

# REGIONAL HOUSING EQUITY PLAN

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## Update and Regional Goals Preview

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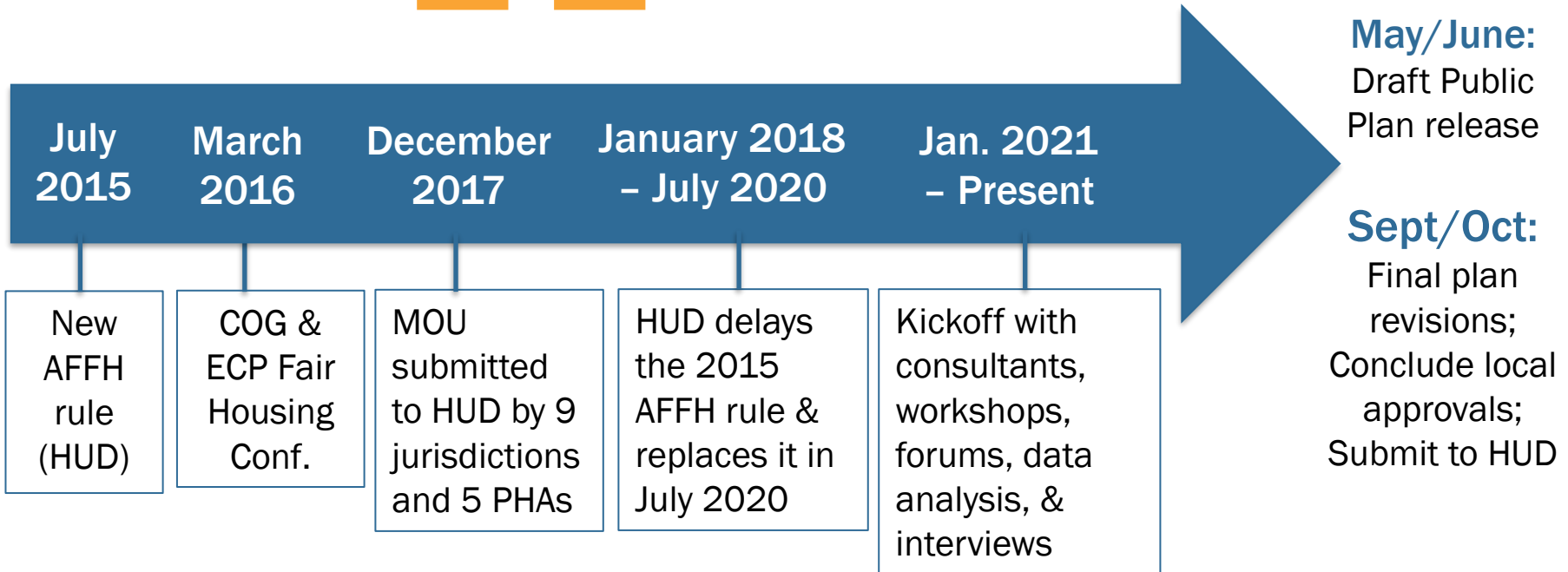
March 11, 2022



# Regional Housing Equity Plan Timeline



**1997:**  
Last COG Regional  
Fair Housing Plan



# Draft Regional Goals & Strategies

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## 1. Increase the Supply of Housing that is Affordable to Low- and Moderate-Income Families in the Region, Particularly in Areas that Have Historically Lacked Such Housing

### Strategies:

- **Lower the income targeting** of housing affordable to people with incomes of 80% of area median to 60% and below in order to address the chronic housing shortage for low-income individuals and families.
- **Provide low-interest loans to single-family homeowners and grants to homeowners** with household incomes of up to 100% AMI to develop accessory dwelling units (ADUs) with affordability restrictions on their property.
- **Use local government financing and regulatory tools**, such as bonds, real estate transfer taxes, inclusionary housing, as-of-right Accessory Dwelling Units (ADUs), public land set-aside for affordable housing, expedited permitting and review, and relaxation of parking requirements for affordable housing developments.

# Draft Regional Goals & Strategies

## 2. Reform Zoning and Land Use Policies to Foster the Development of Fair and Affordable Housing

### Strategies:

- **Increase inclusionary zoning incentives** for creating onsite affordable housing and increase fees in lieu of providing on-site affordable housing.
- **Adopt affordable housing overlay zones** to increase the amount of land where developments that meet robust affordability criteria are allowed as of right.
- **Incorporate a fair housing equity analysis** into the review of significant rezoning proposals and specific plans.



# Draft Regional Goals & Strategies

## 3. Implement Preservation Policies Designed to Preserve Affordable Housing and Prevent Displacement

### Strategies:

- **Track affordable housing developments** with expiring subsidy contracts, adopt a proactive outreach program, and prioritize resources for the preservation of that housing.
- **Create a right of first refusal for manufactured home park residents** to purchase their communities when owners seek to sell or redevelop their properties.



# Draft Regional Goals & Strategies

## 4. Protect the Housing Rights of Individuals with Protected Characteristics

### Strategies:

- **Reduce barriers to accessing rental housing** by eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.
- **Pilot a Right to Counsel Program** to ensure legal representation for tenants in landlord-tenant proceedings.
- **Expand and increase support for fair housing outreach, education, and enforcement.**



# Draft Regional Goals & Strategies

## 5. Increase Community Integration for Persons with Disabilities

### Strategies:

- **Prioritize HOME and CDBG funds** for developments that include permanent supportive housing units.
- **Negotiate project-based voucher contracts** for a portion of affordable units in inclusionary developments and set aside a portion of such project-based voucher units for permanent supportive housing.
- **Advocate for public housing authorities to adopt admissions preferences** for individuals with disabilities who are institutionalized or at risk of institutionalization





# Draft Regional Goals & Strategies

## 6. Reduce Discriminatory Barriers to Housing for Persons with Disabilities

### Strategies:

- **Support Fair Housing testing** that investigates barriers identified by **Case Managers** who assist persons with disabilities in finding integrated housing.
- **Support education** regarding the application of the Fair Housing Act's Reasonable Accommodation Duty in the context of criminal history screening.



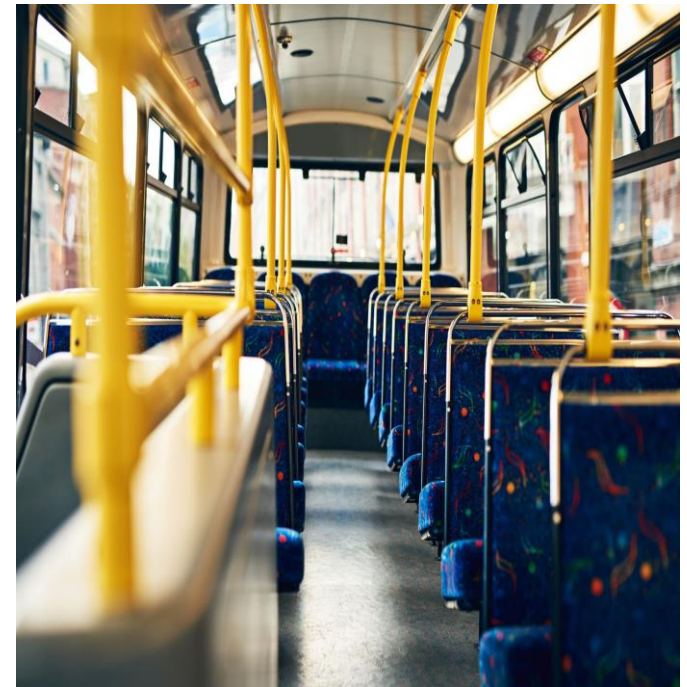


# Draft Regional Goals & Strategies

## 7. Expand Access and Affordability of Public Transportation for Members of Protected Classes

### Strategies:

- **Provide free bus transportation** to low-income households.
- **Study and make recommendations to improve and expand bus routes** to ensure that members of protected classes can access jobs in employment centers.

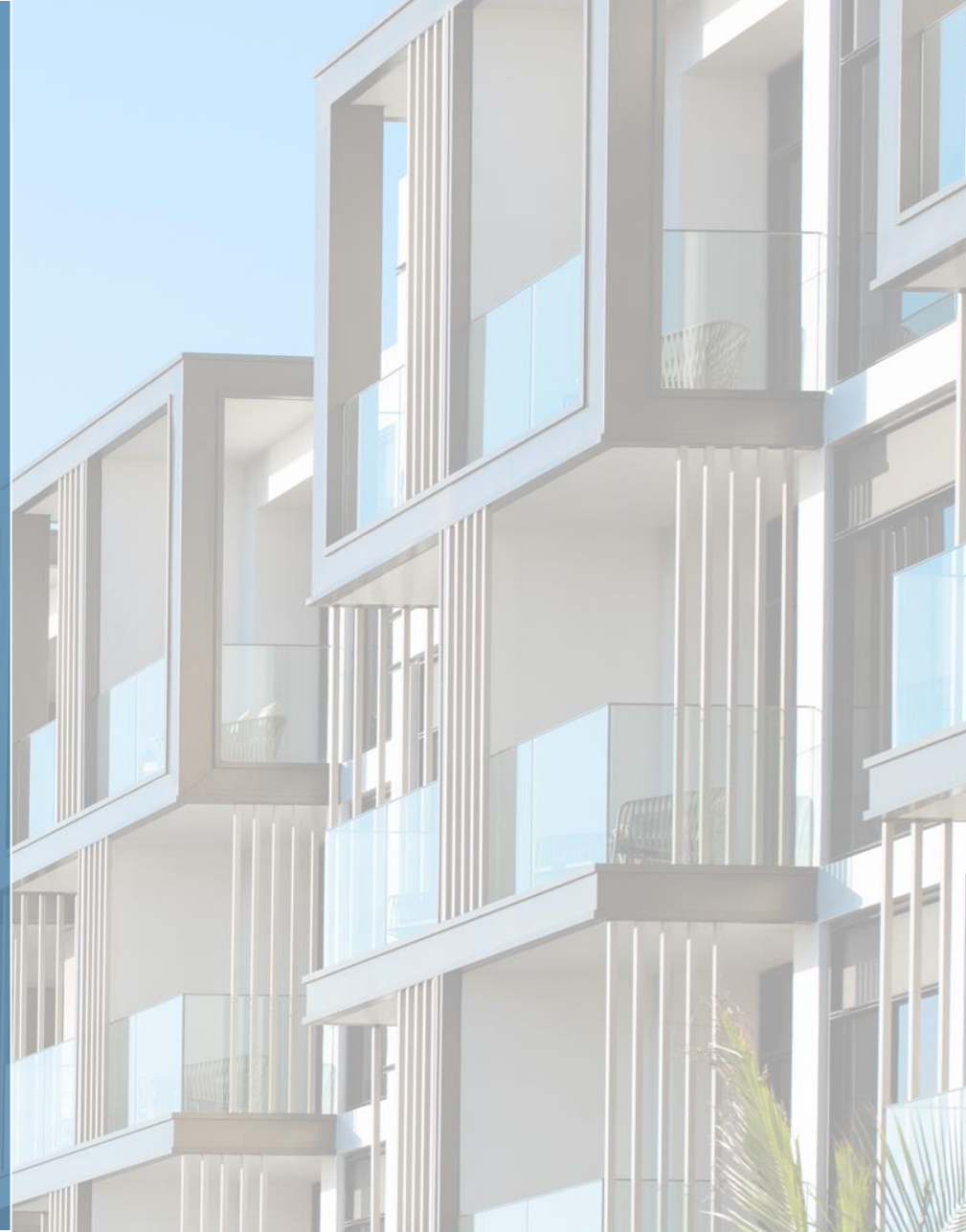


*Questions?*

*What is missing?*

*Any other*

*recommendations?*



# Opportunities for Further Engagement:

## [mwcog.org/fairhousing](http://mwcog.org/fairhousing)

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