

## **Overarching Actions:**

### **I. Develop a coordinated housing system**

- A. Priority: Prioritize housing and neighborhoods in the City organizational structure
  - 1. Executive position in City Manager's Office
  - 2. City resource and staff NHSD
- B. Priority: City should take a leadership role in coordinating community-wide housing system with housing and service providers.
  - 1. Build a one-stop housing center, including an online portal

### **II. Increase affordable housing production, rehabilitation, and preservation**

- A. Priority: Stabilize homeownership rate by increasing production, rehabilitation, and preservation of affordable homes.
  - 1. Prioritize city funding/incentives on units affordable to households up to 60% AMI
  - 2. Increase funding for down payment assistance and homebuyer counseling
  - 3. Increase funding or housing rehabilitation programs, including (but not limited to) owner-occupied rehab, Under 1 Roof, minor repair
- B. Priority: Increase production, rehabilitation, and preservation of affordable rental units
  - 1. Funding/incentives on units affordable to households up to 60% AMI with graduated reduction in funding from 61% to 80% AMI
  - 2. Prioritize funding for new rental housing in all communities that are linked with transportation, jobs, and cultural assets
- C. Priority: Create housing opportunities for the most vulnerable residents (including but not limited to homeless, seniors, youth aging out of the foster care system, and people with disabilities)
  - 1. Increase funding for service-enriched housing
- D. Priority: Remove barriers to housing production
  - 1. Undertake an inclusive public process to determine standards and criteria to allow by-right zoning in which at least 50% of units are affordable
  - 2. Exempt affordable housing from SAWS impact fees
  - 3. Revise the UDS to remove regulatory barriers to affordable housing

### **III. Protect and promote neighborhoods**

- A. Priority: Address the impact of rising property taxes on affordability
  - 1. Immediately implement affordable housing tax and appraisal protections such as tax exemptions, preservation districts, and TIFs

B. Priority: Prevent and mitigate displacement

1. Require public agencies to conduct a displacement impact assessment for projects receiving \$15 million or more of public investment, and budget for mitigation
2. Create a fund to mitigate impacts of displacement, including relocation assistance for households with 80% or less than AMI, rapid re-housing, housing navigators
3. Fund proactive outreach and counseling to low- and moderate-income households experiencing housing vulnerability

C. Priority: Reduce housing discrimination and expand opportunity

1. Implement a city-wide public education and outreach campaign about the importance of housing

**IV. Ensure accountability to the public**

A. Redefine the Housing Commission as a public oversight board to guide implementation of the task force's recommendations and engage the public

B. Develop an annual report to track and publicly report results of the full housing system

**V. Increase City investment in housing**

A. Priority: Develop a 10-year financing plan for affordable housing production and preservation

1. Increase General Fund revenue substantially
2. Locate dedicated revenue source(s)
3. Establish financial leverage as a top priority in utilization of public funds, including private, nonprofit, philanthropic, and sweat equity
4. Conduct comprehensive assessment of Housing Trust and provide dedicated revenue
5. Revise City charter to allow bond revenue to be used for affordable housing.