

GOAL 1: HOUSING PRODUCTION & PRESERVATION



A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objectives & Policy Summaries

Objective 1.1

Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policies encourage:

- Affordable home ownership opportunities
- Affordable rental housing
- Opportunities for residential development, particularly near transit and jobs centers
- Financial resources for affordable housing construction
- Innovative models that reduce construction costs

Objective 1.2

Preserve quality rental and ownership housing for households of all income levels and special needs.

Policies encourage:

- Maintenance of existing housing in decent, safe and healthy condition
- No net loss of affordable housing
- Rehabilitation and/or replacement of substandard housing
- Financial resources for the long-term affordability of publicly assisted housing
- Incentives that extend affordability to existing market rate units
- Incentives for preservation of historic residential structures
- Preservation of existing affordable housing near transit

Objective 1.3

Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Policies encourage:

- Monitoring and reporting on housing production and preservation
- Production of data necessary for the City's planning purposes, particularly with regard to special needs populations
- Plans for post-disaster reconstruction of housing
- Sufficient land use and density to accommodate an adequate supply of housing to meet projected needs

Objective 1.4

Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policies encourage:

- Streamlining land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing
- Streamlining affordable housing funding processes

GOAL 2: SAFE, LIVABLE, & SUSTAINABLE NEIGHBORHOODS



A city in which housing helps to create safe, livable and sustainable neighborhoods.

Objectives & Policy Summaries

Objective 2.1

Promote safety and health within neighborhoods.

Policies encourage:

- Development standards and practices that reduce the likelihood of crime
- Development standards and other measures that promote positive health outcomes

Objective 2.2

Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Policies encourage:

- Integration of housing with other compatible land uses
- New multi-family housing near transit and jobs centers
- A citywide jobs/housing balance
- Outreach and education regarding the benefits of mixed-use and mixed-income communities
- Sufficient services and amenities to support the planned population

Objective 2.3

Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policies encourage:

- Streamlined entitlement, environmental, and permitting processes for sustainable buildings
- Reduction of water and energy consumption
- Reduction of waste outreach
- Education regarding sustainable buildings

Objective 2.4

Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the city.

Policies encourage:

- Preservation of neighborhood character in balance with facilitating new development
- Design standards that promote quality residential development
- Sustainable design standards and access to open space, parks and green spaces

Objective 2.5

Promote a more equitable distribution of affordable housing opportunities throughout the city.

Policies encourage:

- Including affordable housing in residential development, particularly near transit and jobs centers
- Development of new affordable housing units citywide and within each Community Plan area



GOAL 3: HOUSING OPPORTUNITIES FOR ALL WITHOUT DISCRIMINATION

A City where there are housing opportunities for all without discrimination.



Objective 3.1

Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, family status, age, disability (including HIV/AIDS), and student status.

Policies encourage:

- Equal opportunity practices in the construction, provision, sale and rental of housing
- Responsible mortgage lending that meets community credit needs and the Community Reinvestment Act (CRA)

Objective 3.2

Promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

Policies encourage:

- Outreach and education for homebuyers and renters regarding rights, financing options, rental subsidies available and protections
- Outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements
- Reporting on discrimination in the sale and rental of housing

GOAL 4: PREVENTING & ENDING HOMELESSNESS

A City committed to preventing and ending homelessness.



Objectives & Policy Summaries

Objective 4.1

Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Policies encourage:

- An adequate supply of emergency and temporary housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities
- Rapid re-housing of all people who become homeless
- Permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness
- Prioritization of services and permanent supportive housing for the most vulnerable chronically homeless individuals, including coordination of service provision and efficient access to information
- Planning for emergency housing needs in the case of natural or man-made disasters
- Reduction of zoning and other regulatory barriers to the placement and operation of housing and supportive services for the homeless and special needs populations throughout the City

Objective 4.2

Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and communities in which facilities and services should be located.

Policies encourage:

- Outreach targeted to the chronically homeless to inform them of their rights and opportunities for permanent housing and services
- Outreach and education to communities about special needs populations and effective approaches to meeting their housing needs
- Supporting the capacity of the development community to locate, construct, and manage housing for people experiencing homelessness
- Targeted outreach and permanent supportive housing resources to the chronically homeless
- A planning process that includes homeless persons, formerly homeless persons and providers of housing and services for the homeless