


Housing Implementation Pipeline
Council Work Session: October 13, 2021



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Separate projects & programs

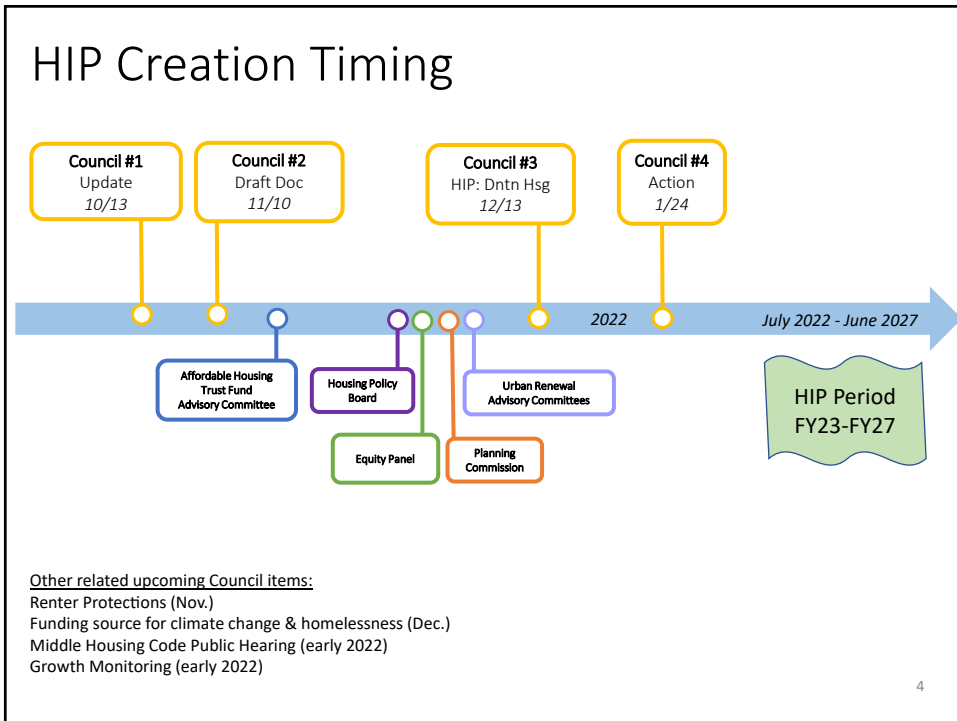
Coordinated systems approach

COE Housing Efforts

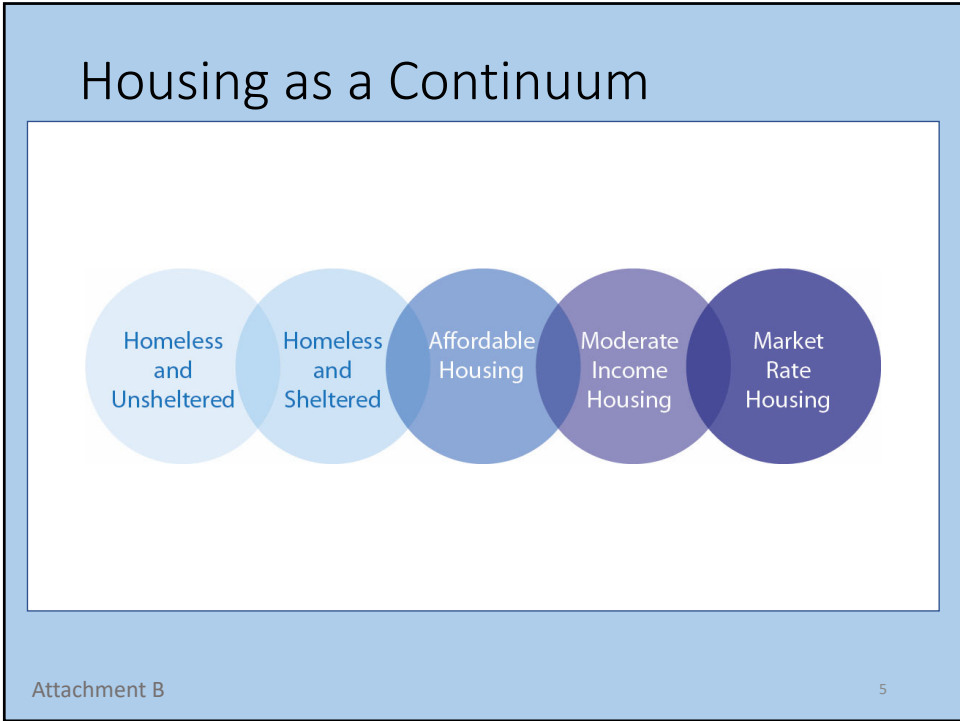
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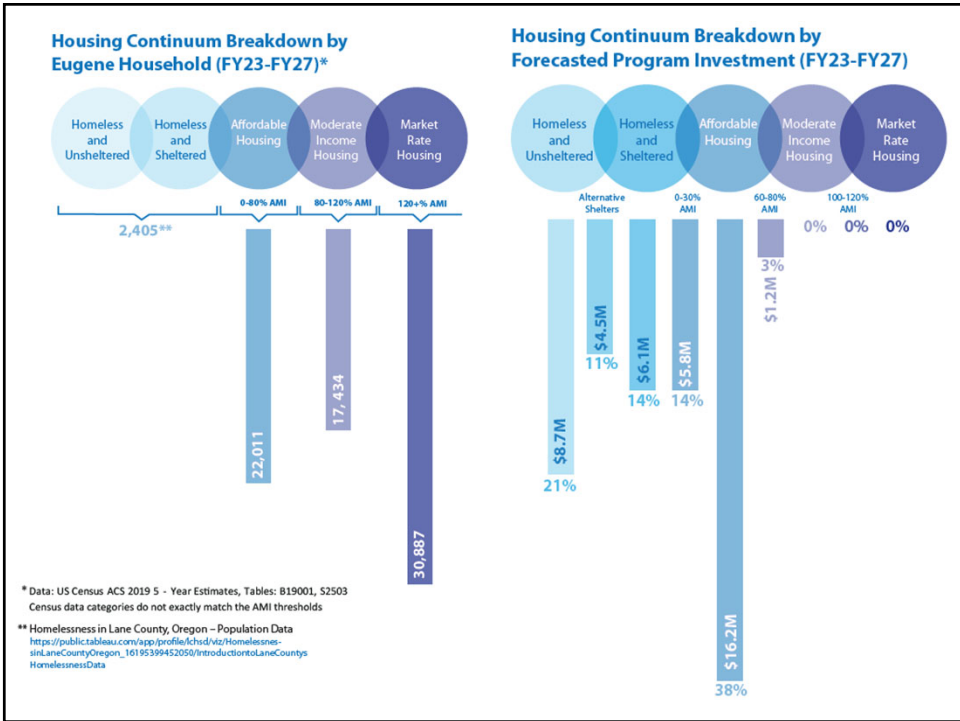
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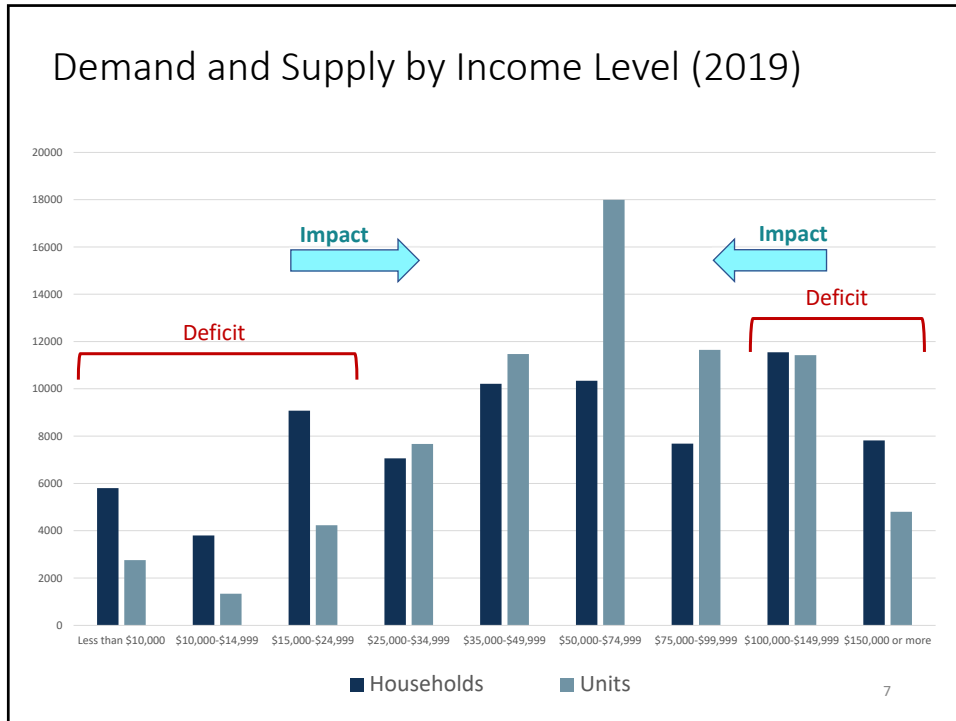
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Exploring elements of the HIP

- Goals for the HIP (Attachment F)
- Forecasted City supported housing & shelter pipeline (Attachment C)
- Potential additional investment opportunities (Attachment G)
- Timeline for potential housing policies/programs exploration (Attachment E)

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HIP Goals: Homelessness/Shelter

| Immediate Action: 2-Year Goals | Sustained Impact: 5-Year Goals |
|--|---|
| <p>Increase stability and safety with temporary shelter and supportive services:</p> <ul style="list-style-type: none"> • 250 new Safe Sleep Site spaces. • 75 low-barrier shelter beds in a new permanent facility. • Increase stability of unhoused individuals. • Increase provider capacity. <p>Increase safety and stability by enhancing support services.</p> <ul style="list-style-type: none"> • Develop and deploy street outreach. • Develop and implement a fully coordinated response protocol. | <p>Participate in a regional initiative to create an integrated system of homeless supportive services:</p> <ul style="list-style-type: none"> • Services are accessible across spectrum of needs. • High-functioning coordinated entry system. <p>Cultivate new partnerships to prevent individuals from entering into homelessness.</p> <ul style="list-style-type: none"> • Housing development • Health care access • Addiction/mental health services • One-time diversion efforts • Workforce development/job training • Federal and state advocacy |

Attachment F 9

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HIP Goals: Income Qualified Housing

| Immediate Action: 2-Year Goals | Sustained Impact: 5-Year Goals |
|--|--|
| <ol style="list-style-type: none"> Support Affordable Housing developers <ul style="list-style-type: none"> • Preservation: 95 existing units • Development: invest in 310 new units Increase the Permanent Supporting Housing (PSH) units <ul style="list-style-type: none"> • PSH: invest in 50 new units Support Affordable Homeownership <ul style="list-style-type: none"> • Preservation: 60 existing units • Development: invest in 60 new units <i>Potential goal if Council chooses to pursue the investment opportunity: "City Fee Assistance for Affordable Housing." (Attachment G)</i> | <ol style="list-style-type: none"> Increase Affordable Housing (0-80% AMI) <ul style="list-style-type: none"> • Preservation: 325 units • Development: invest in 835 units Increase PSH: 263 units (included in amount above) Support moderate-income housing (60 – 100% AMI) <ul style="list-style-type: none"> • Target: 175 units (or more downtown) Contribute land to the creation of additional units <ul style="list-style-type: none"> • Two landbank sites • Redevelop existing City-owned site(s) <ol style="list-style-type: none"> 1. 13th and Chambers 2. 33rd and Hilyard 3. Downtown Riverfront (lot 2) Innovate Fair Housing opportunities that specifically support protected classes |

Attachment F 10

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HIP Goals: Overall Housing Supply

Sustained Impact: 5-Year Goals

1. Issue permits for the construction of 6,000 housing units
2. Draft an Anti-Displacement Plan
3. Incorporate Housing Equity Lens tools and strategies in each policy and program area
4. Increase the amount of housing downtown by 50%; an increase of over 1,000 units

Attachment F 11

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Forecasted City Supported Housing & Shelter Pipeline

| Housing Continuum Bubble | Actuals FY17-21 | Est. FY22 | HIP Period FY23-27 | | | Forecasted Tools | |
|---|-------------------------------------|------------|--|------------|--------------|---|--|
| | | | Estimated units from forecasted existing sources | | | | |
| | | | Presumed | Contingent | Total | | |
| Shelter | 213 | 250 | - | 325 | 325 | Federal/State \$, City \$ & Land, County \$ | |
| Income Qualified | Permanent Supportive Housing | 66 | 15 | - | 210 | 210 | Federal/State \$, City \$ & Land, County \$ & Land |
| | Affordable Housing (a) | 744 | 98 | 505 | 480 | 985 | Federal/State \$, City \$ & Land, Agency \$ & Land |
| | Mixed Income | - | - | 230 | - | 230 | City \$ & Land, Agency \$ & Land |
| Market Rate (b) | 177 | - | 550 | - | 550 | Agency Land at fair market value, MUPTE | |
| Total Beds & Units Supported by the City | 1,200 | 363 | 1,285 | 1,015 | 2,300 | | |

(a) Includes forecasted construction of 125 homeownership units during the HIP period
 (b) All of the market rate units are downtown

Attachment C 12

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Potential Additional Investment Opportunities

1

Potential City Fee Assistance for Affordable Housing Projects

2

Potential Investment to Increase Downtown Housing Units

Attachment G

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Potential Policy & Program Exploration Timeline

Timeline shows work related to housing that may need council attention over the next 5 years and if additional resources are needed to explore them



State Mandates

Examples: HB 2001 adoption, Housing Capacity Analysis (HB 2003)



City Initiatives

Examples: Anti-Displacement Plan, CAP 2.0 Implementation



Attachment E

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