

Mayor's Housing Policy Task Force Individual Recommendations

1. Developing and preserving housing for stable, equitable and resilient neighborhoods:

- Develop affordable rental and owner-occupied housing through investments;
- Preserve affordable rental and owner-occupied housing;
- Improve education and advocacy for renters and homeowners;
- Address adverse impact of redevelopment and growth on existing neighborhoods and affordability;
- Align with government-mandated fair housing obligations by increasing housing choices, decreasing segregation, preventing displacement, and creating diverse neighborhoods of opportunity

2. Removing barriers to housing affordability and supply

- Create partnerships with residential developers through City incentives through tax abatements and fee waivers;
- Encourage financing for a variety of affordable housing types;
- Improve access to publicly-owned land and/or property for affordable housing development;
- Reduce uncertainty and risk to developers of affordable housing;
- Support preservation of affordability and physical viability of existing affordable housing;
- Strengthen readiness, capacity and quality of labor force and small business sector necessary to expand housing production and preservation.

3. Create a transparent, coordinated housing system

- Require any development project benefiting from public incentives to include affordable housing options and to hold recipients accountable for results;
- Improve the residential planning process to better align the goals of residents, developers, and the City;
- Create, support and sustain a regional framework for a coordinated housing system by formalizing a working group of interagency and community housing partners to hold all involved parties accountable;
- Create an online portal and physical location(s) for a one-stop center that provides access and information to all housing service providers and potential users.

4. Housing for all, including special populations

- Recognize and quantify the number of local special populations, such as formerly homeless, elderly, disabled, veterans, and LGBTQ, and their housing needs and gaps;
- Provide accountability and oversight;
- Commit sufficient resources to close the identified housing gaps, with at least 30 percent of new dollars committed to affordable housing should be targeted to special needs populations;
- Integrate special needs populations
- Remove barriers specific to the creation of Service-Enriched Housing Community/Permanent Supportive Housing

a. Identify new housing funds and finance mechanisms for housing affordability and supply

- Secure new sources of funding for home ownership and rental single-family and multi-family affordable housing developments, including construction, preservation, and rehabilitation along with appropriate levels of staffing;
- Establish for a period of at least 10 years a dedicated City or pass-through source of affordable housing funding from existing sources, so long as the amounts are based on annual housing needs data and projections;
- Diversify and leverage existing local, state, and federal funding sources, and continue to advocate for increased levels of affordable housing investment from government sources while minimizing dependence on them.
- Determine whether existing reserve fund policies deliver the highest cost-benefit ratio and whether existing reserve funds could be invested in affordable housing;

- Collaborate with private sector partners to reduce risk and attract new investment in the affordable housing sector on the supply and demand sides; include efforts to help families build assets and improve their financial capacity;
- Create a new framework for the distribution of City housing funds based on data showing which income groups have the greatest need; incorporate Housing Commission consumer lending and financing recommendations as well as SA Tomorrow planning efforts to recognize a variety of housing types, project sizes and geographic locations.