

COMMENTS REGARDING HOUSING FUNDING UNDER SB 1001 AND HB 1004

SB 1001

- Incentives to remove exclusionary zoning ordinances and practices should be eligible for matching grants
- Inclusionary zoning requirements or incentives should also be eligible
- Actions taken to increase density by more than the minimum of 8 units/acre should receive additional weighting in evaluations of grant priority
- Creation of overlay zones that encourage affordable (deed-restricted) housing at higher densities should be eligible.
- Actions taken to affirmatively further Fair Housing in conjunction with increasing housing density should be prioritized for funding.
- Purchase, donation or conversion of properties (vacant or not) for use as a land trust for development of affordable housing at densities of 8 units/acre or more should be eligible.
- Ordinances creating mixed-use, mixed income zones with higher densities and inclusion of subsidized, deed-restricted affordable units should be eligible.

HB 1004

- Priority for funding should be given to projects that target housing for households at 30% or less of AMI and at 50% or less of AMI.
- Affordable housing and projects addressing homelessness should be given overall priority for funding over water and sewer projects, unless those water/sewer projects have a direct connection to affordable housing/homelessness.
- Priority should be given to projects that leverage multiple matching sources (other state, local, federal, and private financial participation).
- Priority should be given for affordable housing projects that are in high-opportunity areas that provide greater opportunity for upward mobility for eligible lower income households.
- Projects or programs that acquire and “buy down” existing market-rate units for preservation as long-term affordable units at less than 50% AMI should be eligible for grants.
- Projects that purchase existing hotel/motel or other commercial properties for conversion to housing for currently or recently homeless persons should be prioritized.
- Affordable housing projects that include tenant-based housing vouchers should receive additional weighting in evaluations for funding.