot division request with the condition that the accessory structure located on the new lot be removed in order to meet zoning requirements.

F. Moscow Home Depot Development Agreement - Todd Drage

Home Depot U.S.A., Inc. has been approved to construct an approximately 137,000 square foot home improvement store along with an associated surface parking lot. The development is proposed to be located on a portion of property owned by the University of Idaho behind the Palouse Empire Mall at the southwest corner of the City's A Street and Farm Road Intersection. In addition to the construction of the retail store and parking lot, the project will extend A Street and City utilities from their current terminus at Farm Road to the west along the development's property boundary. For the project, a development agreement is necessary to address construction of public improvements, project warranty, securities, and as-constructed drawings. The agreement included in the packet covers these items. This item was reviewed by the Public Works/Finance Committee on May 13, 2024 and was recommended for approval.

ACTION: Approve the Development Agreement with Home Depot U.S.A., Inc.

G. Memorandum of Agreement for Rolling Hills 10th Addition - Todd Drage

In July of 1993, the City entered into an agreement to pay one-half the cost of public improvements for any streets contiguous to Moser Park. With the approval of the Rolling Hills 10th Addition, and the resulting extension of 3rd Street, the southern property boundary of Moser Park will be developed. As a result, the City is obligated to fund half of the improvements. The attached memorandum of agreement (MOA) provides a mechanism to formalize this funding through the reimbursement of costs upon completion of the improvements. This item was reviewed by the Public Works/Finance Committee on May 13, 2024 and was recommended for approval.

ACTION: Approve the Memorandum of Agreement with Itani Land Development IV, Inc.

H. Rolling Hills 10th Addition Development and Monumentation Agreements - Todd Drage

Ryan Itani, on behalf of Itani Development IV, LLC., has submitted to the City a final plat for the development of a property east of the intersection of 3rd St. and 6th St and just south of Moser Park.

On December 05, 2023, the City Council approved the preliminary plat for this property. The final plat is titled Rolling Hills 10th Addition and will be presented for City Council approval on May 20th. If Council approves the final plat, development and monumentation agreements will be required. The development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The monumentation agreement is required as the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. Staff has prepared both agreements for the Council's approval. This item was reviewed by the Public Works/Finance Committee on May 13, 2024 and was recommended for approval.

ACTION: Approve the Development and Monumentation Agreements for the Rolling Hills 10th Addition.

I. Rolling Hills 10th Addition Final Plat - Mike Ray

On December 5, 2022 Moscow City Council approved the Rolling Hills 10th Addition preliminary plat with no conditions. On December 5, 2023, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final subdivision plat at their meeting on January 24, 2024 and recommended approval to City Council. The Public Works/Finance Committee reviewed this item on May 13, 2024 and recommended for approval.

ACTION: Approve the Rolling Hills 10th Addition Final Plat.

J. Proposed Amendment to Solid Waste Franchise Agreement to add 200 and 300 Gallon Containers - Tim Davis

Staff has received a proposal from Inland North Waste regarding the implementation of 200 and 300 gallon poly containers for both waste and recycling services. The 200/300-gallon containers can be serviced with the automated side loading trucks currently used to service the 35, 65 and 95 gallon roll carts. The 200-gallon waste containers are virtually the same size as a one-yard metal dumpster, and we have many outlying one-yard dumpsters located in residential areas that could be replaced with 200-gallon poly containers. Currently, the one-yard dumpsters require a front-loading truck to travel out of the way of the business district to service the dumpster. Replacing the one-yard dumpsters with a 200-gallon poly container will allow them to be serviced by the automated side loading truck when it is already in the vicinity and would also provide a cost savings for customers who currently have one-yard dumpsters. The 200/300-gallon poly containers were also a topic of discussion with the multi-family recycling work group, as the containers would add another option

for apartment recycling. Staff has reviewed the proposal and believes it is a fair and equitable cost for the provision and servicing of the proposed 200/300 gallon containers. Staff has prepared an amendment to Exhibit G of the Sanitation Franchise Agreement to include a servicing and container replacement cost from the City to the Franchisee and the customer service rate for the new containers will be included in the FY2025 Fee Resolution in advance of the launch of the new containers this fall.

ACTION: Approve the proposed Agreement providing for the Amendment to Exhibit "G" of the Solid Waste Franchise Agreement to include 200 and 300-gallon containers for waste and recycling services.

K. Camp Moscowanna Alcohol Use Request in Entertainment District - Amanda Argona

The Moscow Chamber of Commerce + Visitor Center is hosting Camp Moscowanna on Saturday, June 15th, from 4 pm to 8 pm on Main Street between 3rd and 6th Streets. This summer camp-themed event is designed to evoke the nostalgia of family-friendly gatherings and will feature: up to eight retail and/or street game vendors, up to eight food vendors, and up to ten beer/wine vendors. The event has been reviewed and approved by staff as of March 18, 2024. Following standard operating procedures for events with alcohol that are within the Entertainment District boundaries, Camp Moscowanna is requesting a temporary suspension of the open container law by resolution. Per Moscow City Code, Section 10-1-12, a draft resolution has been prepared for the Council's consideration. This was reviewed by the Public Works/Finance Committee on May 13, 2024 and recommended for approval.

ACTION: Approve the resolution allowing for the temporary suspension of the open container law within the event footprint of Camp Moscowanna for the duration of the event.

Lewis asked to remove item F from the consent agenda. Davis asked to remove Item D from the consent agenda. Kelly moved to approve the consent agenda minus items D and F. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Davis said he needed to recuse himself from voting on item D due to a conflict of interest. Parker moved to approve Item D, a lot line adjustment request with the condition that the 20-foot wide utility easement be extended to provide sewer service to Lot 1 and be recorded with Latah County. Kelly seconded. Roll Call Vote: Ayes: Four (4). Nays: None. Abstentions: One (Davis). Motion carried.

Lewis requested Item F to be removed because she wanted to highlight that this project is an approved use of the land as zoned and asked Belknap to provide information on this document and process. Belknap explained a development agreement is usually seen during the subdivision process. Subdivision development process is intended to be preliminary approval, construction of the subdivision, setting the monuments, completion of public improvements and filing of the final plat. That is not the typical way jurisdictions process them. In lieu of completion of the improvements and monuments, development and monumentation agreement which are financial security instruments to ensure public improvements are completed. It also details the provisions of the warranty security. In late 2010-2015, the University and City jointly funded a master plan for the A Street corridor behind mall for alternate commercial location to be compatible with the current uses. the property is zoned Motor Business. Development of A Street is development driven. The dairy farm and lagoons would need to be relocated before A Street can go much further. In the master plan was a round-about at A and Farm but the Home Depot development does not push traffic below service level. Once A Street connects to Warbonnet and there is more flow, the roundabout would be considered. Kelly moved to approve the development agreement with Home Depot. Davis seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

None offered.

3. Public Comment and Mayor's Response Period (limit 15 minutes)

None offered.

4. West Palouse River Drive Property Study Memorandum of Understanding (ACTION ITEM) - Bill Belknap

The Moscow School District anticipates the need to construct a new elementary school in the future and is currently considering where it may be located. The District would like better distribution of elementary school locations in the community to serve surrounding neighborhoods. The City and District have discussed the potential of locating a future elementary school on the City's West Palouse River Drive Property in conjunction with the potential development of a City park and additional athletic fields. Staff has prepared a Memorandum of Understanding for the City and District to jointly fund a planning study to assess the feasibility of developing the property for a future elementary school, park, and athletic playfields. It is anticipated the study will assess pedestrian access, vehicular access and circulation, site grading, building, parking, park, and athletic facility development to determine the suitability of the site for the proposed uses and help inform future decisions regarding the property. The study would be exploratory and would not bind the City or District to any further obligations or actions. It is anticipated that the study would cost under \$50,000, which would be shared equally by the City and the District. This matter is before the Council for consideration and direction.

PROPOSED ACTIONS: Approve the proposed Memorandum of Understanding with the Moscow School District; or take other action deemed appropriate.

Belknap explained the City purchased the West Palouse River Drive property in 2002 and ultimately did not pursue playfield development on the property. In 2013, the Moscow School District and City jointly funded playfields at the intersection of Joseph Street and Mountain View Road, while keeping the right to construct an elementary school on the southern soccer field if needed in the future. Currently, both Lena and McDonald Elementary Schools are located on the east side of Moscow and near the Community Playfields site, which makes the Playfield site less desirable for a future elementary school as they would like a better distribution of locations in the community to serve surrounding neighborhoods. City and District Staff recently discussed the potential of locating a future elementary school on the City's West Palouse River Drive property in conjunction with the potential development of a City park and additional athletic fields. The City and District have a long history of joint property development and management. Schools and parks are very compatible uses and can share common facilities such as access and parking. It will take approximately 6-9 months to bring details back to the Council and District to determine whether both entities want to pursue. Council members expressed support of the memorandum of understanding. Lewis moved to approve the proposed Memorandum of Understanding with the Moscow School District. Parker seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Discussion Regarding Proposed Latah County Housing Authority (ACTION ITEM) - Bill Belknap

Latah County Commissioner Kathie LaFortune recently contacted the City Council with a request to address the Council regarding the potential creation of a Latah County Housing Authority to address county-wide affordable housing concerns. Housing Authorities are separate governmental entities

created generally for the purpose of acquiring, constructing, and operating housing developments within their service area. Commissioner LaFortune will provide the Council with an overview of the proposal for the Council's consideration.

PROPOSED ACTIONS: Accept the report and take action as deemed appropriate.

County Commissioner LaFortune explained a housing authority is a non-taxing governing board that can accept donations and apply for grants. Casey Bolt, Executive Director for Sojourner's Alliance, says they handle emergency and transitional housing. Their programs are highly successful but the challenge remains when people are moving to low-income and affordable housing. With a 2% housing vacancy rate in Moscow, it is a slower process. He provided statistics with regard to housing needs, age of homes and housing stock, multi-family housing, and more. He also provided information on the powers and rules for a housing authority. See attached presentation.

LaFortune reiterated the area still needs all the other entities that assist, such as Habitat for Humanity and Sojourners and all can work together. The most recently formed housing authority that she is aware of was in Teton County and included involvement from three cities as well. They are now on their third development.

Blankenship said there are a lot of stakeholders for affordable housing and hope there is continual collaboration with them all. Davis suggested collaborating with the universities.

Nels Peterson, Moscow Affordable Housing Trust (MAHT) believes hunger is a housing problem. He also believes Moscow is a resort community because students bring money from outside sources and skew the housing market so that what should be low entry housing is instead held by an investor. Those citizens earning in our community cannot purchase those houses. The MAHT will produce 10% of all the new houses in Moscow this year. He supports the idea of a housing authority as it can be a useful collaboration with the land trust. He feels a housing authority, being a quasi-governmental entity, has the possibility of lasting longer than a non-profit.

Lewis asked if a housing authority is the appropriate role of government. LaFortune said the issues aren't getting any better. She feels this isn't the only solution, it is part of the solution and it is something the county government can do.

Parker understands Moscow is different with a unique situation with students but she thinks a vast majority of students work while going to school as many bear the financial burden of going to school. Kelly said she runs the Vandal Food Pantry and there is an average of 26 students a day using the food bank.

Parker moved to accept the report and express interest in the formulation of the housing authority. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Moscow Arts Commission - Kelly reported the Commission has narrowed the Water Department art project down to the top three murals. Artwalk finale is coming up in June.

1912 Center Development Committee - Kelly said progress is being made on the third floor.

Historic Preservation Commission - Kelly said they have been making slow progress on a University district.

Moscow Volunteer Fire Department - Kelly said they held graduation and lifesaving awards.

Farmers Market Commission - Parker said the Farmers Market poster artist signed posters at the Market.

Council members spoke on other meetings and events they attended.

Mayor

Mayor Bettge said he attended many events; spoke with the high school government classes; provided tours of the new airport.

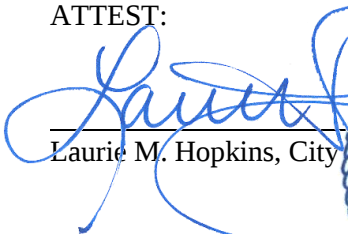
ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 8:29 p.m.

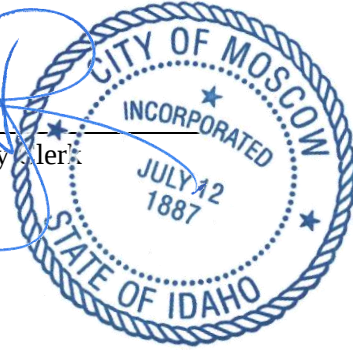


Arthur D. Bettge, Mayor

ATTEST:



Laurie M. Hopkins, City Clerk





MOSCOW CITY COUNCIL

Discussion on Issues & Housing
Authority

FRAMEWORK FOR DISCUSSION

EMERGENCY

Short-term accommodation for people who are homeless or in crisis, intended to address basics

TRANSITIONAL

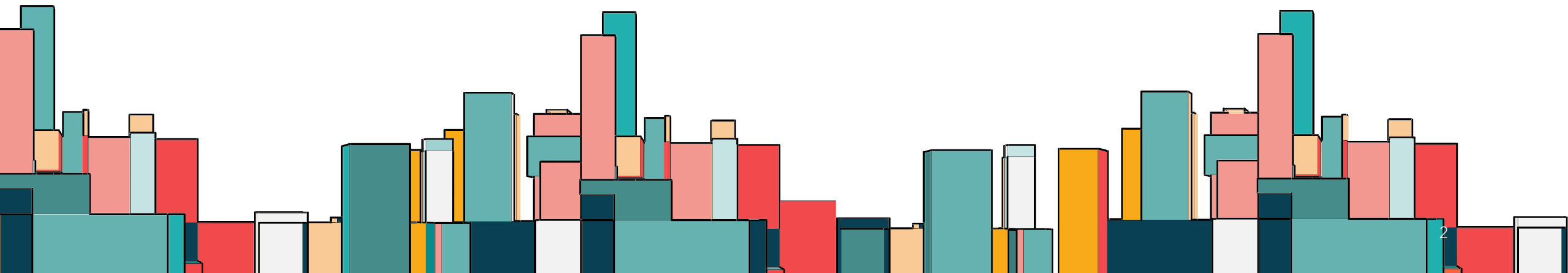
Temporary and supportive type of accommodation for homeless people or those in crisis, aims to facilitate movement to independent living

LOW-INCOME

Residences designed to support renters struggling to keep up with rising rental costs

AFFORDABLE

Properties that take up less than 30% of a renter's or homeowner's income



SUMMARY

GROWTH

Latah County saw over 550 new residents between 2020 and 2021 and a surge in home sales prices and rent. Growth expected to continue.

AGING HOUSING STOCK – SLOW GROWTH

The majority of our housing was built before 1980. New construction is slower than the past.

FINANCIALS

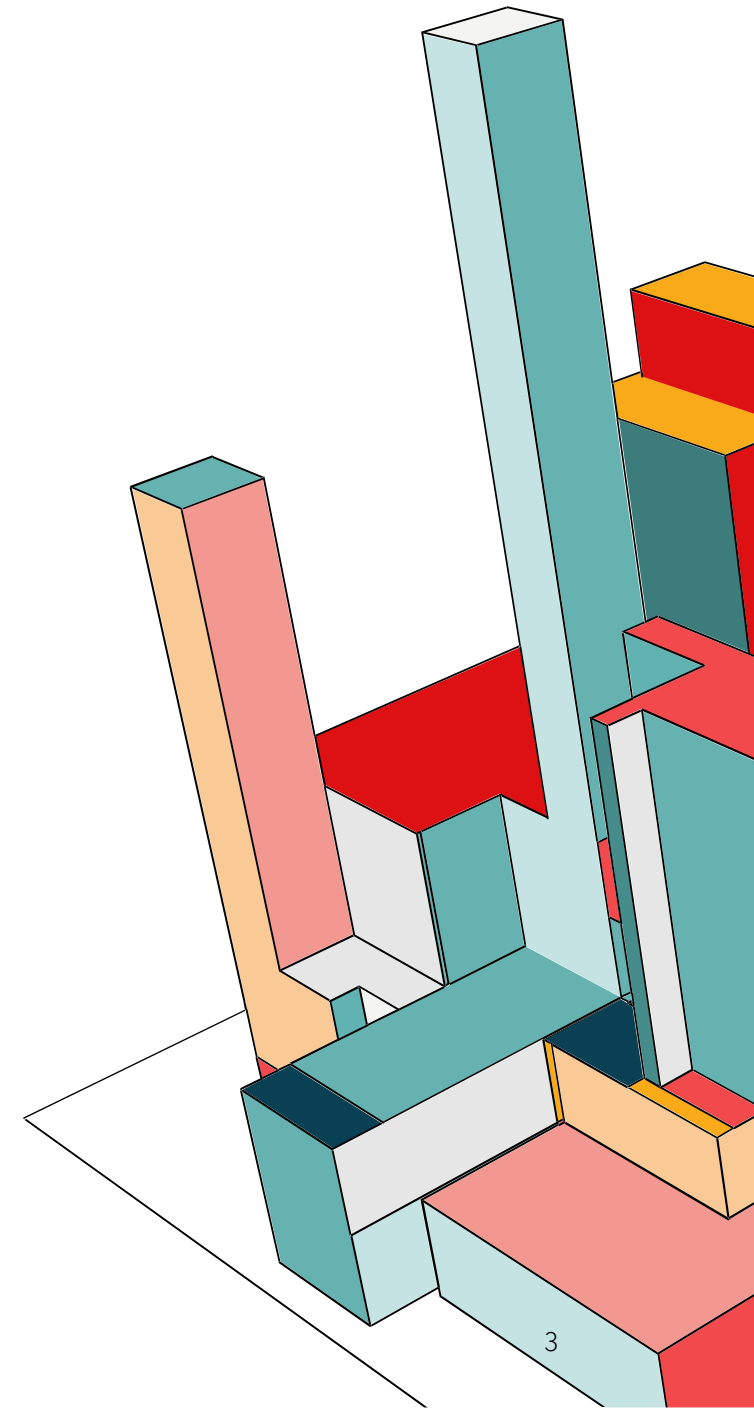
Moscow ranks worst for affordability in our region, second only to Riggins. Thousands of households in Latah County are either rent burdened or severely rent burdened.

INCOME VS. BUYING POWER

In general, Latah County is an affordable place to live relative to the US average. But, one category we do poorly in is housing.

RENTALS

Affordable market rate and subsidized rentals are in short supply – our lowest tertile is underserved.



POPULATION

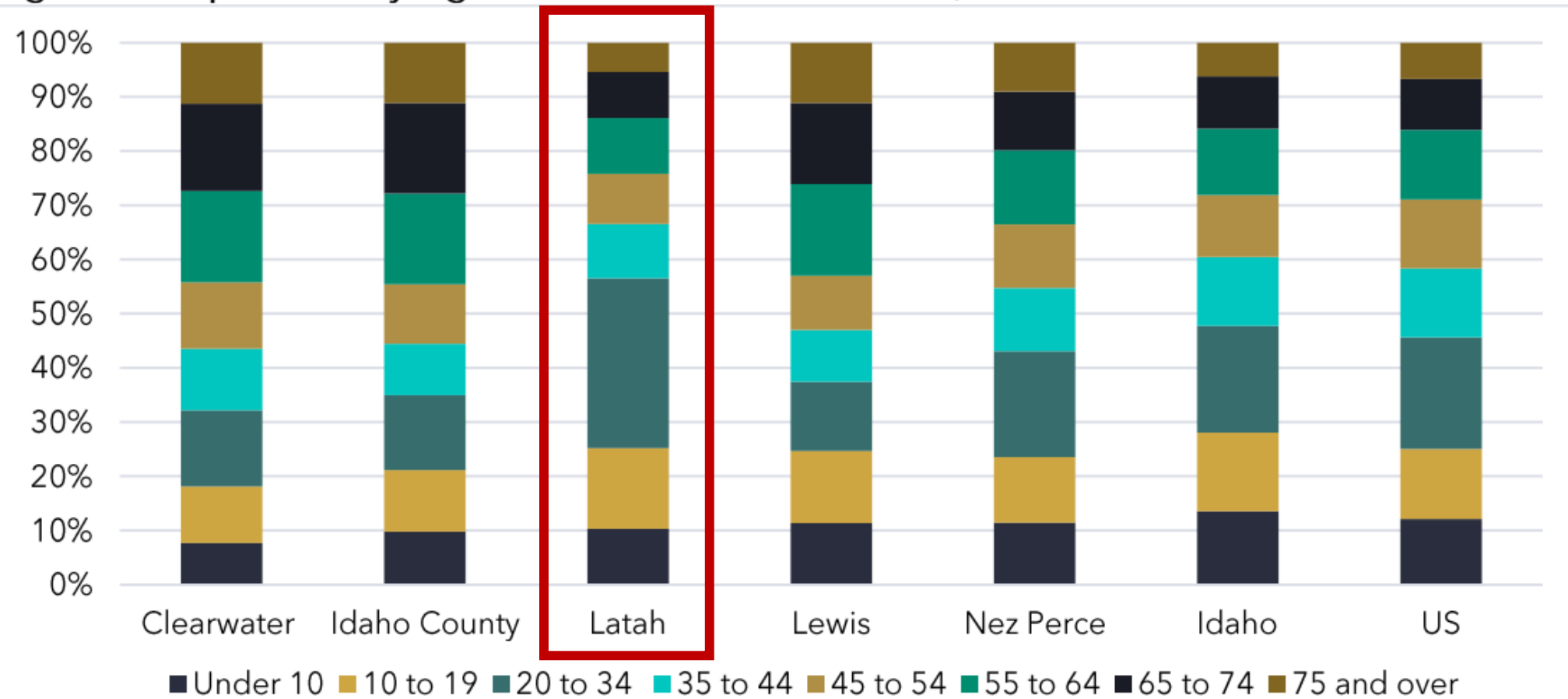
Table 8: Population by Age Group

Age Range	Nez Perce	Latah	Idaho County	Clearwater	Lewis
Under 10	4,626	4,135	1,618	670	439
10 to 19	4,901	5,958	1,878	914	511
20 to 34	7,914	12,572	2,279	1,231	494
35 to 44	4,718	3,992	1,566	990	365
45 to 54	4,738	3,710	1,817	1,072	385
55 to 64	5,557	4,138	2,764	1,469	654
65 to 74	4,385	3,389	2,760	1,408	576
75 and over	3,629	2,158	1,829	981	426
Total	40,468	40,052	16,511	8,735	3,850

Source: 2020 Census ACS 5-year Estimates

POPULATION

Figure 6: Population by Age in CEDA District Counties, 2020



Source: 2020 Census ACS 5-year Estimates

FORECAST

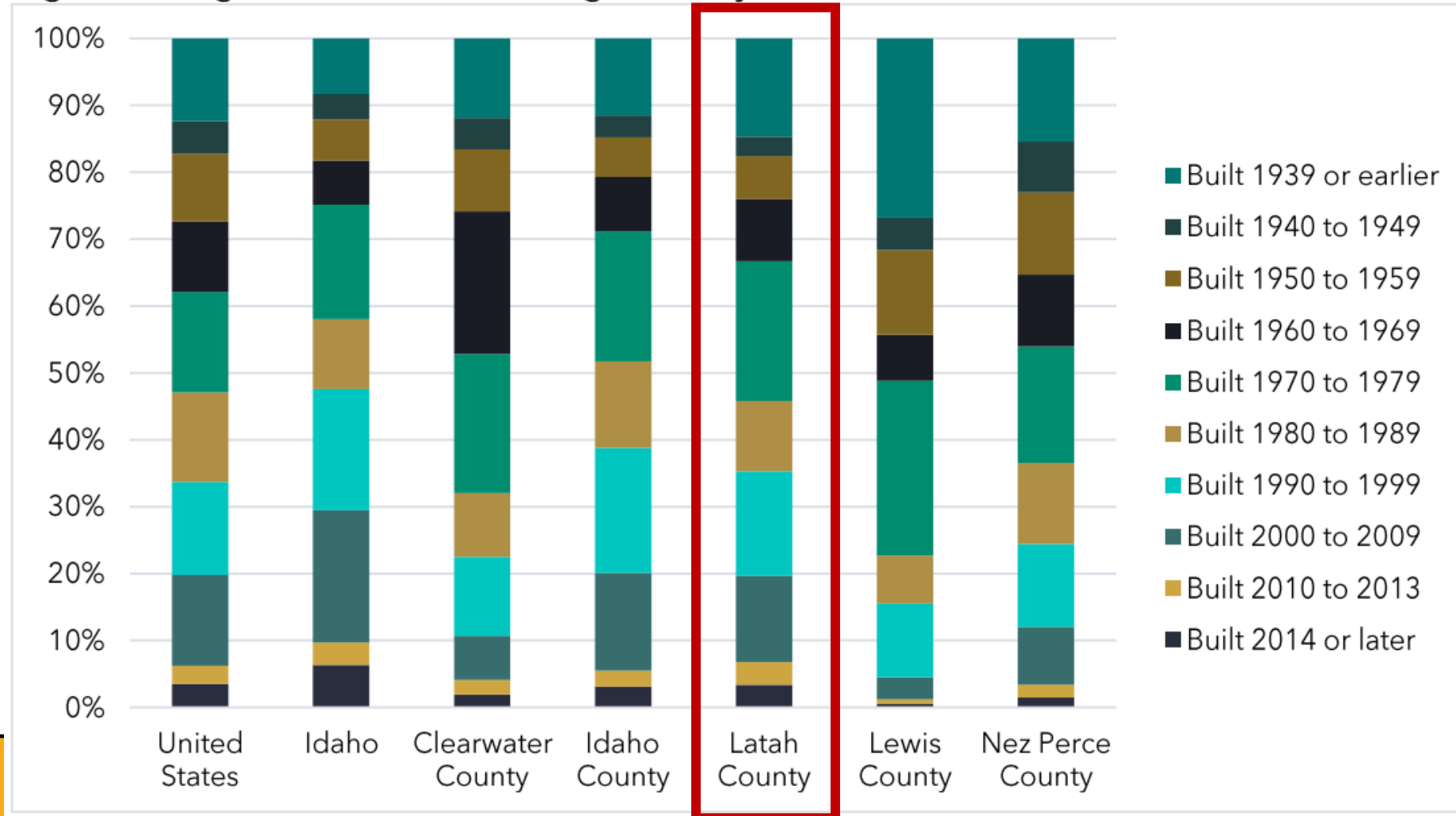
Table 1: Housing Needs Forecast Over Next 10-Years

Housing Units	2022	2032	CAGR 10-Year	Growth	Avg. Annual
Clearwater	4,660	4,736	0.08%	76	8
Idaho	8,882	9,282	0.30%	400	40
Latah	17,315	18,880	0.76%	1,565	157
Lewis	1,994	2,025	0.08%	32	3
Nez Perce	18,086	19,203	0.50%	1,117	112
Total	50,937	54,127	0.50%	3,190	319

Source: Points Consulting, 2022

STOCK

Figure 21: Age of Counties' Housing Stock by Percent of Total



Source: U.S. Census ACS 2020 DP04

MULTI-FAMILY HOUSING

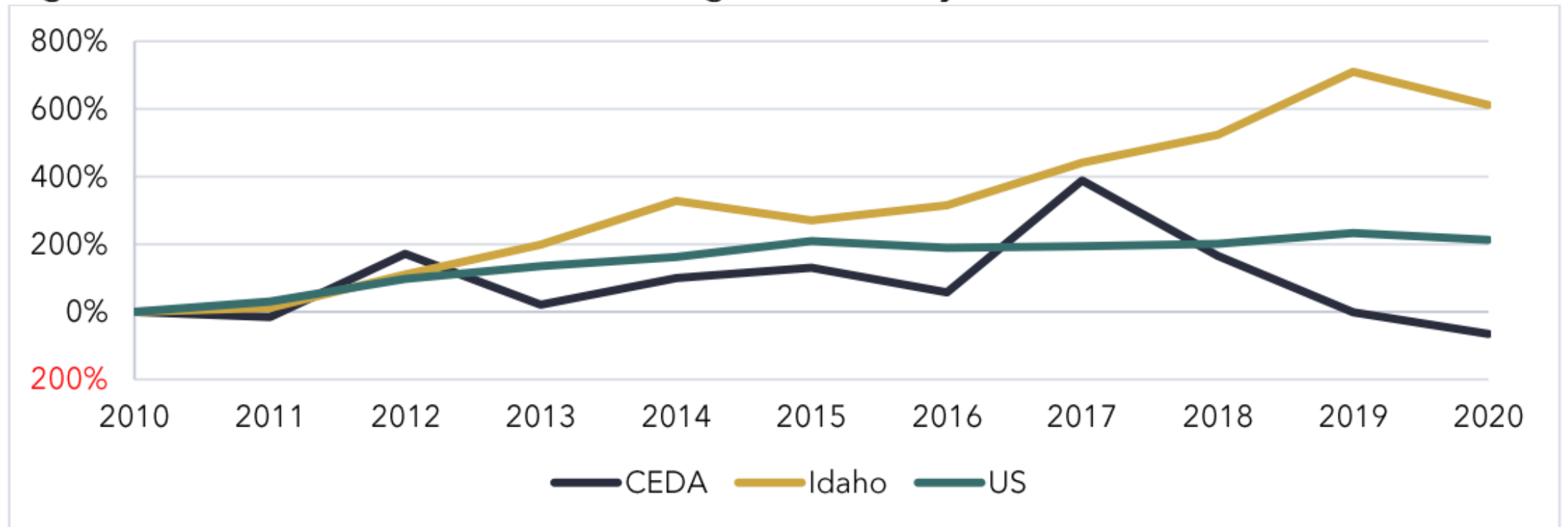
Table 18: CEDA District-wide Housing Permits, 2010-2020

-----Single-Family Permits-----		
	2010	2020
Clearwater County	20	33
Idaho County	4	8
Latah County	59	106
Lewis County	0	9
Nez Perce County	44	99
-----Multi-Family Permits-----		
	2010	2020
Clearwater County	0	2
Idaho County	0	0
Latah County	48	16
Lewis County	0	0
Nez Perce County	4	0

Source: U.S. Census Bureau, Building Permits Survey

MULTI-FAMILY HOUSING

Figure 33: Cumulative Growth in Housing, Multi-Family Units



Source: U.S. Census Bureau, Building Permits Survey

COSTS

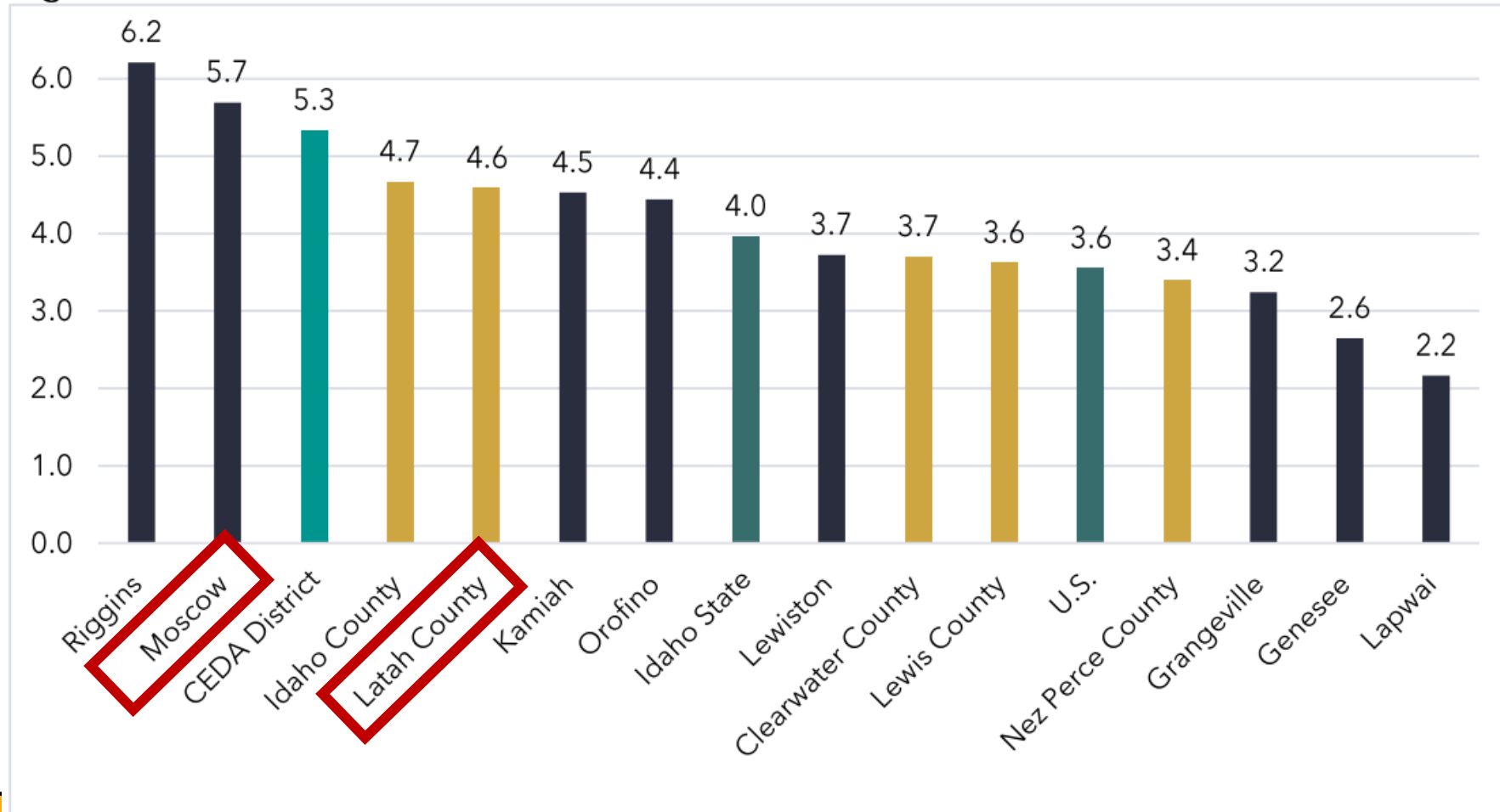
Table 13: Cost of Living Comparison, Selected Locations

Region	Overall	Housing	Grocery	Health	Utilities	Transportation
Nez Perce	95.9	106.2	98.3	97.3	85.5	81.4
Latah	95.1	111.3	99.4	95.9	83.3	72.1
Idaho County	87.7	89.1	99.0	98.3	85.3	69.4
Clearwater	86.4	72.9	97.1	97.6	86.2	86.9
Lewis	79.2	56.9	97.4	97.3	83.3	76.2
Idaho	97.7	114.1	94.4	95.1	89.3	81.6
United States	100.0	100.0	100.0	100.0	100.0	100.0

Source: Sperlings Best Places, Cost of Living Comparison

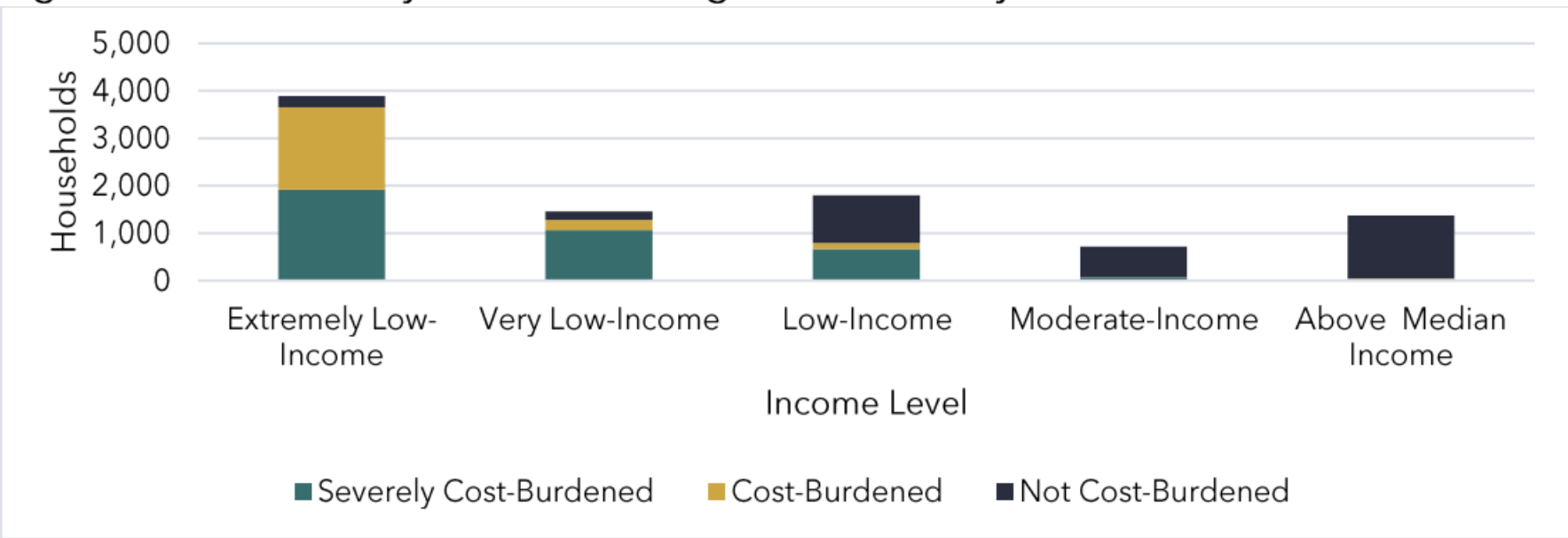
VALUE VS. INCOME

Figure 3: Ratio of Median Home Value to Median Household Income, 2020



Source: U.S. Census Bureau, ACS 2020 5-Year DP03, DP04

Figure 39: Latah County Renters' Housing Cost-Burden by AMI

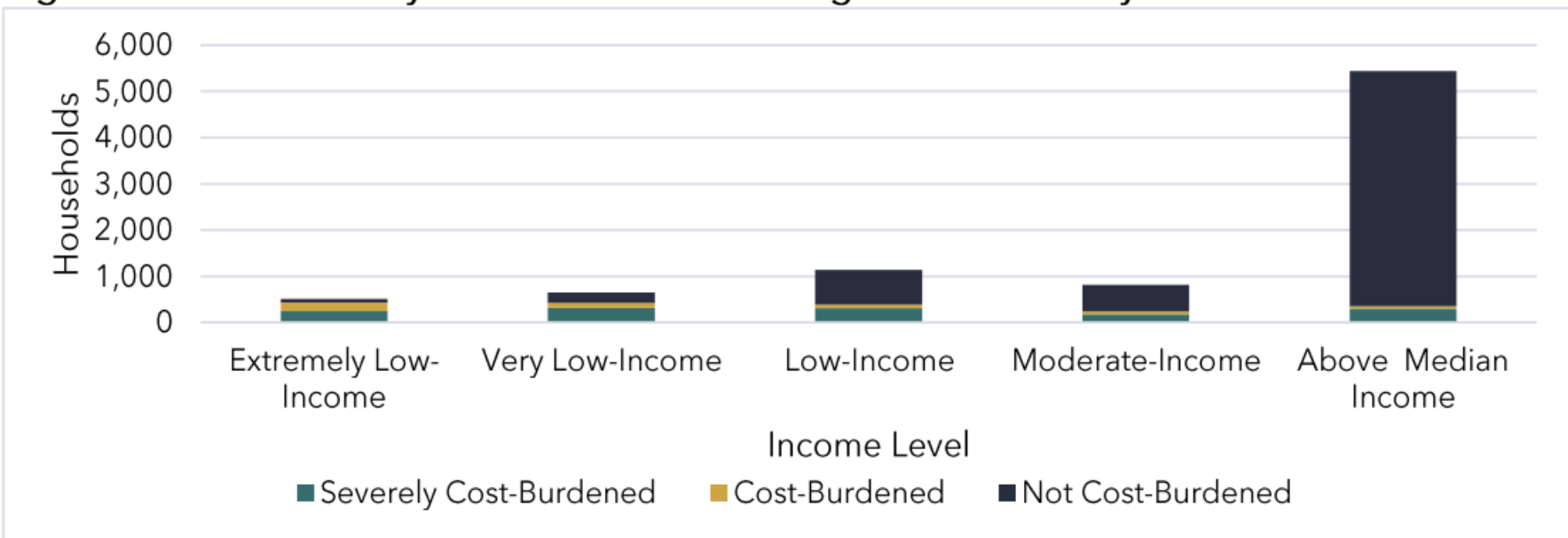


RENTERS

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Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, 2014-2018

Figure 44: Latah County Home-Owners' Housing Cost-Burden by AMI



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, 2014-2018

OWNERS

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RECENT CHALLENGES

Further reduction in emergency and affordable options

PURCHASES

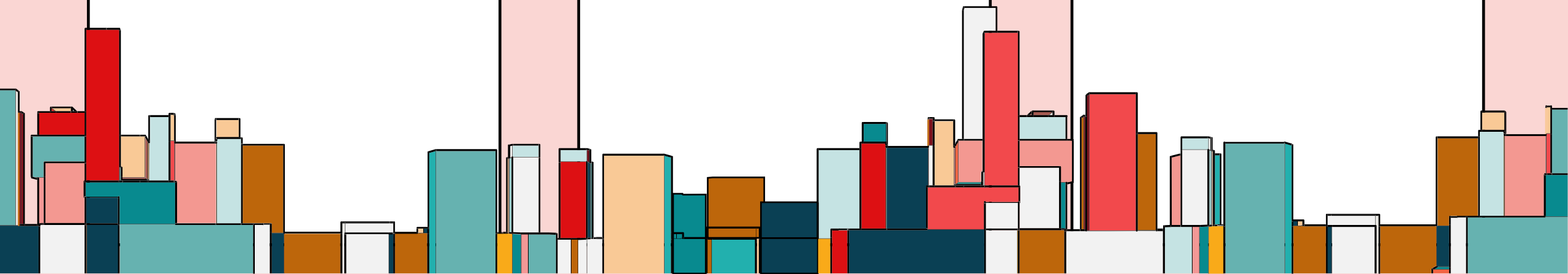
Hillcrest Motel
Idaho Inn/The Empire
(\$895 - \$995)
Mobile Home Parks
(Prices Increasing)

LEASES / RENTALS

UI Student Housing
Almon St.
Alley Developments
(\$800 - \$995)
Requires at least \$32,000 / yr

DEVELOPMENTS

Barley Flats
Trail Road
Mt. View
Others

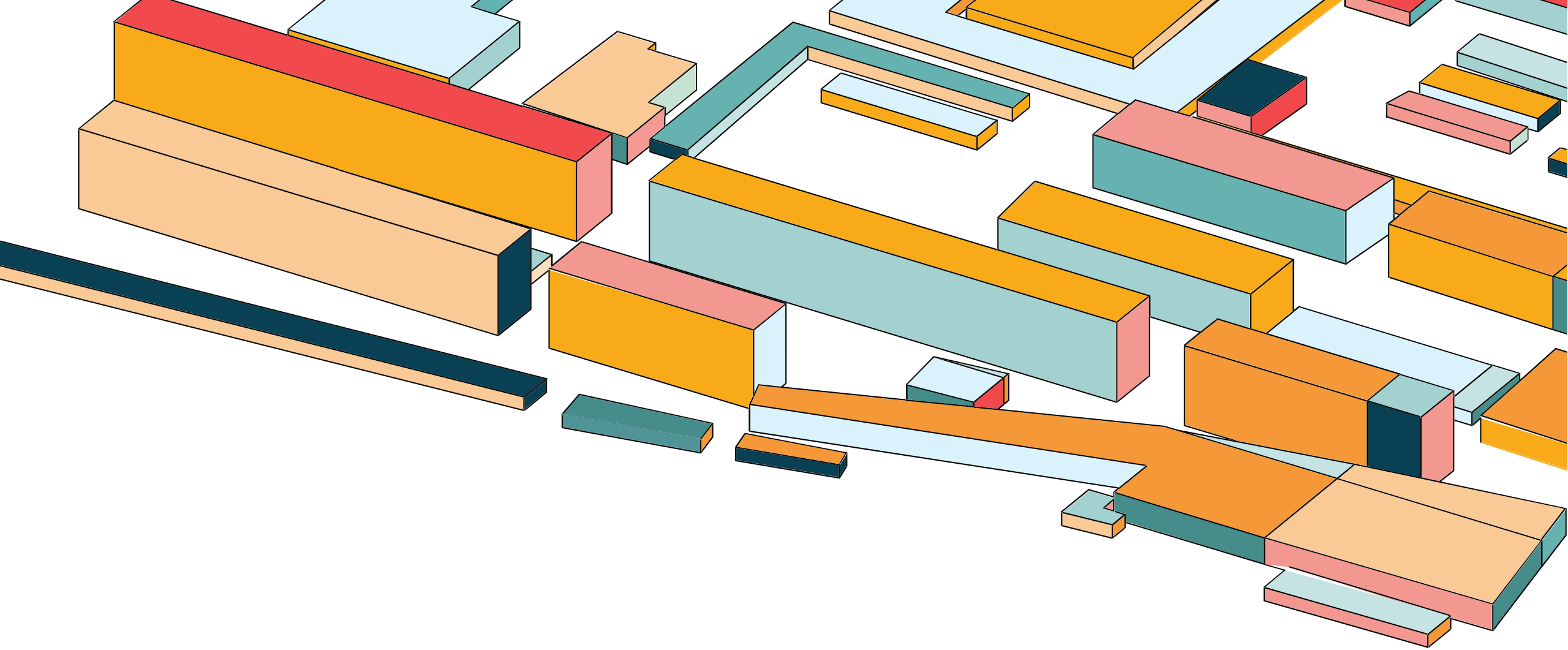


INCOME

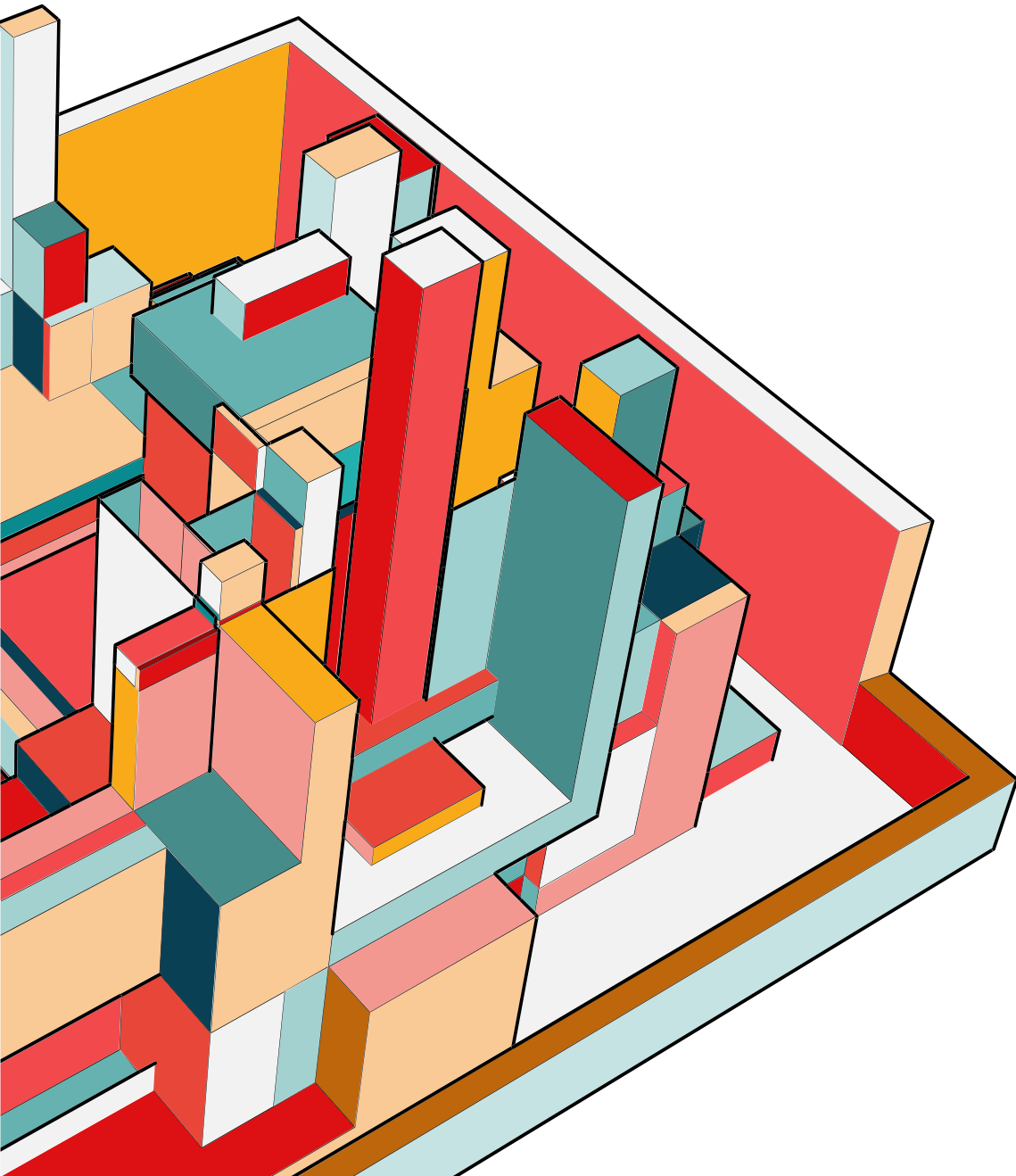
Figure 11: Percent Household Income by Range, CEDA District Counties, Idaho, and US



Source: U.S. Census ACS 2020 5-year S1901



ESTABLISHING A HOUSING AUTHORITY



WHAT IS IT?

Shortage of sanitary or safe dwelling accommodations that are affordable for persons with low income create conditions that cause an increase in the spread of disease and crime, constitute a menace to health, safety, morals, and welfare, and impair economic values.

Providing these dwellings are governmental functions and require public dollars.

POWERS

Independent public body corporate and politic, exercising essential government functions, with all powers necessary or convenient to carry out its purposes:

- Prepare, acquire, lease, operate housing
- Sue, be sued, and enter into contracts
- Lease or rent, dwellings, houses, lands, buildings, structure, facilities
- Invest reserve funds
- Investigate into living and housing conditions
- Issue bonds, receive grants and contributions
- Hear testimony, take proof under oath, administer oaths
- Purchase, invest, or otherwise participate in loan to low-income persons
- Purchase, invest, or otherwise participate in housing developments
- Finance, refinance, construct, reconstruct, rehabilitate, improve, land and buildings

RULES

Required to make available to low-income persons: 30% of any individual building, at least 50% of total units in development, including mobile home parks.

- Creation by resolution of the Board of County Commissioners
- Appoint 5 or 7 Commissioners for 5-year terms
- Commissioners cannot be employees or officers of the County
- Commissioners receive no compensation, except travel expenses, etc.
- May employ secretary, director, experts, etc.
- Can use Prosecuting Attorney's legal services or retain own legal counsel
- Cannot levy or collect taxes
- Cannot provide profit or create a source of revenue
- Must file meeting minutes, annual report, financials with County Clerk

FUNCTION

PHA – A Unique Entity

A public housing authority serves a crucial role in financing housing by primarily focusing on providing affordable housing options to low-income individuals and families. Here's how they do it:

- **Subsidized Housing** - Public housing authorities secure funding from government sources to develop, maintain, and manage affordable housing units.
- **Rent Assistance** - Housing authorities often administer rent assistance programs
- **Community Development** - Public housing authorities may also engage in community development initiatives aimed at revitalizing neighborhoods and providing access to essential services like healthcare, education, and transportation
- **Partnerships** - They often collaborate with other governmental agencies, non-profit organizations, and private developers to leverage resources and expertise in financing housing projects.
- **Policy Advocacy** - Housing authorities advocate for policies and funding mechanisms that support their mission

QUESTIONS

Next Steps and Potential
Challenges

