

1. AFFORDABLE HOUSING STRATEGY

Affordable Housing Strategies and Actions at a Glance

STRATEGY A: Help People Stay in Affordable Housing



- A-1. Partner with non-profit organizations and housing agencies to fund the purchase of existing, affordable multi-family housing to preserve it for the long term.
- A-2. Advocate for state legislation to extend property tax exemptions to existing multi-family properties that agree to set aside some apartments as affordable.
- A-3. Promote programs that provide social and physical support to help seniors and disabled people remain in their homes.
- A-4. Increase funding and expand eligibility for the city's home repair and weatherization programs.
- A-5. Promote energy efficiency in design and construction of affordable units to reduce costs for residents.
- A-6. Promote existing utility rate relief, utility tax relief, and property tax relief programs for income-eligible residents.

STRATEGY B: Create a Variety of Housing Choices

- B-1. Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.
- B-2. Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods.
- B-3. Promote design in affordable units that ensures accessibility for all ages and abilities (e.g. "universal design").
- B-4. Consider changes to the down payment assistance program for low-income and first-time homebuyers.

STRATEGY C: Create More Affordable Housing



- C-1. Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing.



- C-2. Develop affordable housing on suitable surplus public lands in proximity to transit hubs.



- C-3. Update existing tax exemption programs for affordable housing to increase participation by developers of new housing.



- C-4. Inclusionary zoning: increase zoning as incentive to provide affordable units in new development.



- C-5. Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city-funded street improvements).

STRATEGY D: Unlock Housing Supply by Making it Easier to Build

- D-1. Revise codes to reduce costs and process time for building multi-family housing.
- D-2. Advocate for amendments to state condominium statutes to rekindle interest in condominium development.
- D-3. Change the city's approach to density calculation in multi-family zones to allow more flexibility in unit size and type.

STRATEGY E: Prioritize State, County, and Local Funding for Affordable Housing



- E-1. Tap additional local sources to dedicate more funding to affordable housing (e.g. reallocation of general fund and/or REET, increase of property tax and/or business & occupation tax, bonds)
- E-2. Pursue funding partnerships with employers, financial institutions, foundations, and others.
- E-3. Advocate for legislative actions that expand state and local funding tools.