

2021 Work Planning for Housing Strategies

December 21, 2020

Community Development Committee



Today

○ Housing Goal & Work Planning

○ Status Update on Housing Strategies

○ Prioritization Discussion

Work Planning Process



- Today: Feedback from Committee Members on Housing Strategies
- January: Further discussion of Committee work plan
- Late Jan./Early Feb.: Finalize work plan

Housing Goal: Become a region with a broader housing spectrum where all people can thrive.

Regional Planning Objectives

- Assume a leadership role developing a toolkit to help regional stakeholders eliminate unsheltered homelessness.
- Support more local governments in making measurable progress toward meeting affordable housing need as established in their comprehensive plans.

Investment and Operations Objectives

- Increase Council-supported affordable housing (at incomes of 60% AMI or lower,) production, and preservation by 40%, targeting higher production when increased funds are available.
- Increase the rate of homeownership for people of color and indigenous people across the region.

Housing Strategies

Regular Work: This is work that staff already incorporate or do as part of their regular work

Annual Budget: Part of a budget decision that you as the policymakers are responsible for

Special Project / Initiative: This item is a new initiative or special project that requires staff capacity/direction to support

Today's discussion will focus on the **Special Project / Initiative** strategies for a discussion on prioritization

Status Update on Annual Budget Strategies

Strategy	Status	Details
<p>Create and contribute to a new collaborative fund to support smaller, low-barrier supportive housing options for people experiencing homelessness throughout the region.</p>	<p>Underway</p>	<p>The Council dedicated \$1M toward this fund, but regional partners completed their efforts before our funds were available. The Council as redirected these funds to LHIA to support projects that meet these same purposes.</p>
<p>Continue to add general fund dollars to the Local Housing Incentives Account (LHIA) each year, with funding prioritized toward housing affordable to households earning 30% of AMI or less.</p>	<p>Underway</p>	<p>Council increased funding to LHIA for 2020 to \$4.5 M - typical year is \$1.5 M. Awards will be made in Jan. 2021.</p>

Status Update on Regular Work Strategies

Strategy	Status	Details
<p>Incorporate more nuanced analysis into Council actions and technical assistance to best balance the differing priorities of supporting more housing choice in high-income areas and improving livability outcomes in lower-income areas.</p>	<p>Underway</p>	<p>This is a subject on discussion with various groups internal and external.</p>
<p>Share expanded housing technical assistance (such as toolkits, model ordinances, etc.) and participate or convene workshops to share housing strategies, tools, and resources to support local governments.</p>	<p>Ongoing</p>	
<p>Participate in, or convene when necessary, helpful workshops or tables to share housing strategies, tools, and resources among local governments.</p>	<p>Ongoing</p>	
<p>Maintain and improve data infrastructure to advance knowledge and awareness of the region's housing stock and demographic characteristics.</p>	<p>Ongoing</p>	<p>This is a regular part of our annual work plan. Staff are exploring the next iteration of this work, tied to regional policy, to launch in 2021.</p>

Status Update on Special Projects/Initiatives

- **Complete** Review Livable Communities Act (LCA) programs to ensure alignment with the key objectives above.
- **Underway**
 1. Explore the use of, or repurpose, other revenue streams to contribute to affordable housing preservation and production.
 2. Conduct a research project to measure residential preferences of Housing Choice Voucher holders in the region.
 3. Apply for new funding opportunities as they come available through federal or other partners to expand the number of households assisted with rent assistance.
 4. Develop in-place strategies in high poverty areas to assist with resident and child success, such as Homework Starts with Home program - a partnership with school districts in high poverty areas, to provide rent assistance and supports for students.

Prioritize Remaining Special Projects/Initiatives

- **Not Started**

1. Explore a first-time home-buyers program through the Housing Choice Voucher program.
2. Explore a housing choice indicator tool to provide more specific recommendations about housing needs in specific communities in the region.
3. Build regional capacity and technical assistance to support the expansion of housing opportunities for people with disabilities.
4. Explore the Council's ability to use Council-owned land to support affordable housing development.
5. Explore employer-provided housing benefits for employees.

Thank you!

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