

Affordable housing recommendations

- Encourage development of SROs and pay-to-stay short term housing
- Get land bank operational and prioritize permanent affordability
- Linkage Fees and Affordable Housing Impact Fees for new commercial and luxury housing developments to add to Affordable Housing Fund
- Support non-profit capacity building for development & acquisition
- Funding for a homeless services position
- Preserve LIHTC/ Section 42 properties with expiring affordability
 - Also check for compliance with maintenance and management standards if received funds through city
- Anti-displacement overlay zones in gentrifying neighborhoods
 - LA and Austin: favor dev that creates neighborhood stabilization for communities of color and low-income households.

Tenant resources recommendations

1. **Increase local access to legal help for tenants**
2. **Give tenants information about landlords to make informed choice**

Increase local access to legal help for tenants

- Full "right to counsel" may need state-level change *but*
- At local level: support and expand access to legal aid for tenants
 - Budget line for legal representation in CDA housing and change of CDA policy to require it
 - Budget line for judges/ court system to appoint lawyers for eviction cases generally. Then tenants could file to appoint a publicly-funded lawyer.
 - Funding for pre-eviction legal counsel before eviction is filed
 - Even if case dismissed, on record for 2 years
 - Increase funding for housing counseling at TRC (need has increased, City/County have not increased funding, expected to exhaust funds this month)

Give tenants information about landlords

- Database of tenant reviews
 - Independent reference site for tenants to make informed choice when choosing housing
- Property manager & owner certification
 - To improve the landlord competency and help renters more readily identify those with a decent record
 - Training on diversity, customer services, fair housing, with certification
 - Require landlords to pay for it to help cover costs
 - Could be required (or incentivized in point system) for owners & managers receiving city funds