NEFRC AD HOC COMMITTEE ON AFFORDABLE HOUSING

Notes from July 7, 2017 meeting

Follow Up

- Can we get projections of Housing needs going forward?
- Ask planners:
  - Can counties waive impact fees or do they have to pay through another county source?
  - Let developers finance impact fees?
  - Incentives to encourage development – reduce setbacks, etc.
  - Number and circumstances of units created by DRIs

Strategies (“what are we doing?”) Also see Ed’s notes re: “what is working?”

- Housing Rehab +/- 35K
- Emergency Repair +/- 10K
- New Construction +/- 65K
- Purchase Assistance +/- <135K

Issues and “What could we do?”

- See lists from Mr. Williams/St. Johns County
- Inclusionary Zoning or payment in lieu of housing.
- Purchase assistance does not address other needs – can you afford it?
- SHIP is flexible – good
  - Are we doing it well?
- Aging in place strategies
• Resource: USDA Field Representative Kenda Robinson in Baker
• Housing Counseling – good, but not included for Rehab
• Post Purchase counseling is not available
• Counseling – look at Wells Fargo, Home Strong USA, for example
• Wealth Watchers & Urban League provide counseling
• Multi-family rental housing development
  o Cash flow is hard
• Section 8 Vouchers
• Comprehensive list of all programs on FHC website
• Don’t forget metrics- what should we measure?
  o What are the needs, who we are helping, how many are helped, how much does it cost?
• COJ – vacant property registry
• Impediments to CoJ Fair Housing Choice Link in Comment Period – July 19
• Gap between planners and housing/human services planners
• COJ RFP for MF Rehab
• Issue: Die without will – property cannot be renovated because of title issues – Counseling should address
• Negotiations with DF
• Funding / Programs for seniors to age in place
• Trailers – no equity
• Sub-standard
• Post meeting
  o Airbnb takes units out of the housing market.
  o Alternative housing types: Co-housing, small homes, conversions from other uses, etc.