

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
 - Cash flow is hard
- Section 8 Vouchers
- [Comprehensive list of all programs](#) on FHC website
- Don't forget metrics- what should we measure?
 - 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
 - Airbnb takes units out of the housing market.
 - Alternative housing types: Co-housing, small homes, conversions from other uses, etc.