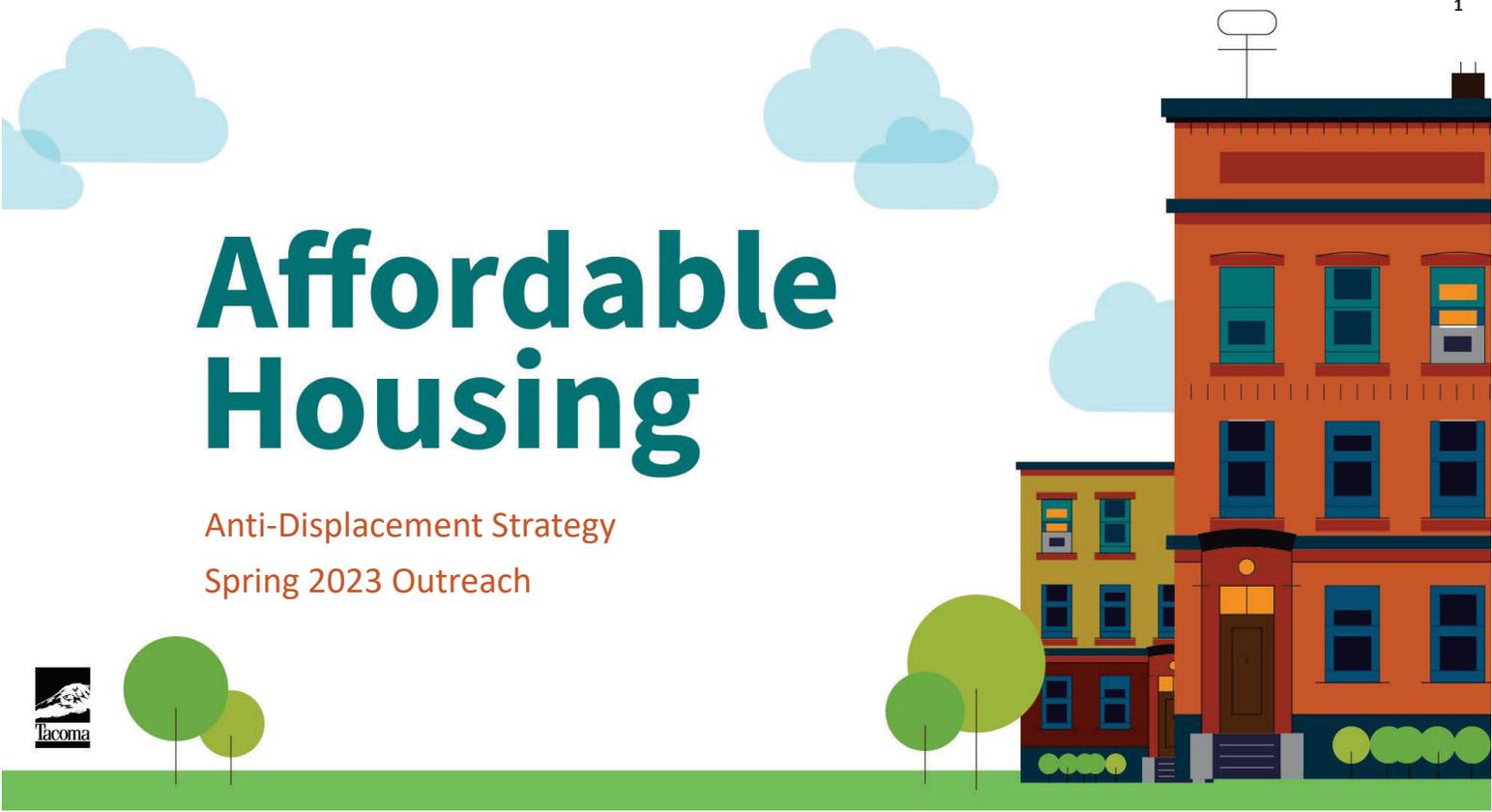


# Affordable Housing

Anti-Displacement Strategy  
Spring 2023 Outreach



## Agenda

What is the Anti-Displacement Strategy?

ADS Actions

Evaluation Processes, Community Outreach, Remaining Work

Request for Feedback

Next Steps



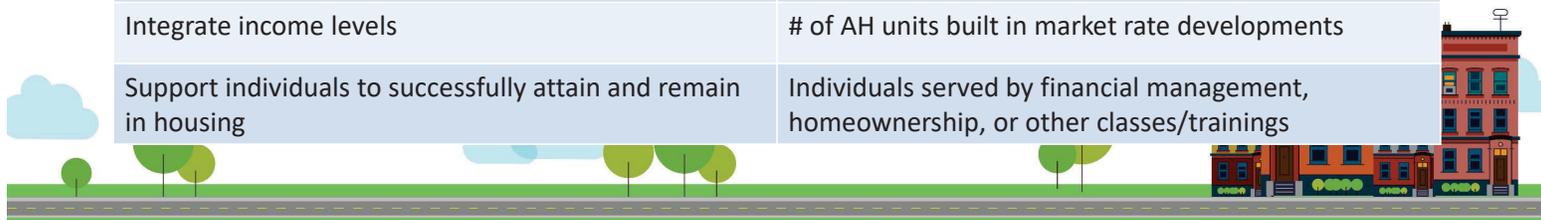
# What is the Anti-Displacement Strategy

- Guide for Policy development for the coming years, not a spending plan. Very similar to the original AHAS.
- Structure:
  - Mission, Vision, Values, and Guiding Principles
  - The Need
  - Indicators of displacement risk: Race and Geography
  - Anti-Displacement vs. Affordable Housing polices
  - ADS Actions divided by four AHAS objectives
  - Evaluations of Actions



## Guiding Principles and Metrics

Guiding Principle	Metric
Increase and maintain homeownership opportunities	Number of ownership units created (DPA, construction) or preserved (foreclosure assistance, home repair, mortgage assistance)
Focus on high displacement neighborhoods	Total \$\$ invested in designated high-displacement neighborhoods
Increase support for lowest income levels	Number of units created/preserved at or below 50% AMI
Spread affordable housing across all neighborhoods	Number of AH units created or preserved by Council District
Increase number of larger units	Number of 3+ bedroom AH units created or preserved
Integrate income levels	# of AH units built in market rate developments
Support individuals to successfully attain and remain in housing	Individuals served by financial management, homeownership, or other classes/trainings



## Objective 1: Create More Homes for More People

### Existing programs that could be expanded

- Affordability Incentives
- Expand Inclusionary Zoning
- Financial Support for adding a Second Unit
- Short-Term Rental Regulations

### Currently Under Development

- Down payment Assistance Program

### New Policy Options

- Land Banking



## Objective 2: Keep Housing Affordable and in Good Repair

### Existing programs that could be expanded

- Single Family Home Repair – for low-income homeowners

### New Policy Options

- Support for a Community Land Trust
- Preservation Ordinance – Notice of Intent to Sell + Right of First Refusal + Preservation Fund
- Proactive Rental Inspections
- Financial Support for Landlords



## Objective 3: Help People Stay in Their Homes and Communities

### Existing programs that could be expanded:

- Rental Assistance – through County
- Housing Assistance – Support for nonprofits
- Utility Assistance – Through TPU
- Tenant Relocation – When someone already has to leave their residency
- Foreclosure and Mortgage Assistance – up to four months of payments and \$6000
- Rental Housing Code



## Objective 4: Reduce Barriers for Those Who Often Experience Them

### New Policy Options

- Community Prioritization
- Housing and Land Reparations



# Evaluation Processes

- Which ADS actions could apply to which Guiding Principles – long term will help guide action implementation to achieve chosen goals
- Impact vs. Effort comparison to identify “low hanging fruit” actions

*Please note that this work is currently in process and is not ready for committee review. We are seeking feedback on how this will be useful for Council.*



# Community Outreach

- Hilltop Action Coalition
- AHAS Technical Advisory Group (TAG) + TAG in depth review with volunteer members
- Coalition to End Homelessness



## Remaining Work

- Complete evaluations of ADS actions
- Finalize draft writing
- Community outreach appendix
- Cultural Displacement FYI section
- High risk indicators or displacement



## Request for Feedback

- Evaluation process to compare the anti-displacement actions outlined in the strategy – *do these meet your needs to act?*
- The metrics selected to measure the anti-displacement Guiding – *do these reflect Principles that will guide us?*
- Community outreach efforts – *are there specific additional groups?*
- The remaining work yet to be completed – *anything else you want to see?*
- General comments on the anti-displacement actions
- Anything else?



# Next Steps

- Complete draft ADS document
- Return to CVS for recommendation to move to full Council
- Study Session
- Formal Council adoption
- The work begins!!!



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