

## Affordable Housing Subcommittee Recommendations

Our recommendations address the relationship of housing and poverty. Access to safe, decent affordable housing plays an important role in breaking the cycle of generational poverty. A common and shared vision of what we would like our community to be and embrace has arisen out of our work. Our Recommendations describe this vision, and provide strategies for achieving it.

### ***Recommendation #1:***

**Affordable housing should be dispersed throughout the community, not concentrated in a few areas. Neighborhoods should be integrated with different house and unit sizes, types, and prices (to rent and buy), to provide opportunities for housing choice throughout the community. This is important so that low income children have access to greater opportunities for future success. At the same time, to be truly affordable for those at the lowest income levels, housing must be accessible by public transportation.**

#### *Strategies:*

- Athens-Clarke County Comprehensive Land Use Plan should place an emphasis on housing choice and opportunity for all residents of Athens. Specifically, the Plan should state that Athens-Clarke County will adopt policies to facilitate dispersal of affordable rental and homeownership units throughout the community and to prevent creating concentrated areas of poverty.
- ACC should encourage the development of mixed-income and mixed-use neighborhoods through all available means, including zoning, development standards, tax policies and planning policies.
  - Use inclusionary zoning and density bonuses to entice developers to build affordable rental and homeownership units.
  - Allow for accessory uses, granny flats, in-law suites, mixed-use, mixed-income to create more appropriate housing choices.
  - Develop a fast track planning approval process for developments that are creating housing that is affordable for low to moderate income residents. This could also include creating a simplified subset of code requirements for developing affordable housing, especially in in-town neighborhoods to further reduce development costs without compromising identified planning principles.
  - Place limitations on construction of new high-end apartment complexes to help keep existing apartment complexes from falling into disrepair. Increase the number of units reserved for income-eligible families and individuals within existing and new apartment buildings.
  - Encourage the redevelopment of existing apartment complexes by providing incentives.
  - Re-examine the Definition of Family Ordinance. The Definition of Family ordinance may have the unintended consequence of driving up rents for smaller, non-family households such as low income elderly and disabled people who need assistance.

- Protect existing lower-income, elderly homeowners from losing their homes by providing a targeted property-tax freeze or other means to slow gentrification.