

**BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA**



**COMMISSION AGENDA
PUBLIC WORKSHOP
AFFORDABLE/WORKFORCE HOUSING**

THURSDAY, FEBRUARY 1, 2007 – 1:00 P.M.

**County Commission Chamber
County Administration Building
1840 25th Street. Vero Beach, Florida, 32960-3365
WWW.IRCGOV.COM**

COUNTY COMMISSIONERS

**Gary C. Wheeler, Chairman
Sandra L. Bowden, Vice Chairman
Wesley S. Davis
Joseph E. Flescher
Peter D. O'Bryan**

**District 3
District 5
District 1
District 2
District 4**

**Joseph A. Baird, County Administrator
William G. Collins II, County Attorney
Jeffrey K. Barton, Clerk to the Board**

1. **CALL TO ORDER** **1:00 P.M.** Commissioner Gary C. Wheeler, Chairman

2. **PLEDGE OF ALLEGIANCE** Commissioner Sandra L. Bowden, Vice Chairman

3. **WELCOME AND INTRODUCTIONS**

4. **PRESENTATION ON AFFORDABLE HOUSING NEEDS WITHIN INDIAN RIVER COUNTY**

5. **PRESENTATION AND DISCUSSION OF NEW INNOVATIVE HOUSING STRATEGIES**
 - A. Community Land Trusts
 - B. Inclusionary Housing
 - C. Employer Assisted Housing
 - D. Linkage Fees
 - E. Private/Public Housing Trust Funds
 - F. Other Strategies

6. **REGIONAL PERSPECTIVE ON AFFORDABLE/WORKFORCE HOUSING**
7. **PRESENTATION BY COALITION FOR ATTAINABLE HOMES**
8. **WRAP-UP QUESTIONS AND ANSWERS**
9. **ADJOURNMENT**

NOTICE: All proceedings before this Board are electronically recorded. Any person who decides to appeal any action taken by the Board at these meetings will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made. Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act Coordinator at 226-1223, (TDD # 772-770-5215) at least 48 hours in advance of the meeting.

*Commission Meeting may be broadcast live by Comcast Cable Channel 27
Rebroadcasts continuously with the following proposed schedule:
Wednesday at 9:00 a.m. until 5:00 p.m.,
Thursday at 1:00 p.m. through Friday Morning,
and Saturday at 12:00 Noon to 5:00 p.m.*

Inclusionary Housing and Community Land Trusts



CREATING BALANCED RESIDENTIAL COMMUNITIES IN FLORIDA

Creating Balanced Residential Communities addresses a complement of smart growth tools: inclusionary zoning, linkage fees, and community land trusts.



And the "Great House" from Fairfax Virginia, a fourplex designed to fit within a community of mansions.

Creating Balanced Residential Communities explains the importance of addressing industry concerns and provides

This 20 minute flash presentation includes interviews from across the country, including

an outline for local governments to use when starting down the path of including affordable housing production in market rate communities.

- a local government planner from California who shares her best practices for adoption and implementation of inclusionary zoning ordinances;
- a market rate developer from Virginia, who shares his experience in building hundreds of affordable housing units in accordance with the inclusionary zoning ordinances in Maryland and Virginia; and;
- two local government elected officials from North Carolina, including the Mayor, who was born and raised in Quincy Florida, sharing their experiences with smart growth, inclusionary zoning, and community land trusts.

This presentation has been designed to save local government the time and frustration that can plague a citizens task force, affordable housing advisory committee, or the public in general, when there are misunderstandings about what affordable housing is, who lives in affordable housing, and why it is important for communities to have balanced residential communities.

Creating Balanced Residential Communities is chocked full of pictures of homeownership and rental affordable housing in Florida, as well as photos and designs for housing from other parts of the country, such as the "Bungalows" from North Carolina, triplexes designed to look no different from a single family house,



The "Great House" from Fairfax Virginia

Bungalow: Myriad/Stone-Photo: Bill McCarty; Two level of Bungalow and Community Development



For more information on tools for increasing the production and preservation of affordable housing, contact jaimie.ross@1000.org, Affordable Housing Director, 1000 Friends of Florida, 1000.org or the Florida Housing Coalition at 850/878/4219





Inclusionary Housing (Zoning)

- To include a certain percentage of affordable housing within market rate development
- Land use regulation that relies upon the private sector to produce affordable housing



Elements of an Inclusionary Housing Program

- Threshold number of units that triggers the inclusionary requirement
- Identify the percentage of units to be affordable
- Identify target income groups for affordable units
- Types of units permitted
- Incentives to provide to private sector



Best Practices

- Keep the Developer Economically Whole
- Density by Right
- Do not use payment in lieu as a “back-door impact fee”
- Partnership effort with local government
- Flexibility
- Long term or perpetual affordability-dovetails with Community Land Trusts



When is Inclusionary Policy the Right Policy?

- Robust real estate market- market not producing affordable housing- leading to stagnant local economy
- Large Scale Developments- PUDs, DRIs,
- New Urbanism (TND) Developments



Why Use a Community Land Trust for Inclusionary Housing?

- Avoid windfall to a particular family upon resale
- Create a permanent stock of workforce housing
- Insulate the private sector from administration of long term controls





*Affordable housing in Florida
can be homeownership or rental housing.*





The primary way that housing is made affordable is through financial subsidy either in the:

 *construction of rental housing, or*
 *in the form of gap financing for the home owner.*

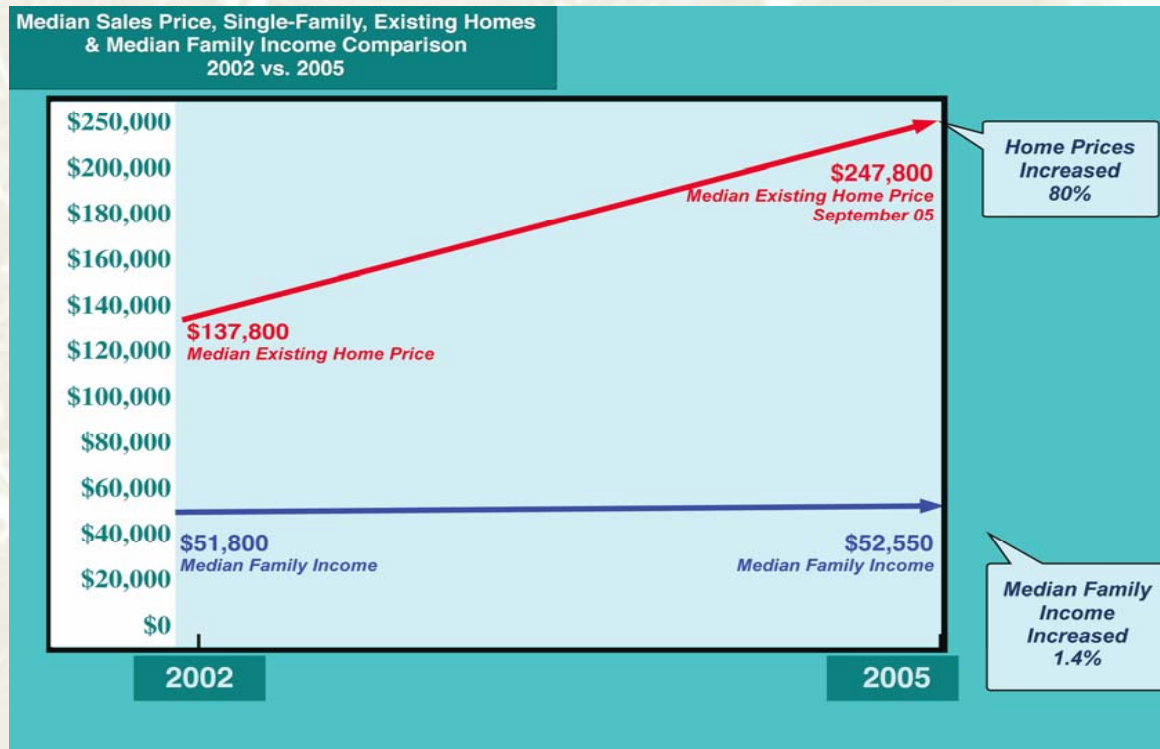
The Sadowski Act state and local housing trust fund money is used for both purposes.

Typically, the subsidy provided to the home buyer is recaptured upon resale.



The Problem:

While housing prices in Florida have skyrocketed, Floridian's incomes have remained relatively flat.



*HUD FY 2002 Median Family incomes for Florida

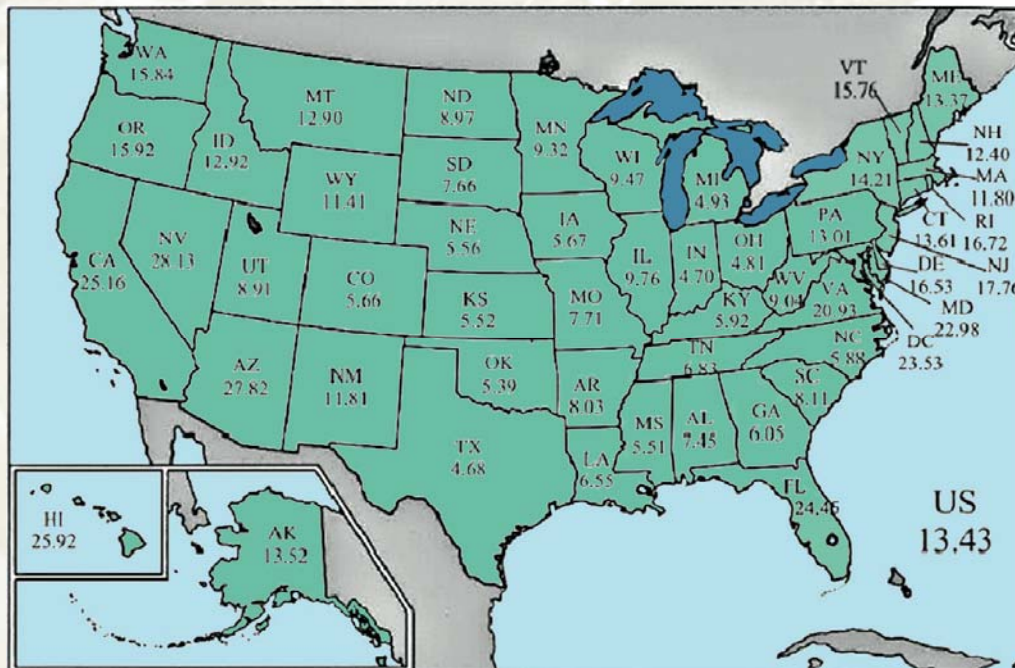
*HUD FY 2005 CBSA-Based Median Family Incomes for Florida

*2002 & 2005 Median Existing Home Prices from the Florida Association of Realtors





When the first time homebuyer sells what was an affordable home-- that home is no longer affordable due to market appreciation and even though the subsidy is recaptured, it is insufficient to get another family with similar income into an affordable home.



U.S. Map

One Year Change in House Prices
Second Quarter 2004 to Second Quarter 2005

Average Florida Appreciation = 24.46%

**Largest U.S. House Price Increase
in More Than 25 years**

Office of Federal Housing
Enterprise Oversight (OFHEO)
Released September 1, 2005





Home ownership is now out of reach for low paid professionals in high cost areas of the state including most of south Florida and coastal communities throughout the state.





Part of the Solution: Community Land Trusts

- a tool for providing home ownership to those who would otherwise be renters or forced to leave the high cost community in which they work.





How Does it Work?

Tax exempt nonprofit organization (CLT) deeds the improvements (the home) to the home buyer together with a 99 year ground lease for the land.

Two key provisions in the long term ground lease:

- resale is limited to income eligible household;
- resale price is limited to keep the house affordable to the next buyer (fair but not a market rate return)






Key benefits for the home buyer:

- * Price of the home is now affordable
- * Staying in the community without being a renter means:
 - instead of rent payments, now make mortgage payments- return of equity upon resale
 - mortgage interest payments are deductible
 - financial stability-able to save without fear of rent increases or loss of housing (e.g. condo conversions)



Key benefits for the public:

- * Public Investment is retained
- * Permanent stock of affordable housing is created



Key to the success of Community Land Trusts is:

- Partnership and support of the local government
- Donation of land to the CLT
- A highly functioning nonprofit with the ability to provide a pipeline of qualified home buyers
- A fully informed and engaged community of prospective home buyers ; Homebuyer Counseling
- A fully informed and engaged lending community
- Full appropriation of the state and local housing trust funds





The Community Land Trust Model is a valuable tool-

But it is not without its challenges - e.g.

- Design of the resale formula
 - Appreciation Formula
 - Index Formula
- Mechanics of Resale
 - Seller Direct
 - Via CLT
- Foreclosure
 - Restrictions Survive
 - Restrictions Do Not Survive

*And perhaps
the most
significant
challenge:
ad valorem
taxes.*





The Florida Community Land Trust Institute is a collaboration between two statewide nonprofit organizations - 1000 Friends of Florida and the Florida Housing Coalition - for the purpose of assisting nonprofits and local governments with the development of community land trusts.

For more information contact Jaimie Ross at

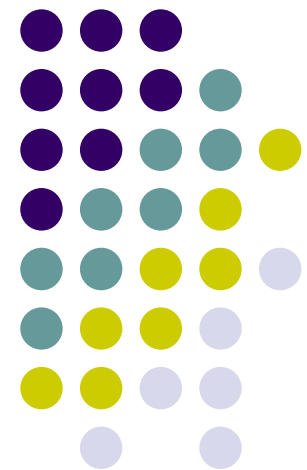
jaimieross@aol.com

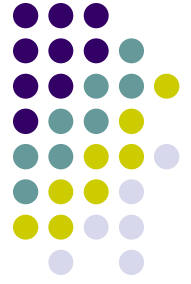
Or call the Florida Housing Coalition at 850/878/4219.

Attainable Workforce Housing Toolkit

Indian River County
Affordable/Workforce Housing Workshop
February 1, 2007

Greg Vaday
Treasure Coast Regional Planning Council

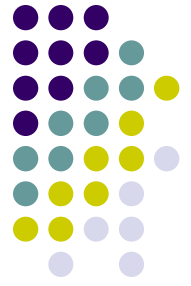




Presentation

- Workforce Housing
- The Workforce Housing Problem
- Workforce Housing Solutions
- Workforce Housing Toolkit
- Moving Forward

Workforce /Affordable Housing: What is the Difference?

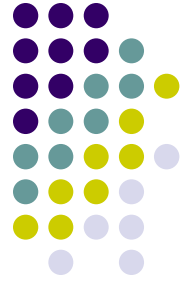


Affordable Housing: housing for which monthly rents or mortgage payments do not exceed 30% of a household's income

Affordable Housing Delivery:

- Population of concern to local government is usually “very low” and “low” income segment or households earning less than 60% of AMI
- These households often qualify for federal housing assistance
- Have highest need

What is Workforce Housing?



- Housing for moderate income families with at least one full-time worker.

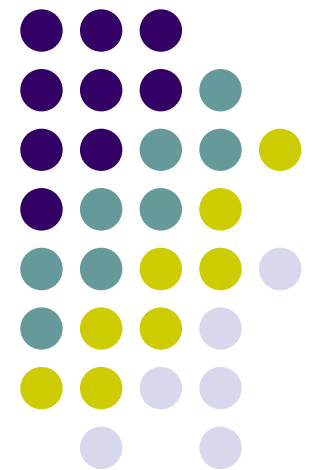
Urban Land Institute: Housing affordable to households earning between 60-120% of Area Median Income

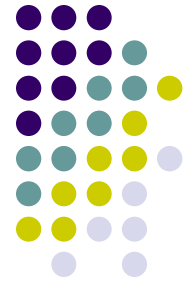


Moderate incomes in the Region...

County	2006 Area Median Income	
	<u>60%</u>	<u>120%</u>
Palm Beach	\$38,640	\$77,280
Martin / St. Lucie	\$32,760	\$65,520
Indian River	\$33,300	\$66,600

The Workforce Housing Problem

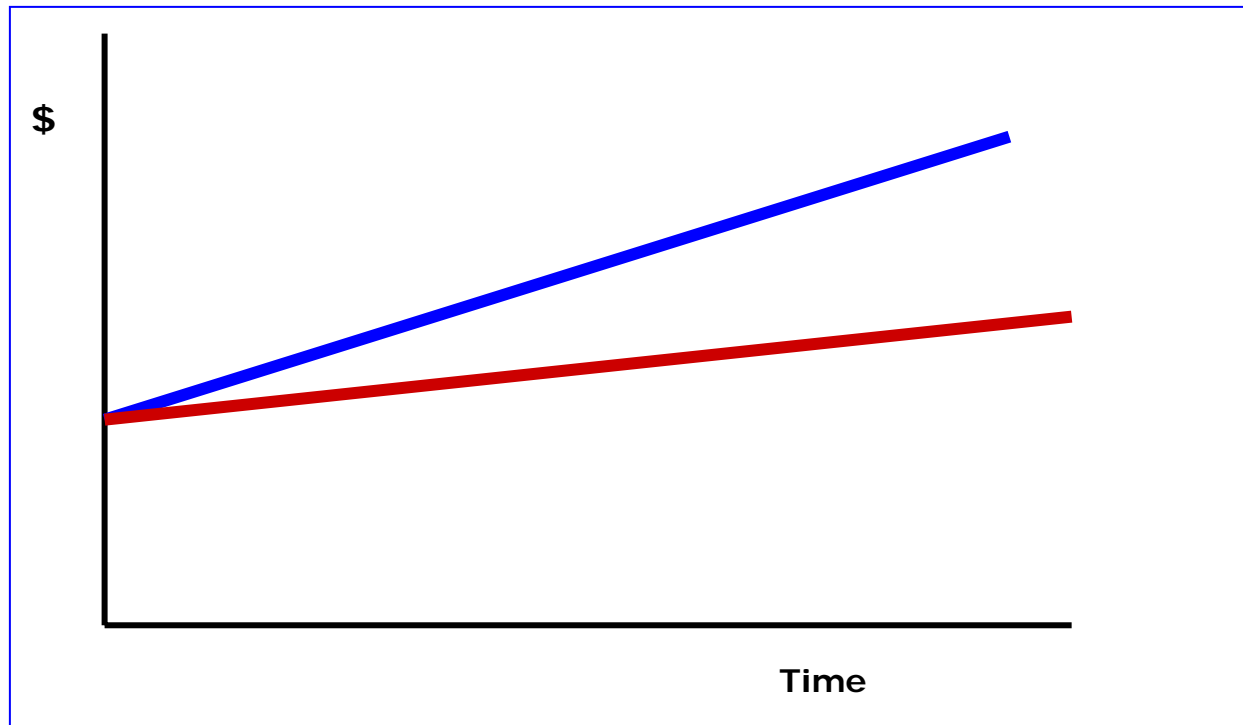




“Wages aren’t high enough for people to pay
the rents and mortgages the markets
command in Florida.”

Jamie Ross, Affordable Housing Director
1000 Friends of Florida
Palm Beach Post (3/27/05)

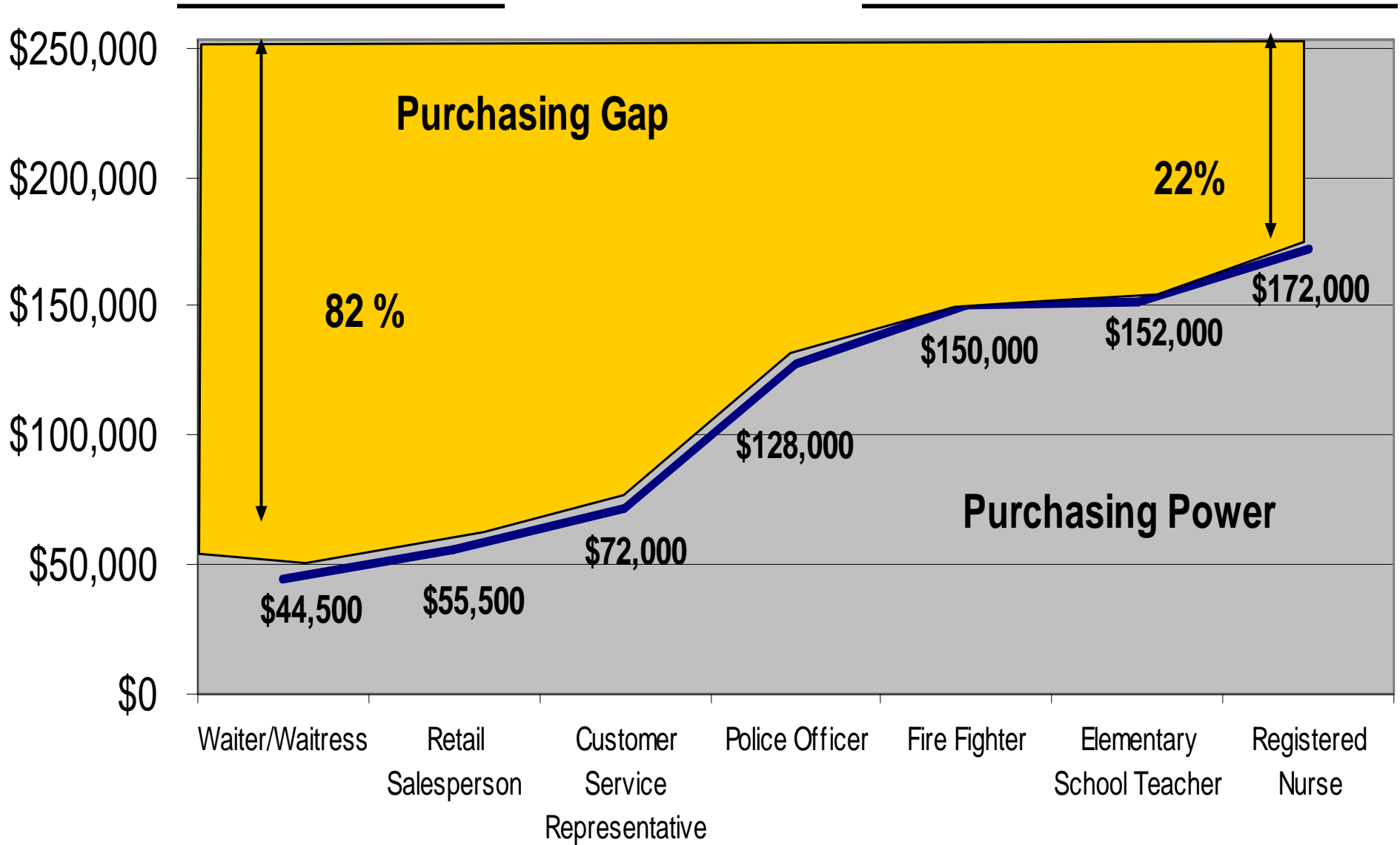
The Problem: Housing Prices Rise Faster than Income



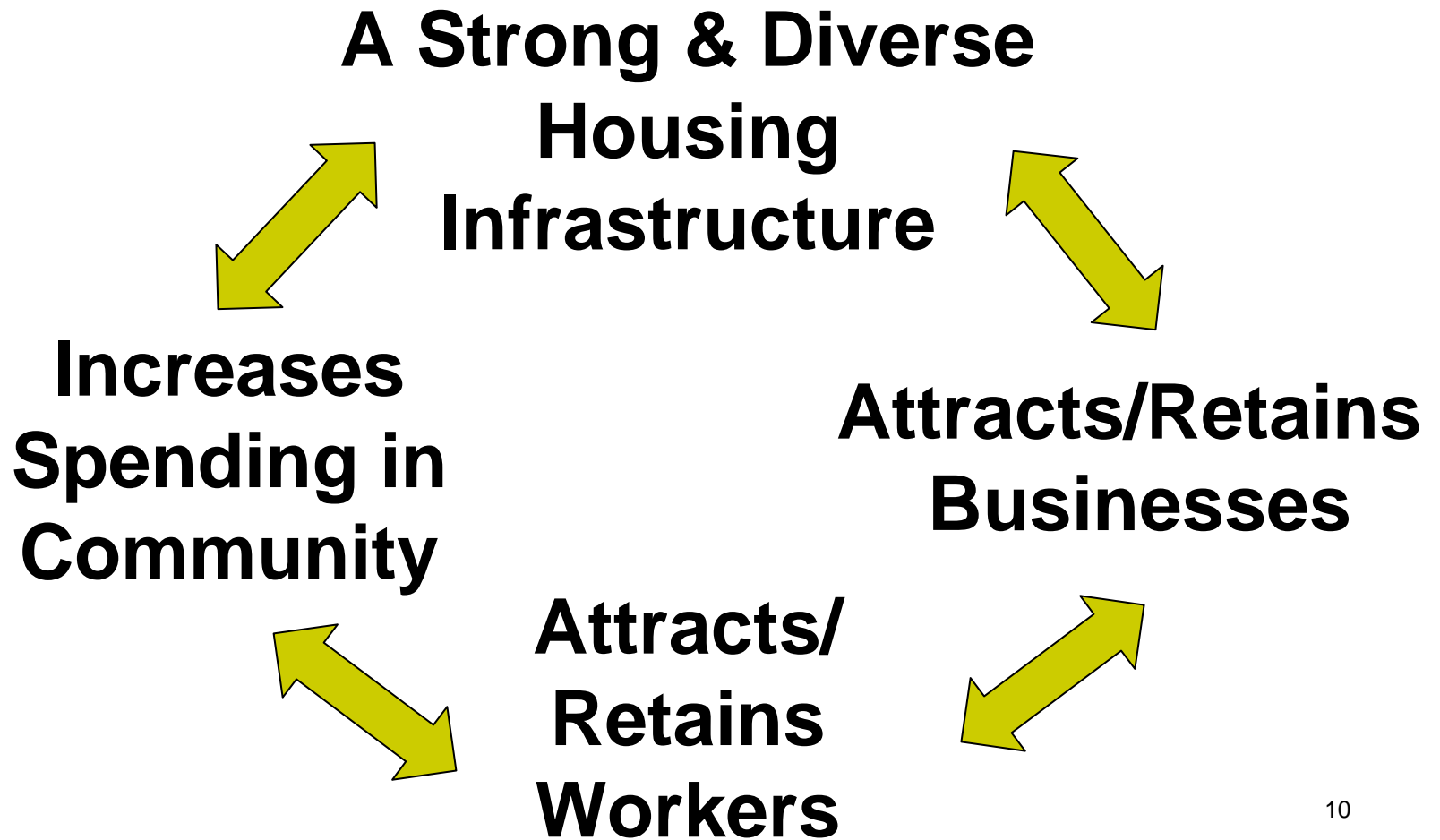
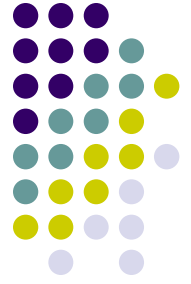
Income
Housing Prices

Affordability Gap

Median House Price



Housing's Connection to the Economy



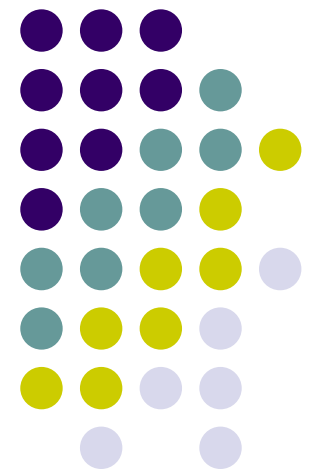
Workforce Housing is an important economic issue...

"If you don't have workforce housing, you don't have a workforce."

Ted Astolfi, President
Martin County Business Development Board

"We believe that in order to have good growth and economic prosperity, you need to have a stable work force. Without a stable work force and a place for them to live, it would be short-sighted."

Ralph Marrinson, President
Regional Business Alliance





The Stuart News

High 85, Low 65.
Chance of rain 5%
Details, C8

SERVING MARTIN COUNTY AND THE TREASURE COAST

www.stuartnews.com

Tuesday, April 12, 2005

50 cents

Housing market makes state \$2 billion

How to use the money

Lawmakers have different ideas on how the \$2 billion should be spent. Here are a few of the suggested ideas.

- ▶ The money should be saved
- ▶ Some of the funds should be dedicated to tax cuts
- ▶ Some of the money should be spent on roads, schools and sewer systems.

By Jackie Hallifax
The Associated Press

TALLAHASSEE — Florida's booming housing market will help boost the state's revenues by an unprecedented \$2 billion over the next 15 months, economists said Monday.

"It's unreal," House Speaker Allan Bense said after getting the news.

The Legislature is in the middle of writing a budget for the fiscal year that begins in July. Both the House and the Senate approved budgets over

WEB POLL

How should the state use extra revenues? Vote on TCPalm.com.

\$60 billion last week and the next step is for the two chambers to negotiate a compromise before the two-month session ends on May 6.

Lawmakers knew they were going to be getting good news from the economists this week — and a general assumption was that the bottom line would be boosted by well over \$1 bil-

lion, maybe \$1.5 billion.

"This is just catching me by surprise," said Bense, R-Panama City. He said he thought some of the money should be saved, some dedicated to tax cuts and some of the money spent on roads, schools and sewer systems.

Senate President Tom Lee said the boosted estimate for tax collections "could not have come at a better time." Lee, R-Brandon, has made paying for growth management a top priority.

"Our state agencies have identified

an estimated \$35 billion deficit in funding for schools, roads, and water supplies over the next decade," Lee said in a statement issued by his office. "It is my hope that we can use this temporary boost as a healthy down payment on our state's critical infrastructure needs."

A spokesman for Gov. Jeb Bush called the revision great news that showed Florida's "business-friendly environment is producing results."

See HOUSING, A9

BUT Bush, hasn't decided yet how he would like to see lawmakers spend the money, spokesman Jacob DiPietro said.

Analysts from the Legislature and the governor's office last reviewed economic data and came up with a tax collection forecast for the state's all-purpose "general revenue" fund in November.

At that time, the economists agreed that Florida's strong housing market and the rebuilding needed from four hurricanes would boost state tax dollars by \$3 billion. The bottom line was \$23.6 billion for the current fiscal year and \$24.5 billion for the fiscal year that begins in July.

But, the state's economy soared past those expectations, resulting in the latest revisions: Almost \$1.1 billion for the current year and more than \$1.1 billion for next year.

The boost in the forecast is unprecedented, said Alan Johnson, a committee staff director in the state Senate for finance and tax issues.

Most of the economic activity caused by rebuilding in the wake of the hurricanes was accounted for in November. The revisions that the analysts agreed to Monday is based largely on "the underlying strength of Florida's economy," said Amy Baker, one of the Legislature's top economists.

"We continue to outperform the rest of the nation on almost every measure," Baker said.

But Baker and the other analysts pointed to the real estate market in particular.

The median price of a Florida home passed the \$200,000 mark earlier this year — and exceeded the national median for the first time as well, according to Frank Kowalski, a Miami Realtor for three decades and president of the Florida Association of Realtors.

And yet sales of single-family homes across the state continue to climb, with double-digit increases seen in most of the state's urban areas, Kowalski said.

"Without question, this is not only historic, this is unprecedented," he said.

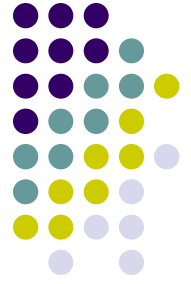
The analysts said they expected pace of economic activity to continue for the next several months and then ease off.

"There is some reason to believe that Florida is beginning to approach its growth potential, that we're bumping up against the upper edge of what we can realistically do," Baker said.

She pointed to record oil and gas prices as factors that might slow down growth.

As well as housing, Florida is seeing strong growth in business activity and tourism and leisure spending, the analysts said.

The growth rate in the sales tax, Florida's main source of funding, is set at 12 percent for the current year and expected to slow to 6 percent next year.



Housing as infrastructure...

- 2002 Lee County, Florida Study: *The Public Costs of Inadequate Affordable Housing in Lee County*

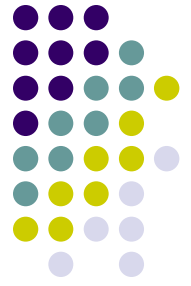
- Findings:

- *Lost economic opportunity*
- *Transportation infrastructure*
- *Social costs*

Not providing housing affordable housing:

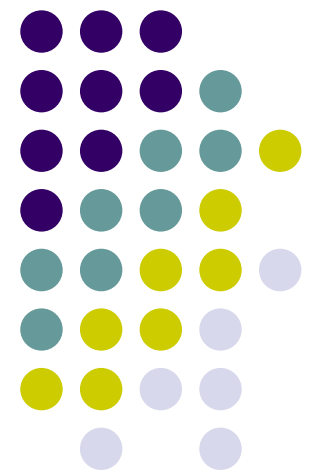
\$249 million/year in lost economic opportunity

A tight workforce housing market hurts the economy...



- A report: *Housing New Hampshire's Workforce* estimates that a tight workforce housing market costs the state:
 - *1,300 to 2,800 fewer jobs*
 - *\$57 to \$121 million less personal income*
 - *\$123 to \$253 million reduction in Gross State Product*
 - *\$21 to \$33 million less in State and local revenues*

Workforce Housing Solutions

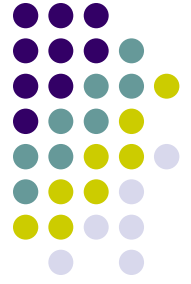


Program and Policy Considerations



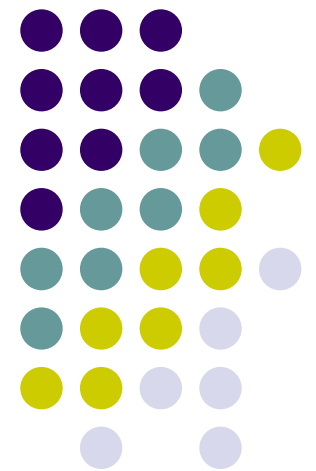
- Housing markets are complicated
- No single solution exists
- Communities must embrace a holistic and integrated array of options
- Promote public-private partnerships
- Context matters:
 - Solutions posed for rapidly growing communities will differ from those of established communities.

Effective Workforce Housing Programs:



- Outcome of a public-private process that has reached consensus on mutually beneficial approaches;
- Are coherent and integrated with existing policies;
- Manageable;
- Consider an array of approaches;
- Transparent and
- Comprehensive (one size does not fit all).

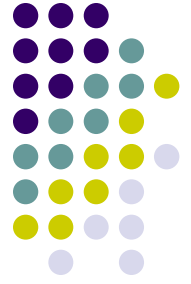
Attainable Workforce Housing Toolkit





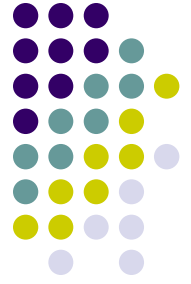
Outcome of:

- The third component of the Treasure Coast Region's Workforce Housing work program
- The work program included:
 - White Paper
 - Workforce Housing Summit
 - Workforce Housing Toolkit



Intent

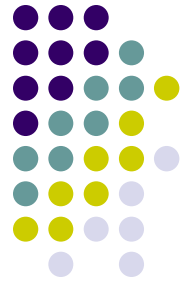
- Provide a compilation of leading policies and programs that can be used to preserve and promote workforce housing.
- Serve as a resource document.
- Guide workforce housing policy creation.



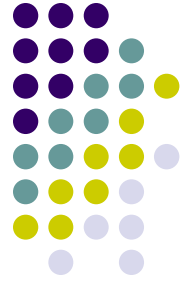
Toolkit Organization

- Divided into 4 sections:
 - I: Housing Development
 - II: Housing Preservation
 - III: Financial Tools and Resources
 - IV: Summary

Toolkit Organization (contd.)



- Each policy or program includes:
 - Description
 - Benefits
 - Key Policy Issues

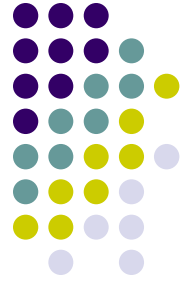


Housing Development

- Accessory Dwelling Units
- Expedited Permitting
- Inclusionary Zoning
- Infill Housing Development
- Special Area Plans

Housing Preservation

- Adaptive Reuse
- Community Land Trusts

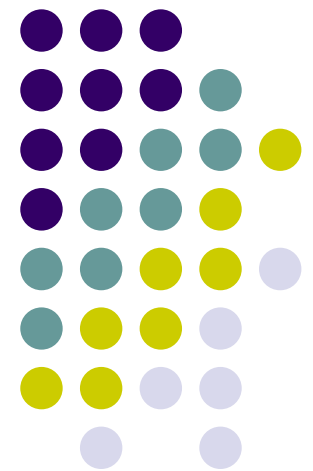


Financial Tools and Resources



- Donation of Public Land
- Down Payment Assistance
- Employer-Assisted Housing
- Housing Trust Funds
- Linkage Fees

Summary of Workforce Housing Strategies



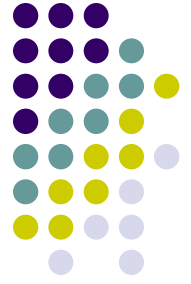
**Summary of Attainable Workforce Housing Strategies
Treasure Coast Regional Planning Council**

Tool	Goal	Implementing Entity	Implementing Actions	Models	Resources	Local Examples
Accessory Dwelling Units	Increase the amount of affordable housing development.	City/County Governments	Review and adjust zoning / land development code, as necessary.	Santa Cruz, California - Accessory Dwelling Unit Development Program	Smart Growth Online – Smart Growth in Action www.smartgrowth.org	Palm Beach County – Unified Land Development Code
Expedited Permitting	Facilitate affordable housing development.	City/County Governments	Review codes, internal processes and set clear standards for timing of affordable housing development.	Pinellas County – Affordable Housing Incentives offered through the Pinellas County Land Development Code	U.S. HUD – Regulatory Barriers Clearinghouse www.regbarriers.org	Required in all Florida counties and SHIP entitlement communities.
Inclusionary Housing	Increase the amount of affordable housing development.	City/County Governments	Develop and adopt an inclusionary housing ordinance.	Montgomery County, Maryland - Moderately Priced Dwelling Unit (MPDU) Program	Florida Housing Coalition – Model Inclusionary Housing Ordinance (see Appendix C) Smart Growth America – <i>Making the Case for Mixed Income and Mixed Use Communities</i> www.smartgrowthamerica.org	Palm Beach County – Interim Workforce Housing Program
Infill Housing Development	Promote affordable housing development.	City/County Governments	Identify important infill sites / locations, facilitate infrastructure, create design guidelines.	The City of Portland’s Living Smart Program http://www.livingsmartpdx.com	<i>Strategies for Successful Infill Development</i> – a publication of the Northeast-Midwest Institute	City of Delray Beach – Infill Workforce Housing Area
Special Area Plans	Guide growth and development in a specific area.	City/County Governments	Adopt implementing ordinance. Comprehensive plan amendment(s).	St. Lucie County - Towns, Villages and Countryside Element	www.tcrpc.org	St. Lucie County - Towns, Villages and Countryside Element
Density Bonuses	Increase the amount of affordable housing development.	City/County Governments	Adopt implementing ordinance.	City of Sarasota -Downtown Density Bonus and Attainable Housing Policy	<u>Downtown Density Bonus and Attainable Housing Policy</u> : Recommended Comprehensive Plan Amendment, prepared by ERA for City of Sarasota, FL, March 2006	City of Delray Beach
Impact Fee Strategies	Promotes affordable housing development by lowering development costs.	City/County Governments	Adopt implementing ordinance.	City of Orlando – Affordable Housing Impact Fee Grant	http://www.cityoforlando.net/housing/default.htm	

Treasure Coast Regional Planning Council

Tool	Goal	Implementing Entity	Implementing Actions	Models	Resources	Local Examples
Adaptive Reuse	Promotes affordable housing development.	City/County Governments	Adaptive reuse ordinance and design guidelines	City of Los Angeles – Adaptive Reuse Program	City of Los Angeles – <i>Adaptive Reuse Program Handbook</i> (see Appendix D)	
Community Land Trusts	Create affordable housing in perpetuity.	Private, Non-Profit Corporation, can be sponsored and seeded by City/County Governments	Require extensive financial and technical assistance to establish.	Institute for Community Economics www.iccclt.org As originator of the <u>CLT model</u> ICE has worked with groups in a wide variety of communities around the country to establish local CLTs. ICE has also developed a \$13 Million <u>Revolving Loan Fund</u> to provide critical project financing to CLTs and other innovative community organizations across the country.	Florida Community Land Trust Institute	Delray Beach CLT Boynton Beach CLT
Donation of Public Land	Increase the amount of affordable housing development by reducing associated costs.	City/County Governments	Identify, inventory and sell/donate surplus public land for affordable housing purposes.	See Florida HB 1363.		
Down Payment Assistance	Increase homeownership opportunities.	Florida Housing Finance Corporation	n/a	SHIP Program	Florida Housing Finance Corporation (see Appendix E)	All 67 Florida counties and 50 CDBG entitlement cities.
Employer-Assisted Housing	Help employees live near their workplaces.	City/County Government or public-private partnership		Reach Illinois Employer-Assisted Housing	Metropolitan Planning Council – Technical Assistance for Employer-Assisted Housing	City of Orlando EAH Program – <i>Housing Opportunities for Florida's Workforce</i>
Housing Trust Funds	Create a dedicated revenue source for attainable housing.	City/County Governments or private non-profit entity	Often works in tandem with inclusionary housing ordinance as “in-lieu” fee.	Housing Trust Fund of Santa Clara County	www.housingtrustscc.org	TBD
Linkage Fees	Create a dedicated revenue source for attainable housing.	City/County Governments	Implementing ordinance and nexus study.	City of Winter Park Linkage Fee Program (\$0.50 per square foot for non-residential development)	See Appendix F	

Contact Information



Greg Vaday

Economic Development Coordinator

Treasure Coast Regional Planning Council

(772) 221-4060

Email: gvaday@tcrpc.org

Website: www.tcrpc.org



An Assessment of Housing Need and Strategies for Indian River County

The Coalition for
Attainable Homes

February 1, 2007





Mission of the Coalition



**To create, support, and advocate for
attainable housing.**

Coalition Officers

- **Jim Goldsmith, President- Goldsmith Team GMAC Real Estate**
- **Jeff Luther, Vice President- Indian River County Sheriff's Department**
- **Penny Chandler, Secretary- Indian River County Chamber of Commerce**
- **Todd Heckman, Treasurer- Felten & Associates Insurance**

Coalition Directors

- **Andy Bowler, Indian River Habitat for Humanity**
- **Kelly Brown, Indian River Habitat for Humanity**
- **Greg Burke, Gregory John Burke ARCHITECT, PA**
- **Bill Curtis, Seacoast National Bank**
- **Jim Davis, Indian River County Public Works Department**
- **Louise Hubbard, Treasure Coast Homeless Services Council**
- **Julia Keenan, The Samaritan Center**
- **Gaye King, The Source**
- **Cathy LaCroix, United Way of St. Lucie County, Inc.**
- **Chuck Mechling, Onsite Management Group, Inc.**
- **Ruth Meyers, Neel-Schaffer**
- **Connie Poppell, SunTrust Bank**
- **Richard Stark, Treasure Coast Homeless Services Council**
- **Mark Thomas, Indian River County Housing Authority**

Organizations that Provided Information to the Task Force

- Florida Housing Coalition
- Indian River County
- Indian River County Growth Awareness Committee
- Indian River Habitat for Humanity
- Indian River Neighborhood Association
- SunTrust Bank representing Hannibal Square CLT
- Treasure Coast Homeless Services Council
- Treasure Coast Regional Planning Council
- U.S. Department of Housing and Urban Development

Recommended Strategies

1. Invest in a Tri-Annual Study of Housing Needs
2. Develop Housing Goals and Review Annually
3. Encourage Greater Regional Cooperation
4. Create a Community Land Trust
5. Create a Housing Trust Fund
6. Create a Community Development Corporation
7. Pass Inclusionary Zoning Ordinances
8. Alter Zoning Regulations
9. Index Impact Fees
10. Support New Construction Technologies
11. Consider the Impact of the Urban Service Boundary

1. Invest in a Tri-Annual Study of Housing Needs

- Assess the supply, demand, and gaps by income
- Pinpoint specific strategies to fill the gaps
- Evaluate the comprehensive plans and Local Housing Assistance Plan

2. Develop Housing Goals and Review Annually

- Develop annual housing goal
- Report to citizens annually in public meeting
- Re-establish the County Affordable Housing Advisory Committee

3. Encourage Greater Regional Cooperation

- Work with neighboring counties on efforts such as the Home Consortium
- Maximize efficiency and address problems on a larger scale



4. Create a Community Land Trust



- **Donate surplus land and/or funds**
- **Lease land for 99 years**
- **Buyer only purchases the home**
- **Home must be resold to another eligible family**

5. Create a Housing Trust Fund

- No or low-interest loans or grants
- Gap financing to leverage other funds



6. Create a Community Development Corporation

- **Apply for funding**
- **Develop housing**
- **Determine the eligibility of prospective occupants**
- **Oversee rental or resale transactions**
- **Coalition for Attainable Homes, Inc.**

7. Pass Inclusionary Zoning Ordinances

- Require builders include a percentage of attainable units in new developments
- Increase the production of attainable housing
- Prompt greater economic integration



8. Alter Zoning Regulations

- Evaluate current zoning regulations
- Better communicate current incentives
- Allow density bonuses with inclusionary zoning
- Allow higher density, senior housing

9. Support New Construction Technologies



- Review current building code regulations
- Ensure that new construction technologies are possible

10. Index Impact Fees

- Index the cost of a home to the impact fees starting with \$0
- Waive impact fees in some cases
- SHIP funds insufficient to cover cost of impact fees

11. Consider the Impact of the Urban Service Boundary

- Unintended consequences such as increased home prices, insurance premiums, property taxes, and utility assessments
- Economic incentive to construct an expensive house on a large parcel in order to maximize profit

Conclusion

- **No single, magic solution!**
- **Recommendations in total represent a synergy which constitutes a viable approach**
- **The County must be proactive and recognize the magnitude of the problem and make a genuine commitment to effect lasting solutions**

