

**AFFORDABLE HOUSING WORKGROUP
FOR JULY 11, 2018 MEETING**

**FOCUS AREAS FOR DEVELOPMENT OF STRATEGIES
Based on Initial Scoping Meeting Breakout Groups of June 25, 2018**

MAINTAIN & EXPAND INVENTORY OF AFFORDABLE HOUSING

- Publicly-supported & Private
- Rental & Home-ownership
- Inventory of houses (single-family and multi-family) that need repair/renovation (with government assistance, e.g., SHIP/CDGB)
- Donate escheated properties to non-profit housing providers (ownership and rental)
- Housing bond programs for rehabilitation
- Need to address continuing operational/maintenance costs such as for tax-credit assisted housing
- Repurposing older student housing
- Energy efficiency / weatherization (low- to no-interest loans to home owners; education to home owners) to promote housing stability
- Assisted and/or Public Housing (subsidized and income limited)
 - Identify existing programs and funding issues
 - Rehabilitation of units (maintain affordability)
 - Low-cost loans
 - Example: Sunshine Inn (Veterans)
- Public-private partnership
 - Capacity building (~NSP – rehab and give to nonprofits)
 - Public-private partnership assistance (e.g., NHDC, Family Promise)
 - Partnerships with agencies/nonprofits for funding
- Incentives to investors (identify programs and sources of funding / public, earmarked funding)
- Potential new funding sources?

IMPROVE ACCESS TO AFFORDABLE HOUSING

- Attainable (address issues at point of entry) vs. Affordable (e.g., can I afford housing vs. can I afford this housing)
- County involvement in education/assistance for potential home owners
- Public rent-to-own

(continued on next page)

(continued from previous page)

- Assistance with security deposit – barrier to securing housing
- Section 8 Vouchers (holders have difficulty finding quality units)
- More education about home-ownership at all income levels
- Insurance program for low income renters (Iowa)
- Reinsurance program for mortgages
- “0-30% AMI housing” and “workforce housing” non-profit sponsors
- Market factors that can change affordable housing availability?
- Homeless assistance
 - Permanent supportive housing
 - Intervention for those on the brink of homelessness (rent to own, lease option to buy)
 - County investment in temporary/transitional housing

COMPREHENSIVE PLAN / LAND DEVELOPMENT REGULATIONS

- “Tiny homes”/cottage neighborhoods
- Formed based code for development
- Multi-family/single-family affordable housing approval by right
- Senior housing
- Distribution of affordable housing (throughout County) / Scattered approach
- Standards for development and redevelopment
- Incentives for affordable units
 - Incentivize accessory dwelling units
 - Impact fee assistance
 - For nonprofit housing providers
 - Broader approach (eg, \leq \$160,000)
 - Utility connection assistance

Additional strategies identified included Advocacy

- SHIP funding refund by legislature/constitutional amendment
- Advocacy for funding to address supportive, workforce & senior housing