

## Near Term Housing Action Plan

Goal	Strategy/Project	Responsible Staff	Estimated Timelines
1. Add elements to the zoning code to allow a step-down of density primarily north of downtown, as envisioned in the Master Plan.	a. Revisit Master Plan, Future Land Use Map (FLUM), to determine feasibility of overlay implementation.	Community & Economic Development (CED), Planning & Zoning (PZ)	
2. Intentionally address equity issues in housing, including a review of existing and potential City housing programs that serve low-to-moderate income families.	a. Identify gaps in borrowing/lending by talking to realtors, developers, and other stakeholders. b. Determine existing program needs for the Homeowner Assistance Program (HOAP), the Homeowner Rehab Program, and the Employee Down Payment Assistance Program (EHOP). c. Brainstorm additional services, funding sources, and potential partners for additional homebuyer programs.	CED, Housing & University Relations (HUR), PZ	
3. Address housing and accessibility challenges facing East Lansing's seniors and residents with disabilities.	a. Develop one-pager explaining Universal Design code. b. Develop programs, seek out partners, and funding sources for home modifications to empower aging-in-place for homeowners.	PZ, CED, HUR	
4. Review of Northern Tier areas of Future Land Use Map to determine if further study of any area is needed from a housing perspective.	a. Revisit Commercial Future Land Use categories, particularly C2 & C3 to determine feasibility of residential and/or mixed-use development in those areas.	PZ, CED	
5. Review of single and multiple family zoning districts to consider any changes necessary to make them more effective in allowing desired housing types.	a. Review Planned Unit Development (PUD) District zoning regulations to determine if changes are needed. b. Review minimum area and other requirements for Clustered Development Plan and Neo-Traditional Neighborhood Redevelopment Plan ordinances to determine if changes are needed.	PZ, HUR	

<p>6. Consider policies promoting diversified housing types for new development.</p>	<p>a. Revisit current inclusionary housing requirements to determine effectiveness.</p> <p>b. Review of code and policy issues related to accessory dwelling units (ADUs) &amp; other opportunities.</p>	<p>CED, PZ, HUR</p>	
<p>7. Identify opportunities to create more attainable housing opportunities for new professionals and seniors through various programs and partnerships.</p>	<p>a. Engage with Michigan State Housing Development Authority (MSHDA) to determine potential for low-income housing tax credit (LIHTC) funding for mixed-income and senior projects.</p> <p>b. Engage with for- and non-profit affordable housing developers to gauge interest in working in EL.</p> <p>c. Connect with community development financial institutions regarding securing financing for attainable housing.</p>	<p>CED, PZ, HUR</p>	