

Affordable Housing Goals

	Strategies		
Concerted Land Use Planning/small land use plan for downtown to create clear expectations and more predictable environment for developers			
Include members of OCAHC in initial development review to encourage creative solutions/opportunities for affordable housing to be integrated into projects, and/or identify best opportunities to secure payment-in-lieu			
Develop dedicated funding source--in partnership with county and peer municipalities	1) Explore the parameters of an AH Bond 2) Explore a public private fund for example TCF 3) Find out about tax deduction	Staff will expand on why we would want to dedicate a funding source	Information to include - changes in HUD/CDBG priorities for funding - e.g. support for ED/Utility infrastructure rather than home repair.
Continue to meet quarterly			
Ensure operationalization and monitor progress of affordable housing plan by staffing at least 1/2 time			
Expedited review for projects that include affordable housing component			
Continuing to look at data and continuing to understand it-existing stock-number of affordable units and distribution-including transit access, non-motorized travel, overlaid with the distribution of housing			
Assess what the cost of building AH units is based on our ordinance requirements.	Ask 3-5 developers to do an assessment of the costs for all of the LUO requirements-how much does this increase the cost per unit, or the rent per unit.		
Reduce utility costs	Work with Owasa, Explore grants for energy efficiency		

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Acquisition of land/property-be proactive with OWASA in the land or parcels they are saying they will offer to municipalities first-Start to engage with them.	1. OWASA-example but there are other options 2. Consider condemned properties -provide an incentive for homeowner to sell loan fund for Habitat, Empowerment to allow for the property to be renovated and fixed up	Need to determine how and when to engage and evaluate potential sites.	
Identify/build dedicated subsidy source to assist with affordable rental Ongoing Project Development	HOME Consortium, Con Planning Partners, OC Housing Coalition, DHIC		
Assessment of the most cost effective strategies-if we had a pot of money what is the best way to use it.			
Evaluate the provision of public sector assistance for infrastructure in exchange for the provision of some percentage of affordable units (scaled).			