



OPENING DOORS FOR OUR FUTURE.

Housing Advisory Committee (HAC) Meeting #8 | 05.24.2023

WELCOME + INTRODUCTIONS

HAC #8 MEETING

PURPOSE:

- 1. Review top local policies/strategies from HAC 7**
- 2. Learn about other regional and national best practices**
- 3. Rank strategies best equipped to address RHS Housing Priorities**



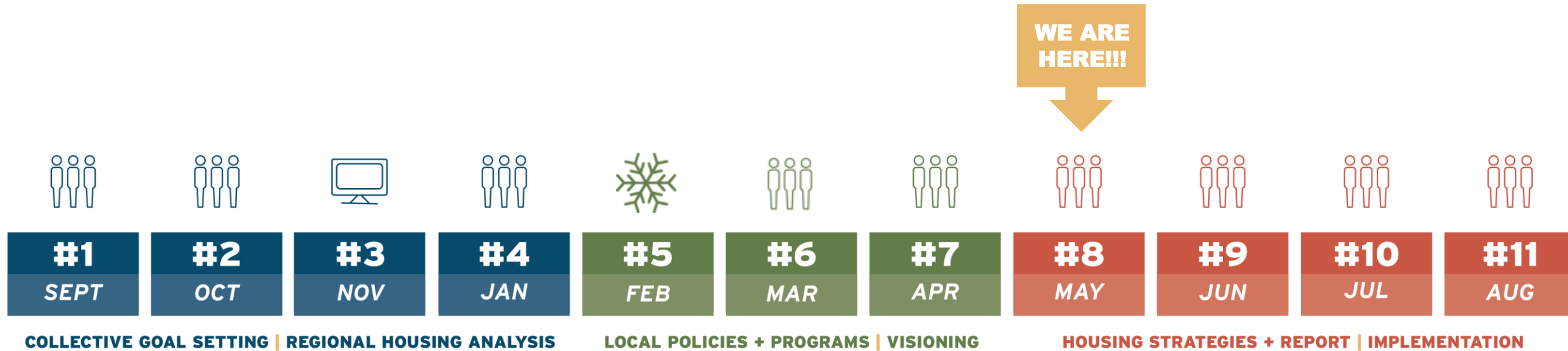
AGENDA – HAC #8

WELCOME + MEETING DETAILS

- **MEETING WELCOME** *(5 minutes)*
- **HOUSING STRATEGY PRESENTATION & DISCUSSION ROUNDS** *(20 minutes per priority)*
 - PRESENTATION:**
 - *What we heard during HAC 7 + how each strategy scored*
 - *Gaps that were identified*
 - *Regional and national best practices to consider*
 - INDIVIDUAL QUICK THOUGHTS:** *Activity Sheet*
 - TABLE DISCUSSION**
- **LARGE GROUP DISCUSSION / REPORT BACK** *(10 minutes)*
 - MENTI EXERCISE** – *Is anything missing?*
- **Q&A + NEXT STEPS** *(5 Minutes)*



WHERE WE ARE IN THE RHS PROCESS



- Learn about regional and national best practices
- Rank RHS strategies by housing priority

REGIONAL STRATEGIC ACTION PLAN PROCESS

HAC STRATEGY DEVELOPMENT PROCESS

1



**LEARN ABOUT
EXISTING TOOLS
USED LOCALLY IN
DANE COUNTY**

2



**EXPLORE
ADDITIONAL
NATIONAL BEST
PRACTICES**

3



**PRIORITIZE
STRATEGIES
FOR INCLUSION
IN STRATEGIC
ACTION PLAN**

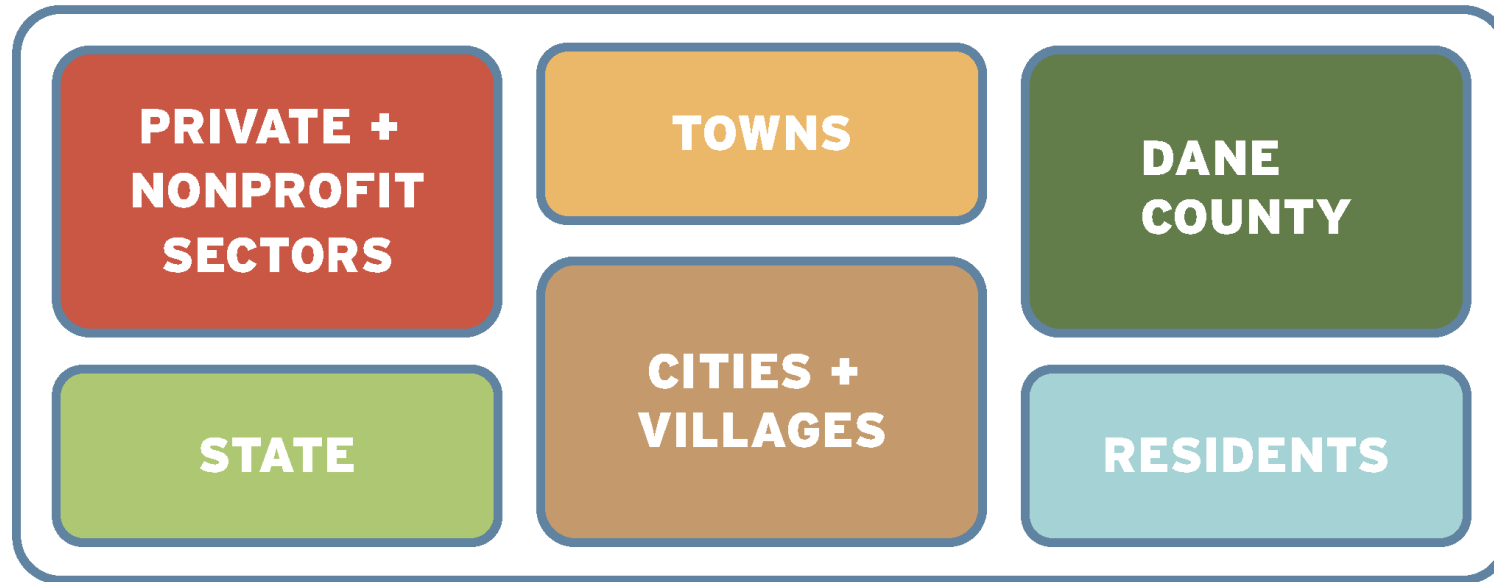
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**IDENTIFY
SPECIFIC STRATEGY
ACTIONS &
IMPLEMENTATION
PARTNERS**

STRATEGIC PARTNERS

HOUSING ECOSYSTEM REQUIRES PARTNERSHIPS AT ALL LEVELS



TYPES OF STRATEGIES

FINANCIAL INCENTIVES OR ASSISTANCE

Tools that encourage housing development of various types or establish funding sources

HOUSING OR LAND RESOURCES

Tools that dedicate land or housing for legally restricted subsidized affordable housing

CAPACITY-BUILDING

Tools that will garner support and partnerships for housing

HOMEOWNER AND RENTER PROGRAMS

Tools that directly support people, focused on renter and homeowner needs

LAND USE AND ZONING

Tools that relate to planning, land use and zoning policies that impact housing

STRATEGIES BY HOUSING PRIORITY

A SHORTLIST OF MEASURABLE, ACHIEVABLE STRATEGIES THAT CAN BE IMPLEMENTED IN THE NEAR TERM

HOUSING PRIORITIES

**INCREASE THE NUMBER OF HOUSING UNITS
ATTAINABLE TO LOW- AND MODERATE-
INCOME HOUSEHOLDS**

**INCREASE THE OVERALL NUMBER OF
HOUSING UNITS**

**PRESERVE AFFORDABILITY AND IMPROVE
THE QUALITY OF EXISTING ATTAINABLE
HOUSING**

PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP

**PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR
THE MOST VULNERABLE POPULATIONS**

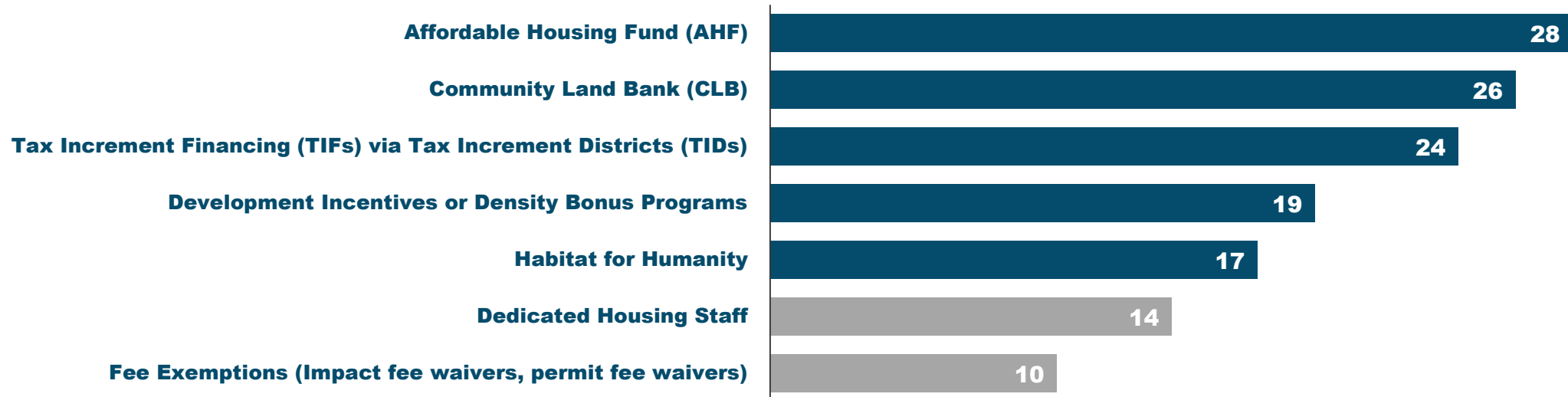
INCREASE THE NUMBER OF UNITS ATTAINABLE TO LOW- AND MODERATE- INCOME HOUSEHOLDS

WHAT WE HEARD IN HAC 7

MOST SUPPORT FOR AFFORDABLE HOUSING FUNDS, LAND BANKS AND USE OF TIDs FOR AFFORDABLE HOUSING

PRIORITY: INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

Votes from HAC Members



ADDITIONAL NEEDS

Increase the number of units attainable to low- and moderate-income households

Support shared housing solutions
(cooperatives, co-housing, shared housing)

Leverage relationships with faith-based institutions

Support small-scale developers



MADISON COMMUNITY COOPERATIVE

Madison, WI

Support shared housing solutions
(cooperatives, co-housing, shared housing)

Leverage relationships with faith-based institutions

Support small-scale developers



MADISON COMMUNITY COOPERATIVE

Madison Community Cooperative is a non-profit housing cooperative that owns 11 houses throughout downtown Madison, aiming to provide affordable housing for lower-income people, especially for people in marginalized groups

- **“Group-equity” housing model:** tenants’ housing costs cover operating expenses, (e.g., utilities, services, MCC staff, reserves, maintenance, debt repayment).
- While tenants do not accrue equity, housing costs are significantly lower than market rents
- Tenants rent individual bedrooms while sharing common space and food with their co-tenants
- Average monthly cost including food and utilities: \$535
- Tenants collectively operate their house through a direct democracy process



Image Source: madisoncommunity.coop

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COOPERATIVE HOUSING

Pilsen Housing Cooperative, Chicago (IL)

Support shared housing solutions
(cooperatives, co-housing, shared housing)

Leverage relationships with faith-based institutions

Support small-scale developers



Limited-Equity Housing Cooperative (LEHC) Model

- Goal is to ensure long-term affordability in gentrifying neighborhood
- Convert market-rate (often naturally occurring affordable housing) to permanent community-owned attainable housing
- Non-profit organization owns building
- Residents are members/shareholders of the co-op with right to occupy a unit
- Monthly charges cover mortgage, taxes, maintenance, etc.
- Members earn some equity over time; resale restrictions on shares maintain affordability over time

Eligibility Criteria

- Goal is to serve low- to moderate-income families and artists, but no specific income caps
- Current residents of Pilsen neighborhood



FAITH BASED DEVELOPMENT INITIATIVE (FBDI)

Enterprise (National)

Support shared housing solutions
(cooperatives, co-housing, shared housing)

Leverage relationships with faith-based institutions

Support small-scale developers



Enterprise: a national non-profit and Community Development Financial Institution (CDFI) with deep expertise in affordable housing

Enterprise's Initiative supports places of worship in developing underutilized land into community facilities and affordable homes

Initiative has created or preserved over 1,500 units nationally

- Funded through philanthropic investments

FBDI program participants receive:

- **Funding:** Financial support for market/feasibility studies and pre-development activities
- **Training:** Virtual and in-person trainings to help participants understand the ins and outs of the development process
- **Technical assistance and tools:** One-on-one technical assistance to help overcome obstacles during the development process
- **Access to experts:** Referrals to development partners, such as architects and designers, real estate lawyers, and development consultants
- **Peer-to-peer learning:** Geographic cohorts of faith-based organizations will network and learn from one another



SMALL DEVELOPER TRAINING PROGRAM

Austin, TX

Support shared housing solutions
(cooperatives, co-housing, shared housing)

Leverage relationships with faith-based institutions

Support small-scale developers

Partnership between Capital Impact Partners and HousingWorks Austin

- Funded by the Austin Housing Finance Corporation
- A free, four-month program to provide developers with training, technical assistance, mentorship, networking, and potential pathways for financing
- Capital Impact Partners provides financing for eligible real estate projects in Austin

Eligibility Criteria

- Small-scale developers seeking to further their experience developing affordable housing and/or growing their portfolio (not introductory)
- Live in or have a strong connection to Austin
- Demonstrate a commitment to affordability and fair housing in Austin
- Commit to weekly virtual 4-to-5-hour trainings for 4 months as well as 3 in-person meetings and take-home exercises
- Interest in responding to Requests for Proposals (RFPs) for real estate development opportunities in Austin



ADU INCENTIVES PROGRAM

Santa Cruz County, CA

Support shared housing solutions
(cooperatives, co-housing, shared housing)

Leverage relationships with faith-based institutions

Support small-scale developers

Partnership between Santa Cruz County and nonprofit 'Hello Housing'

Program offers free feasibility and project management support to those interested in establishing an Accessory Dwelling Unit (ADU) or junior ADU, including:

- Design services
- Cost estimates
- Plan refinement
- Permitting guidance and responses
- Bid process facilitation
- Financial planning

Eligibility criteria:

- Homeowner is income-qualified
- New unit will be either:
 - Affordable
 - Occupied by an adult with developmental disabilities or another permanently disabled dependent

hello adus

the future is bright in your own backyard



DISCUSSION

- AFFORDABLE HOUSING FUND
- COMMUNITY LAND BANK
- TAX INCREMENT FINANCING VIA TAX INCREMENT DISTRICTS
- COOPERATIVE HOUSING
- FAITH BASED DEVELOPMENT INITIATIVE
- SMALL DEVELOPER TRAINING PROGRAM
- ADU INCENTIVE PROGRAM



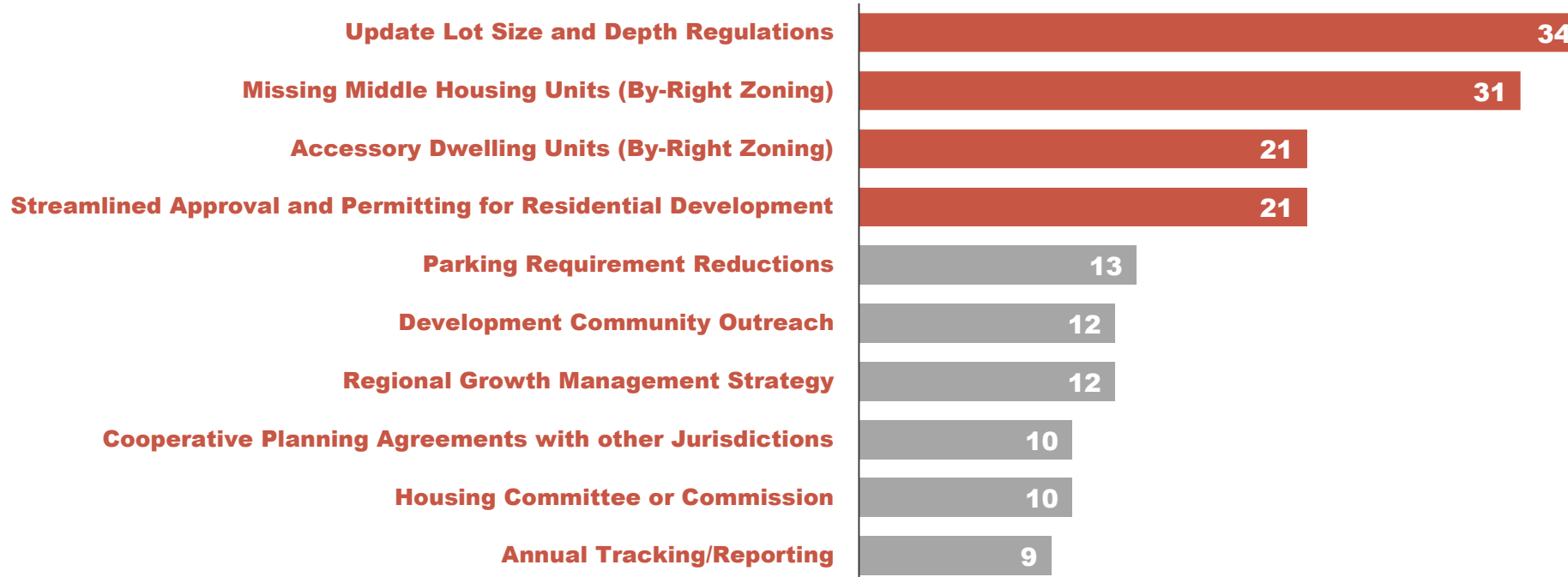
INCREASE THE OVERALL NUMBER OF HOUSING UNITS

WHAT WE HEARD IN HAC 7

SUPPORT FOR UPDATING SITE DESIGN REGULATIONS AND OTHER ZONING MODIFICATIONS

PRIORITY: INCREASE THE OVERALL NUMBER OF HOUSING UNITS

Votes from HAC Members



ADDITIONAL NEEDS

Increase the overall number of housing units

**Increase the
construction labor
supply**

**Increase
partnerships to
advocate for housing
needs**



BUILD UP COMMUNITY SCHOOL

Birmingham, Alabama

**Increase the
construction labor
supply**

**Increase
partnerships to
advocate for housing
needs**

Build Urban Prosperity (Build UP) is a work-based learning school that prepares students for careers in the construction industry while creating affordable ownership housing

Program summary:

- Six-year program starts in high school and culminates in an Associate degree, incorporating paid apprenticeships
 - Degrees in construction, masonry, electrical and plumbing
- Each cohort focuses on a defined target area in Birmingham where they focus rehabilitation and new construction activities associated with apprenticeship work
- Build UP also developed a home donation program for adequate-quality homes facing demolition to be moved to their target areas
- After graduating, students are eligible to purchase two homes rehabilitated through the program (including one income-generating property)
- Primarily funded through philanthropic donations, tax incentives and grants



ANNUAL HOUSING WEEK

Charleston, South Carolina

Increase the
construction labor
supply

Increase
partnerships to
advocate for housing
needs

The Charleston Metro Chamber of Commerce, Charleston Trident Association of Realtors and Urban Land Institute curated a week of housing programming in 2023 dedicated to raising awareness around housing challenges.

The Annual Housing Week included the following programming:

An update on the regional housing crisis and how communities should get involved

- A nonprofit panel focused on affordable housing financing
- A diversity dialogue centered on equitable access to housing
- A resource fair
- Networking events

The week of programming included nonprofits, City staff, elected officials, developers and business representatives.

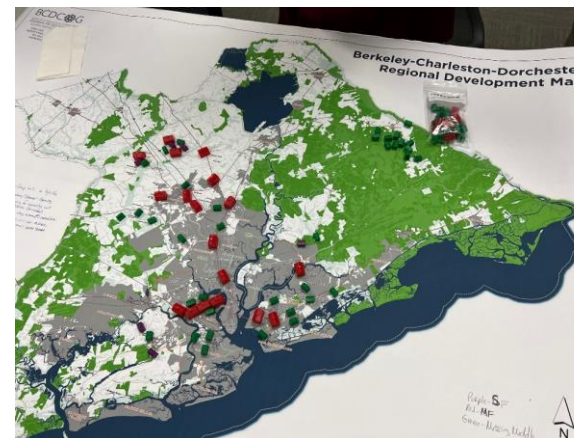


Image Source: Charleston
Metro Chamber of Commerce

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COUNTYWIDE EDUCATION TO SUPPORT HOUSING

Raleigh, North Carolina

**Increase the
construction labor
supply**

**Increase
partnerships to
advocate for housing
needs**

The 2020 'Vote Yes for Affordable Housing' campaign in Raleigh, North Carolina was a citywide campaign to support an affordable housing bond referendum.

The campaign successfully clarified misconceptions about affordable housing, its impact on housing values, and why the need in the City was important.

The campaign was led by the Wake Affordable Housing Coalition, a coalition of non-profits who supported an \$80M bond referendum.

The campaign included:

- Participation in public information sessions
- Development of informational materials and webpage
- A bond campaign committee

The Raleigh Regional Association Of REALTORS® were partners in the initiative.



DISCUSSION

- UPDATE LOT SIZE AND DEPTH REGULATIONS
- MISSING MIDDLE HOUSING UNITS (BY-RIGHT ZONING)
- STREAMLINED APPROVAL AND PERMITTING FOR RESIDENTIAL DEVELOPMENT
- ACCESSORY DWELLING UNITS (BY-RIGHT ZONING)
- CONSTRUCTION INDUSTRY WORKFORCE DEVELOPMENT INITIATIVE
- ANNUAL HOUSING WEEK
- COUNTYWIDE CAMPAIGN TO SUPPORT HOUSING



**PRESERVE
AFFORDABILITY AND
IMPROVE THE QUALITY
OF EXISTING
ATTAINABLE HOUSING**

WHAT WE HEARD IN HAC 7

SUPPORT FOR PROPERTY RETROFIT ASSISTANCE AND REVOLVING LOAN FUNDS

PRIORITY: PRESERVE AFFORDABILITY AND IMPROVE THE QUALITY OF EXISTING ATTAINABLE HOUSING

Votes from HAC Members



ADDITIONAL NEEDS

Preserve affordability and improve the quality of existing attainable housing

**NOAH acquisition and
preservation**

**Distressed property
rehab funding**



NATURALLY OCCURRING AFFORDABLE HOUSING FUND

Minneapolis, MN

NOAH acquisition and preservation

Distressed property rehab funding

City of Minneapolis program provides low-interest acquisition financing for “NOAH” properties

Eligible NOAH Properties: Multifamily rental properties with 4+ units where 20%+ units are affordable to households at or below 60% AMI and legally restricted rental properties whose affordability restrictions will expire

Eligible Borrower: Non-profit housing providers, public agencies with affordable housing missions, for-profit providers serving BIPOC renters

Program objectives:

- Protect low-income renters vulnerable to rising housing costs and involuntary displacement
- Convert existing market-rate units to legally restricted units

Funding: \$3 million through the City’s General Fund. Maximum of \$35,000 to \$40,000 per unit, depending on affordability.



TROUBLED BUILDINGS INITIATIVE (TBI)

Chicago, IL

NOAH acquisition and preservation

Distressed property rehab funding

City of Chicago program facilitates the rehabilitation of distressed residential buildings

Program Goal: “Recover buildings so they function properly, are cared for by stable owners, and are occupied by legal tenants”

Partners: Community Investment Corporation (CIC), a CDFI, administers the program; multiple City departments and public agencies coordinate

Process:

- TBI is notified about properties through complaints, inspections and code violations
- CIC act as court-appointed “receiver” or building advocate
- CIC assess the buildings, noting physical deterioration and existing liens, and identifies appropriate actions
- CIC provides funding to multifamily developers to acquire and rehabilitate properties
- City adds affordability requirements to property’s title after receiving assistance through the program

Funding: Program relies primarily on Community Development Block Grant (CDBG) funding. Revenue from receiver liens is reinvested in the program.



DISCUSSION

- PROPERTY RETROFIT AND ENERGY EFFICIENCY ASSISTANCE
- REVOLVING LOAN FUND
- NATURALLY OCCURRING AFFORDABLE HOUSING FUND
- TROUBLED BUILDINGS INITIATIVE



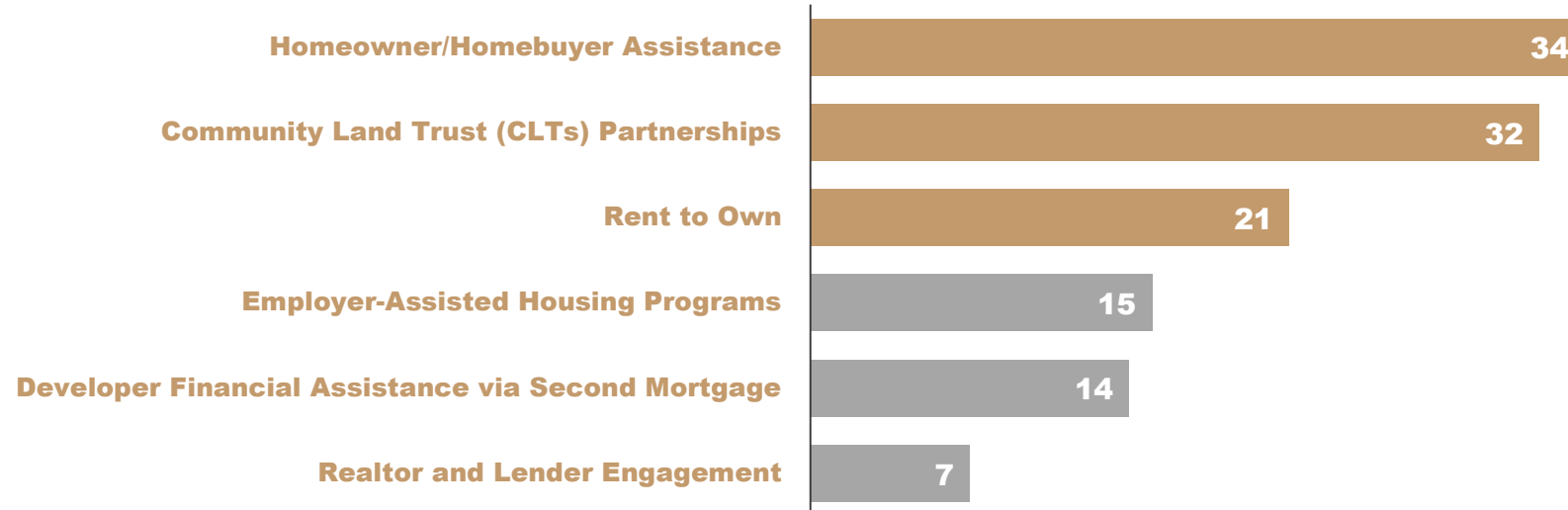
PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP

WHAT WE HEARD IN HAC 7

SUPPORT FOR COMMUNITY LAND TRUSTS, HOMEBUYER ASSISTANCE AND RENT-TO-OWN PROGRAMS

PRIORITY: PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP

Votes from HAC Members



ADDITIONAL NEEDS

Provide more pathways to homeownership

**Support shared-equity
homeownership formats**

**Home repair grants for
homebuyers and
homeowners**

**Explore LIHTC/Section
42 conversions**



PERPETUAL HOUSING FUND

Salt Lake County, UT

Support shared-equity homeownership formats

Home repair grants for homebuyers and homeowners

Explore LIHTC/Section 42 conversions

The Perpetual Housing Fund (PHF) is a Utah-based non-profit developer that leverages the LIHTC program to create new shared-equity developments

Program summary:

- PHF partners with Rocky Mountain Homes Fund, which receives funding from employers and traditional investors
- PHF establishes a non-profit organization for each of their buildings to facilitate equity sharing
 - Non-profit has 75% equity stake
 - PHF retains 25% equity stake
- Residents are attributed a share of the organization's equity, based on the length of their tenancy
- Serves households at or below 60% AMI

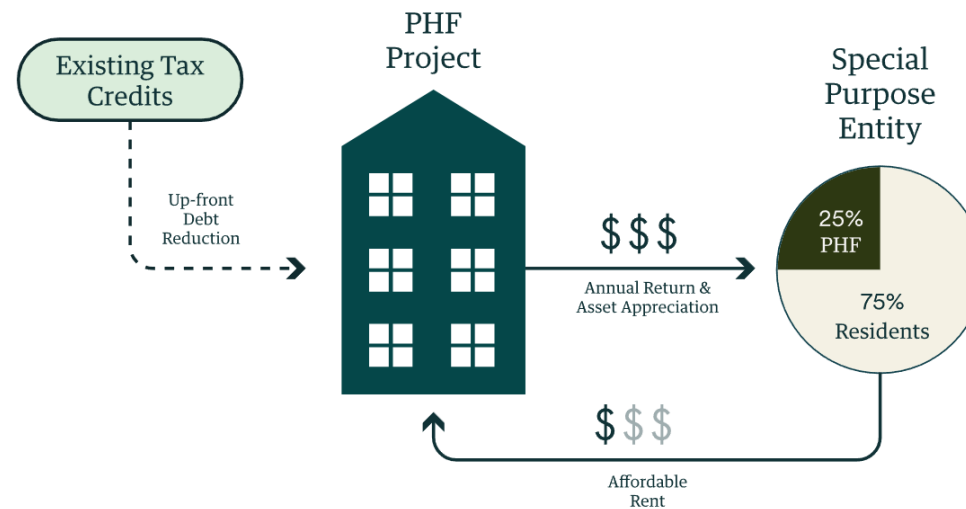


Image Source: Perpetual Housing Fund

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HOME IMPROVEMENT LOAN PROGRAM

WHEDA (WI)

Support shared-equity homeownership formats

Home repair grants for homebuyers and homeowners

Explore LIHTC/Section 42 conversions

Designed to help WI homeowners improve aging homes
Fixed-rate first or second mortgage for home improvements

Program basics:

- Available to current homeowners
- Closing cost credit of up to \$500 (paid by WHEDA)
- Loan amounts of \$10,000-50,000 (up to 125% combined loan to value)
- Closing costs can be financed into the loan, if allowable
- Up to 6 months to complete renovations/improvements

Program revived in 2022; earlier version offered grants up to \$15,000



LEASE PURCHASE PROGRAM

Cleveland, OH

Support shared-equity homeownership formats

Home repair grants for homebuyers and homeowners

Explore LIHTC/Section 42 conversions

City of Cleveland partners with the Cleveland Housing Network (CHN) to facilitate the conversion of expiring LIHTC rental units to affordable ownership units

Program summary:

- CHN acquires land through City and County land banks
- CHN receives LIHTC allocations from Ohio to develop 50-100 scattered-site rental developments annually
- At year 16, homeowner has option to purchase home for the price of the outstanding debt on the property (*2021 median sales price- \$23,500*)
- CHN underwrites the mortgage, and provides homeowner with ongoing technical assistance
- 1,000+ homes sold to former renters. 85% of households transition to homeownership

Lease Purchase Sales Facts

Properties Developed:	2,189
Homes Sold:	1,059 ¹
Transition Rate: (% taking title)	85-90%
Median Sales Price:	\$19,750
Counseling	1-5 years
Avg. Monthly Rent:	\$550
Mortgage Payment:	\$275/month

Major Funders:

City of Cleveland
Ohio Housing Finance Agency



DISCUSSION

- COMMUNITY LAND TRUSTS/PARTNERSHIPS
- HOMEBUYER ASSISTANCE
- HOME IMPROVEMENT LOAN PROGRAM
- SHARED EQUITY HOUSING FUND
- HOME LOAN IMPROVEMENT PROGRAM
- LEASE-PURCHASE PROGRAM



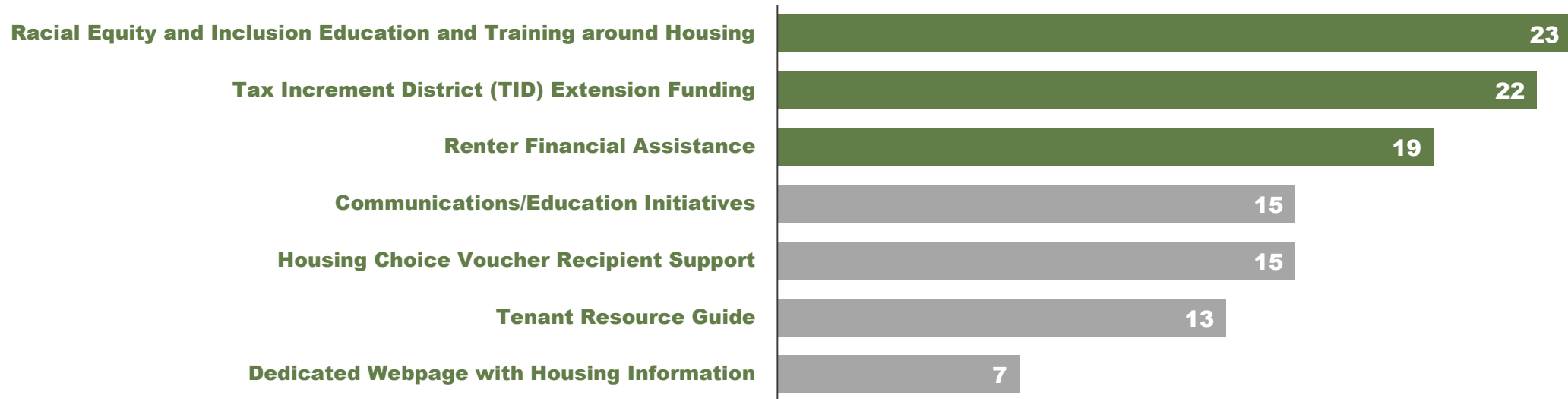
**PROVIDE
HOUSING, RESOURCES
AND PROTECTIONS FOR
THE MOST VULNERABLE
POPULATIONS**

WHAT WE HEARD IN HAC 7

Top ranked strategies included REI training, TID extension funding and renter financial assistance

PRIORITY: PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS

Votes from HAC Members



ADDITIONAL NEEDS

Provide housing, resources and protections for the most vulnerable populations

Improve connectivity to services

Prevent evictions

Remove barriers to rental housing
(application fees, security deposits)

Increase access to housing in rural subareas



CO-LOCATE HOUSING NEAR SERVICES

Lawndale Christian Development Corporation (LCDC), Chicago, IL

Improve connectivity to services

Prevent evictions

Remove barriers to rental housing (application fees, security deposits)

Increase access to housing in rural subareas

Lawndale Christian Development Corporation prioritizes development adjacent to social service centers within North Lawndale.

Affordable housing initiatives have been pursued in conjunction with a broader community services strategy, in part funded by New Markets Tax Credits and Tax Increment Financing.

For owner-occupied initiatives, LCDC provides financial literacy training to prospective homebuyer as a HUD Certified Housing Counseling Agency.

Neighborhood development has included:

- Federally qualified health centers
- Permanent supportive housing
- Urban Farm



EVICTION DIVERSION AND DEFENSE PARTNERSHIP

Dane County, WI

Improve connectivity to services

Prevent evictions

Remove barriers to rental housing (application fees, security deposits)

Increase access to housing in rural subareas

Partnership between the Tenant Resource Center, Community Justice Inc., Legal Action of Wisconsin, the Peoples Law Center and the University of Wisconsin Law School

Launched in Fall 2021 using funding from Dane County and the City of Madison

Program objectives:

- Increase access to legal representation (including court navigation services)
- Leverage the Dane CORE Program, to ensure rent assistance only covers lawful charges
- Prioritizes Black and Latina/o/x renters

Funds for program expire in 2025

The EDDP has provided legal services to 659 households since its founding in September 2021.



CASES REPRESENTED

659

RENTER HOUSEHOLDS



EVICTIONS PREVENTED

403

CASES DISMISSED



STIPULATED DISMISSALS

209

STIPULATED DISMISSAL AGREEMENTS



REDACTED AND SEALED RECORDS

411

REDACTION MOTIONS FILED FOR TENANTS

*As reported by EDDP Partner organizations in monthly reports



RENTERS CHOICE BILL

Cincinnati, OH

Improve connectivity to services

Prevent evictions

Remove barriers to rental housing
(application fees, security deposits)

Increase access to housing in rural subareas

Renters Choice legislation passed in March 2020

Pertains to buildings that meet each the following criteria:

Properties with more than 25 rental units

- In the City of Cincinnati
- Require a security deposit greater than 50% of the 1st month's rent

Requires landlords offer at least one alternative to paying a deposit upfront. Examples include:

- Paying a security deposit over a 6-month installment period
- Partnering with a 3rd party vendor to provide an insurance or bond alternative



LANDLORD PARTNERSHIP PROGRAM

Rhode Island Housing

Improve connectivity to services

Prevent evictions

Remove barriers to rental housing
(application fees, security deposits)

Increase access to housing in rural subareas

RIHousing offers several landlord incentives to encourage landlord participation in the Housing Choice Voucher program

Financial incentives include:

- \$2,000 bonus for the first unit rented to an HCV recipient, \$500 for each additional unit
- \$500 per unit for currently participating landlords
- Reimbursement of up to \$2,000 for necessary repairs identified during program unit inspections or after a tenant vacates the unit
- Free lead-paint remediation (both interior and exterior) for landlords who agree to rent a unit for one-year minimum (estimated value of \$7,500)

Partnership between the State of Rhode Island, the Realtors Association, United Way and the Rhode Island Coalition for the Homeless

Program used in 2020 to identify permanent housing for 123 people experiencing homelessness



EFFICIENCY VERMONT- MIGRANT FARMWORKER HOUSING

Improve connectivity to services

Efficiency Vermont, an energy efficiency utility, offers a variety of incentives and programs to support migrant farmworkers' housing needs.

Goals: 1) Improve housing conditions for Vermont's migrant farmworkers, who often reside in unsafe, unsanitary and crowded housing units 2) Provide energy-efficient alternatives for households that depend on older manufactured housing

Prevent evictions

Partners:

- **New Frameworks**, a sustainable design/build cooperative
- **Migrant Justice**, a migrant workers' rights advocacy group

Remove barriers to rental housing
(application fees, security deposits)

Mobile Home Replacement Program: low-interest loans and income-based subsidies for household in need of a new home

- Supports La Cabañita pilot: prefabricated, "cabin-style" net zero homes built by New Frameworks for migrant worker households
- Uses "Milk with Dignity" housing standards (*a participation-based incentive program where milk buyers pay a premium to farmers to incentivize higher-quality labor and housing conditions for farmworkers*)

Increase access to housing in rural subareas

AGRICULTURE AND FARMWORKER HOUSING

The Meadows, Darlington, WI

Improve connectivity to services

Prevent evictions

Remove barriers to rental housing
(application fees, security deposits)

Increase access to housing in rural subareas

The Meadows is a new construction 32-unit affordable housing development in Darlington, WI designed specifically for agriculture and farmworkers and their families.

The Meadows was a partnership between multiple entities:

- Cinnaire Solutions
- Southwestern Wisconsin Community Action Program (SWCAP)
- Wisconsin Management Company

The \$8 million project received funding from SWCAP, Cinnaire, WHEDA, the Wisconsin Department of Administration, the US Department of Agriculture Rural Development, and the Federal Home Loan Bank of Chicago, and UMOS.



Image Source: Cinnaire

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DISCUSSION

- RACIAL EQUITY AND INCLUSION TRAINING AROUND HOUSING
- TAX INCREMENT DISTRICT EXTENSION FUNDING
- RENTER FINANCIAL ASSISTANCE
- CO-LOCATING HOUSING NEAR SOCIAL SERVICES
- EVICTION DIVERSION AND DEFENSE PARTNERSHIP
- RENTERS CHOICE BILL
- LANDLORD PARTNERSHIP PROGRAM
- MIGRANT FARMWORKER HOUSING PROGRAM



FULL GROUP DISCUSSION

FULL GROUP DISCUSSION

- **Are there any additional strategies to note that address gaps from HAC 7?**
- **Were any strategies eliminated after HAC 7 that should be retained for the final survey?**
- **Do your preferred strategies appropriately engage all entities to be a part of the solution? If not, what should be added?**

STRATEGY ALTERNATIVES

INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

- AFFORDABLE HOUSING FUND
- COMMUNITY LAND BANK
- TAX INCREMENT FINANCING VIA TAX INCREMENT DISTRICTS
- COOPERATIVE HOUSING
- FAITH BASED HOUSING INITIATIVE
- SMALL DEVELOPER TRAINING PROGRAM
- ADU INCENTIVE PROGRAM

PRESERVE AFFORDABILITY AND IMPROVE THE QUALITY OF EXISTING ATTAINABLE HOUSING

- PROPERTY RETROFIT AND ENERGY EFFICIENCY ASSISTANCE
- REVOLVING LOAN FUND
- NATURALLY OCCURRING AFFORDABLE HOUSING FUND
- TROUBLED BUILDINGS INITIATIVE

INCREASE THE OVERALL NUMBER OF HOUSING UNITS

- UPDATE LOT SIZE AND DEPTH REGULATIONS
- MISSING MIDDLE HOUSING UNITS (BY-RIGHT ZONING)
- STREAMLINED APPROVAL AND PERMITTING FOR RESIDENTIAL DEVELOPMENT
- ACCESSORY DWELLING UNITS (BY-RIGHT ZONING)
- CONSTRUCTION INDUSTRY WORKFORCE DEVELOPMENT INITIATIVE
- ANNUAL HOUSING WEEK
- COUNTYWIDE EDUCATION TO SUPPORT HOUSING

PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP

- COMMUNITY LAND TRUSTS/PARTNERSHIPS
- HOMEBUYER ASSISTANCE
- HOME IMPROVEMENT LOAN PROGRAM
- SHARED EQUITY HOUSING FUND
- HOME LOAN IMPROVEMENT PROGRAM
- LEASE-PURCHASE PROGRAM

PROVIDE HOUSING, RESOURCES, AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS

- RACIAL EQUITY AND INCLUSION TRAINING AROUND HOUSING
- TAX INCREMENT DISTRICT EXTENSION FUNDING
- RENTER FINANCIAL ASSISTANCE
- CO-LOCATING HOUSING NEAR SOCIAL SERVICES
- EVICTION DIVERSION AND DEFENSE PARTNERSHIP
- RENTERS CHOICE BILL
- LANDLORD PARTNERSHIP PROGRAM
- MIGRANT FARMWORKER HOUSING PROGRAM



NEXT STEPS

HAC UPCOMING NEEDS

- **Fill out Strategy SurveyMonkey (prioritization exercise)**
 - **Will send Tuesday 5/30**
 - **Respond by Monday 6/5**
- **Attend Monthly Housing Advisory Committee Meetings**
- **Review the Meeting Workbook**

Q+A DISCUSSION

Have a question? Any comments? Let's discuss!



REGIONAL HOUSING STRATEGY: HAC MEETING #8



THANK YOU!

HAC Meeting #9 | Alliant Energy Center
June 28, 2023 (6:30 - 8:30 PM)