

# 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, overlayed 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  |   |   |

# Affordable Housing Goals

|  |  |  |  |
|--|--|--|--|
| 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<br>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).           |  |  |  |