

SUMMARY

The Fair Share Housing Plan

The Fair Share Task Force was appointed by the Mayor and charged with the responsibility of developing a assisted housing fair share allocation plan. The plan has been created as part of the City's Community Development program which includes a plan and policies for providing assisted housing for those in need. Based on the City's adopted Housing Assistance Plan (HAP), the recommended plan distributes 913 units of family housing to 18 sub-divisions or "clusters" of the City. Allocations for each cluster range from 0 - 79 units, depending on the number of assisted family units currently in the cluster.

1. The Distribution Plan:

Following an analysis of areas of the City in terms of equal share, suitability, and capacity, especially of such factors as current share, growth potential, median income, owner/renter ratio and school capacity, a method of distribution was accepted that accounts for two factors: Equal Share and Current Share of assisted family housing.

Nine-hundred and thirteen units are being distributed. This includes the production goal of 569 units from the 1979-82 HAP and 344 units carried over from the previous HAP (1976-1979). The units are allocated to 18 "clusters" which are combinations of City plan districts.

The allocations and the method by which they were derived is provided in the attached Table IV. The location of the clusters with the number of units allocated to each cluster are shown on Figure VIII.

2. Policies of the Fair Share Distribution Plan

- a. All programs to provide more affordable housing for low-moderate income families should be carried out in conformance with the Fair Share Plan.
- b. The allocations are based on the Housing Assistance Plan and should be updated when the HAP is updated to reflect production and revised assessment of housing need.
- c. Allocations should be considered as guidelines and as minimum achievements.
- d. The Task Force recognizes that not all clusters are the same, and that each presents different opportunities for housing development. For example, in built up clusters, rehabilitation, re-use and rental assistance to families maybe more appropriate. (See Figure A "Ways To Achieve Fair Share Allocations").
- e. The Community Development Authority should be authorized to monitor and report annually on the progress made in developing assisted housing. If necessary, specific problems and opportunities for improvement should be identified.