

**Affordable Housing Action Plan (City Council Approved September 20, 2016)**

Priority	Action Plan Step
High	<b>FY18 Budget Process: Provide a line item for affordable housing</b> Goal of \$500,000 based on budget conditions
High	<b>Process for distributing dollars from the Affordable Housing Fund</b> <ul style="list-style-type: none"> <li>• 50% to the Johnson County Housing Trust Fund (Location must comply with the Affordable Housing Location Model, amended annually, and must be in Iowa City)</li> <li>• 25% held in reserve for land banking</li> <li>• Maximum of 5% for emergent situations determined by the City Council (if funds not used by end of the fiscal year, the funds reserved for land banking)</li> <li>• 20% directed through the Housing and Community Development Commission (HCDC) for Low Income Housing Tax Credit (LIHTC) support or supplemental aid through the CDBG/HOME housing application processes</li> </ul>
High	<b>Strategically seek LIHTC projects through an RFP process overseen by HCDC</b>
High	<b>Create a committee of staff, developers and other interested stakeholders to determine the viability and potential parameters of a tax abatement program that would support affordable housing</b> <ul style="list-style-type: none"> <li>• Create an education program to promote the benefits of subsidized housing projects to landlords/developers</li> </ul>
High	<b>Exempt the Riverfront Crossings from the <i>Affordable Housing Location model and consider modifications to reduce size of restricted areas and/or account for neighborhood densities (consider UniverCity Impacted and Downtown neighborhoods for exclusion as well)</i></b> <ul style="list-style-type: none"> <li>• Consider adoption of a new neighborhood based (not address based) model to allow and encourage city-assisted development in more locations throughout the City, including redevelopment of existing affordable housing</li> </ul>
High	<b>Tenant Displacement</b> <ul style="list-style-type: none"> <li>• Council approval of major site plans when 12 or more households will be displaced and there is no accompanying rezoning. § Such applications would require a transition plan to better inform residents and the general public (requires a comprehensive plan and a site plan ordinance amendment)</li> <li>• Mailings to current residents could be required upon application and a good neighbor meeting would be encouraged.</li> </ul>
High	<b>Rent abatement for emergency orders when vacation of property is not necessary (<i>use simpler language for ease of understanding</i>)</b> <ul style="list-style-type: none"> <li>• Increase education about housing code violations and how to report</li> </ul>
<b>Remaining Items:</b>	
Ongoing	<b>Continue to fund existing local programs including GRIP and UniverCity</b>

DONE	<b>Adopt an Inclusionary Zoning code amendment for the Riverfront Crossings District</b>
DONE	<b>Adopt code amendments that enable the FUSE Housing First use in the community</b>
	<b>Hold the \$1,500,000 million in housing authority funds for an opportunity to leverage significant private investment and/or to develop/acquire low income replacement housing</b>
Remaining	<b>Consider an annexation policy that provides for affordable housing contributions</b>
Remaining	<b>Consider use of TIF on a case by case basis to support residential development and/or annexation through the provision of public infrastructure and capture the required LMI set-aside for use throughout the community (Ex: McCollister and Foster Road)</b>
Remaining	<b>Consider regulatory changes to City Code:</b>
	<ul style="list-style-type: none"> <li>• Waive parking requirements for affordable housing units: RFC (done), downtown pending parking study.</li> </ul>
	<ul style="list-style-type: none"> <li>• Review possible changes to the multi-family design standards for all units in an effort to reduce cost and expedite approvals</li> </ul>
	<ul style="list-style-type: none"> <li>• Eliminate minimum size requirements for PUDs</li> </ul>
	<ul style="list-style-type: none"> <li>• Increase allowable bedrooms from 3 to 4 outside the University Impact Area (keep occupancy at 3 unrelated)</li> </ul>
	<ul style="list-style-type: none"> <li>• Permit more building types by right as opposed to requiring a PUD process (density, multiplex units, cottage clusters, etc.)</li> </ul>
Remaining	<b>Pursue a form-based code for the Alexander Elementary neighborhood and the northside</b>