

Questions for Banks: Affordable Housing in Northeast Florida

CATEGORY	QUESTION	ANSWER/COMMENTS
What programs exist now in Northeast Florida?	1. Do banks in the region support credit counseling or homebuyer counseling programs? How strong are those programs? Are they aware of how many people graduate? Are they promoted?	
	2. Do banks participate in any of the Federal Home Loan Bank Programs (home repair or DPA)?	
	3. Does a clearinghouse exist, or could we create a lender matrix: what counties they serve, if they have their own first time homebuyer programs, if they offer down payment assistance, etc.?	
What regional approaches could work here/have worked elsewhere?	4. Regional Housing Authority?	
	5. Land Bank?	
	6. Multi-bank Loan Funds?	
	7. Others?	
	8. What would NE Florida need to do to make these happen?	
What other approaches could be used?	9. How can banks help change the equation so that the private sector can build affordable housing, with an emphasis on volume, so that the private sector is part of the solution?	
	10. What ideas, beside tax credit programs, could help stimulate financing rental property development, especially for the workforce earning less than earning less than \$15/hour?	
	11. Could banks finance infrastructure to service affordable housing?	
	12. Could banks finance the "gaps" that arise when putting together a rental or ownership project?	

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	13. Could banks require appraisers to recognize the value of green/energy efficient/ resilient/accessible building?	
How can we work together?	14. Could banks provide experts to advise governments, funders and housing providers on the structure of deals that will work in NE Florida?	
	15. Could banks "loan" an expert to government?	
	16. Could bank experts serve on the Board of a housing provider?	
	17. Could banks provide technical training?	
Could banks have a "preference" for communities that put "skin in the game" to support affordable housing? Would any of these approaches work?	18. Waive impact, inspection and/or utility fees?	
	19. Donate land?	
	20. Lessen infrastructure requirements, such as sidewalks?	
	21. Allow housing types that increase affordability: cohabitation, shared facilities, accessory units, etc.?	
	22. Incentivize affordable units through density bonuses?	
	23. A Consolidated Plan that includes local and/or private investment?	
If Northeast Florida had an Affordable Housing Needs Plan, would banks take it into account when making decisions?	24. Could regional goals and banks goals be aligned? Might banks consider themselves regional partners?	
	25. Could measures of success (NEFRC metrics and banks CRA performance evaluation) be aligned?	
	26. Could the goals and measures run the spectrum, from homeless programs to workforce housing?	