

## Attachment 2

### 2017 Fair Housing Plan

#### HUD Consolidated Plan

Fair Housing Goals	
Primary theme of goals: Maintain high opportunity environment the city currently offers; increase affordable housing for families.	
Name of Goal	Objective
Goal No. 1. Add more City supported housing with affordability restrictions to the market.	1) Bay Meadows Project-68 units 30-50% AMI 2) Select developer to provide a range of affordable housing units as part of mixed use/income project on City owned Downtown former RDA sites.
Goal No.2. Attempt to distribute affordable housing units throughout the City and encourage mixed income developments.	Require all new housing projects in excess of 11 units provide affordable inclusionary units scattered within project.
Goal 3. Ensure affirmative marketing of City assisted affordable housing is targeted to all segments of the community.	Develop Marketing Plan with developers of affordable housing projects during final phase of construction. Focus outreach to those least likely to apply based on racial make-up of neighborhood. Include Spanish marketing materials and ensure bilingual interpretation services are available.
Goal No. 4. Prioritize acquisition and new construction of housing that accommodates families (larger units) when possible.	1) Bay Meadows Project-requires 25% 3 BR units (17 units ) 2)Review City Council Resolution to establish Community Priority for large bedroom units ,which allows developer to provide fewer BMR units in exchange for units with more bedrooms.
Goal 5. Fund minor home repairs and accessibility improvements for low- and moderate-income homeowners. Allow accessibility improvements on rental properties with owner permission.	Annual Goal: 10 Accessible units and 32 Minor Home Repair units.
Goal 6. Adopt additional development review practices that facilitate housing creation including streamlining reviews.	Draft guidelines for concurrent Planning Plan Check and Building Permit Check process to speed up approval process to begin construction.
Goal 7. (regional) Support and engage in efforts to education community stakeholders and residents about housing gaps and the effects of programs and policies on addressing those gaps.	1)Continue Community engagement process for Downtown Specific Plan Update. 2) Develop Community Engagement process for General Plan update. 3) Participate in Countywide Home For All "Learning Network" to share best practices
Goal 8 (regional). Strengthen utilization of Section 8 program. Explore a multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to remain in the HCV program and those willing to offer naturally occurring affordable rental housing	1) Collaborate with County Housing Authority staff to review current practices and potential options. Complete analysis and determine program feasibility. 2) Explore Section 8 nondiscrimination policy.

Goal 9. Assist with the retention of special needs housing that is at risk of expiring affordability requirements.	Outreach and negotiate with Mateo Lodge for affordability extensions for Humboldt House (9 units),
Goal 10. (regional) Continue funding and support for outreach services for homeowners and renters at risk of being displaced and/or facing fair housing challenges.	Annual Fair Housing Activity Goals: Investigate 23 cases, Provide R & I 45 individuals, Public Education/ Outreach 100 individuals. Annual legal assistance to renters: 125 individuals
Goal 11. Continue implementation of City Reasonable Accommodation Policy to allow for relaxation of City zoning codes on residential properties used by persons with disabilities.	Review requests for Reasonable Accommodations as they are submitted.
Goal 12. (regional) Encourage development of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to increase lower cost housing in the community.	Collaborate with other countywide jurisdictions. Complete analysis and determine feasibility.
Goal 13. Minimize tenant displacement. Explore programs to preserve properties with under market rents at risk of redevelopment and rent increases.	Evaluate gaps in current rental data and determine approach to collect that data.