



Administrative Guidelines for Affordable Housing Preservation

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Background

Affordable Housing Preservation Policy sets forth:

- Goal of one for one replacement of affordable multifamily rental units during redevelopment, and
- Allows for additional density above Plan guidance to support goal

Administrative Guidelines outline:

- Administrative processes for determining policy applicability and analysis of development proposals
- Direction on post-entitlement administration

Administrative Guidelines Structure

- 1) Applicability of the Policy
- 2) Review Process
- 3) Replacement Unit Goals
- 4) Administration of Units
- 5) Relocation Plan Development

Outreach

Website

- Draft available online June 1-30
- Public comment form
- Engagement session links
- Recording of engagement session

Property Owners

Letters sent to Property Owners of committed & market affordable properties

Engagement Sessions

- Two virtual engagement sessions
- Attended by members of public, industry, property owners, advocates

Industry Outreach

- NVBIA/NAIOP
- AHAC
- Land Use Attorneys
- Affordable housing providers

Themes from Outreach



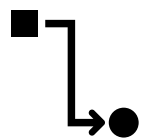
Applicability of Policy

- Factors that trigger the Policy
- Opt-in for market rate properties at 61%-80% AMI



Predictability

- Review process speed



Flexibility

- Alternative preservation scenarios



Relocation

- Requirements for Relocation Plans

Addition: Preserving Units Offsite

Offsite unit goals:

- Retain affordability
- Proximity to current site
- Comparable accessibility and amenities

Factors under consideration:

- Within 1-mile radius
- Comparable access to:
 - Transportation options
 - Public facilities
 - Commercial & employment centers

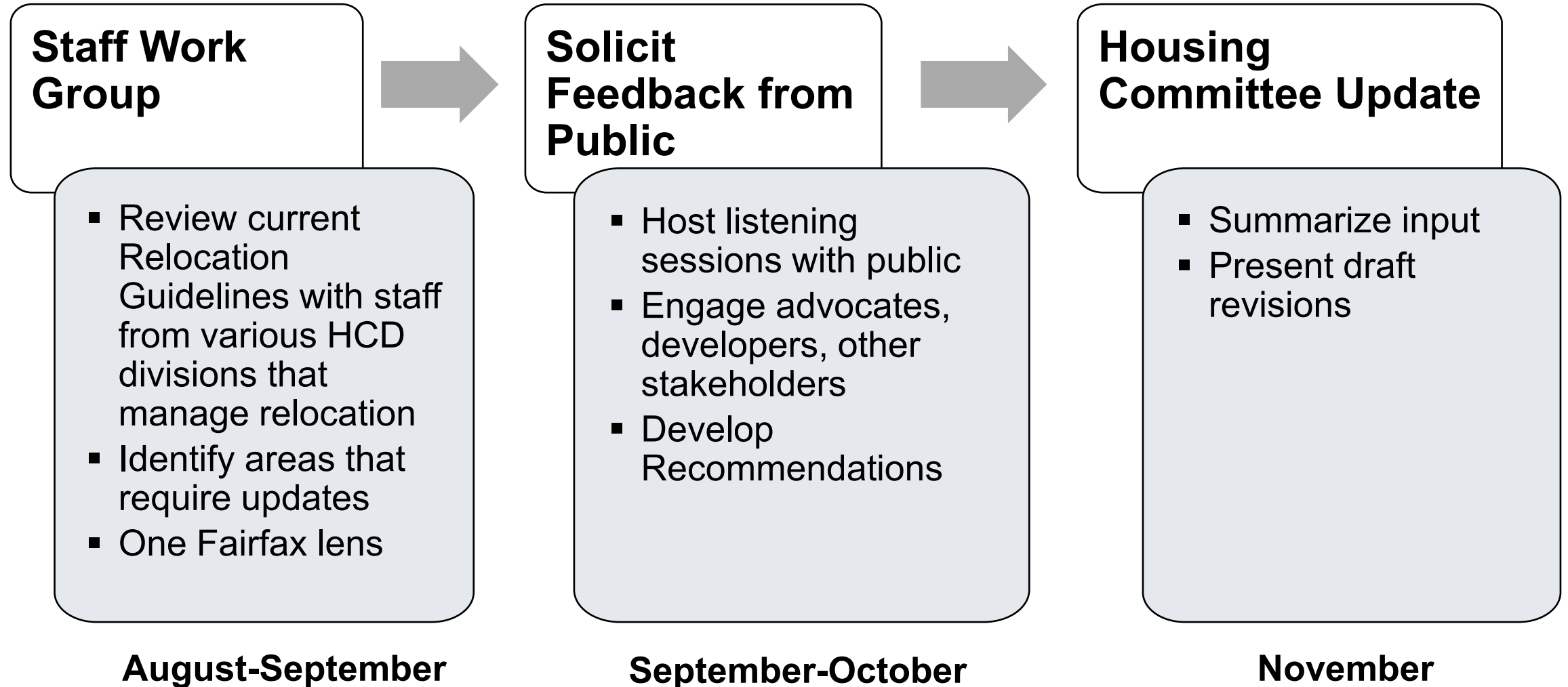


Relocation Guidelines

Provides framework for effective relocation plans:

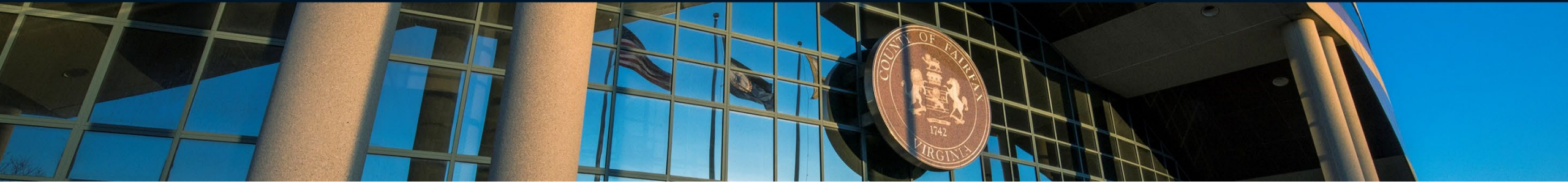
- Circumstances that necessitate a Relocation Plan
- Relocation terminology
- Measures to retain existing tenants
- Accommodation of tenants qualifying to return
- Permanent relocation of tenants

Updating the Relocation Guidelines



Next Steps

- Finalize Guidelines based on today's feedback
- BOS authorization for public hearing on Guidelines – September 12, 2023
- BOS public hearing – September 26, 2023
- Update Relocation Guidelines – ongoing



Questions/Comments