

Affordable Housing Task Force Meeting – 11/3/16

IDEAS

- Density is key – Miami Model
- Impact Fees – SJC is studying
 - What are the alternatives?
 - CoFB waives impact fees for affordable housing
- Use government surplus land
- Argument: Affordable housing is for stabilizing the workforce
- Slow death of CDCS – government must fill gap
- Consider a consultant for disasters FEMA will pay
- Get Congress to give CDBG DR dollars
- Savings don't go to the right entity with the affordable housing argument: \$30G for jail, \$10G for housing
- USDA has programs for individual – need to support them as they go through process
- Developer must build it or pay for it
- CRA developed to correct red-lining poor neighborhoods (risk aversion)
- Low income tax credits
- Increase non-profit capacity
- Social impact bonds for affordable housing
- Broaden support of building the workforce
- Vacate old plats
- Add 1 mil to taxes to fund affordable housing. Counties decide how to spend it
- Zoning and Density / NIMBY
- Educate elected officials and public as to need for \$ and planning departments
- Metrics
 - Need:
 - 50% of median income
 - 30% of income (household)
 - # households less than 50% median income
 - Up to 80% median using # in household basis
 - 1) ALICE
 - 2) Home Matters Report
 - 3) SHIP
- Define Sub-standard
- Lobby State to replace dollars taken from trust fund as a region (DRI regulations)
- Mount effort to mobilize large numbers of citizens to lobby