

Overarching Priorities	Strategies		
Concerted Land Use Planning/small land use plan for three high priority/high potential areas.	1. Identify the three high priority/potential areas that are ripe for development or re-development. Could include: downtown, Jones Ferry Corridor, Estes Drive. 2. Consider the current planning processes that are underway and share coordination and overlap Example: the arts and creativity district.		
Improve opportunities for developers and potential partners to identify affordability in a project.	1. 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 4. Look to identify complimentary external funding that could be better leveraged with municipal participation. 5. Assessment of the most cost effective strategies-if we had a pot of money what is the best way to use it.	1. Potential Partners for complimentary funding sources- HOME Consortium, Con Planning Partners, OC Housing Coalition, DHIC 2. 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.
Ensure implementation of the Affordable Housing Strategy	1. AH task force meeting quarterly. 2. Ensure operationalization and monitor progress of affordable housing plan by staffing at least 1/2 time 3. 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		
Provide greater incentives for developers to include affordable housing in their projects.	1. Expedited review for projects that include affordable housing component 2. 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. 3. Evaluate the provision of public sector assistance for infrastructure in exchange for the provision of some percentage of affordable units (scaled).		
Reduce utility costs	Work with Owasa, Explore grants for energy efficiency		

<p>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.</p>	<p>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</p>	<p>Need to determine how and when to engage and evaluate potential sites.</p>	
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