

HOUSING STRATEGIES

<p>Framework for a Statewide Housing Strategy:</p> <ul style="list-style-type: none"> a) Statewide Growth Management b) Immediate Investment Areas c) Local planning and capacity d) Statewide Housing Trust Fund e) Helping Homeowners Rebuild f) Housing Recovery Centers g) Supportive Services h) Mixed-Income Communities i) Supportive Housing 	<p>Planning and Zoning:</p> <ul style="list-style-type: none"> a) Statewide Growth Management b) State Office of Planning c) Immediate investment areas d) Model codes and ordinances e) Regional fair share policy f) Public education program g) Local comprehensive plans h) Local housing assistance plans i) Update local Zoning j) Incentives for affordable housing k) Funding priorities l) Future land Use Maps m) Dispersion policies n) Property Tax Exemption o) Preserve Sensitive Land p) Increased height allowances q) Transfer of Development Rights r) Density Bonuses 	<p>Eliminate Vacant and Blighted Properties</p> <ul style="list-style-type: none"> a) Vacant Properties Program b) Designate areas for growth c) Form-based zoning d) Amend existing plans e) Prioritize housing resources f) Code enforcement g) Alternative reuse options h) Rehabilitate historic properties i) Streamline approval procedures j) Brownfield Redevelopment k) Split-rate property taxes
<p>Homeowner Repair:</p> <ul style="list-style-type: none"> a) Financial packaging b) Refinancing assistance c) Rehab Specialist Program d) Community Design Center e) Succession program f) Secure and qualify contractors g) Expedited permitting h) Bulk material purchases i) Coordinate volunteer labor j) Assignment of insurance benefits k) Relief from existing debt l) Low-interest mortgages m) Gap financing 	<p>Homeowner Rebuild:</p> <ul style="list-style-type: none"> a) Coordinated site preparation b) Coordinated elevation c) Financial packaging d) Financial Counseling e) Construction Management f) Community Design Centers g) Succession Program n) Secure and qualify contractors o) Expedited permitting p) Bulk material purchases q) Coordinate volunteer labor r) Land Readjustment s) Assignment of insurance benefits t) Relief from existing debt u) Low-interest mortgages v) Gap financing 	<p>Creating New Homeowners:</p> <ul style="list-style-type: none"> a) Homeownership counseling b) Community Land Trust c) Land swap d) Acquisition-Rehab program e) Self-help construction f) Moderately priced dwelling units g) Homebuyers Club h) Homesteading Program i) Lease – Purchase j) Cooperative Redevelopment k) Downpayment Assistance l) Development Subsidy m) Individual Development Accounts n) Homeownership Voucher program
<p>Build Rental Housing:</p> <ul style="list-style-type: none"> a) Technical Assistance b) Development Mentoring c) Grant Writing d) Housing development training e) Multi-family insurance program f) Bonding and payroll assistance g) Local hiring program h) Predevelopment Loan Fund i) Construction Bridge Loan j) Non-profit Planning grants k) Property tax abatement l) Permit and impact fee waivers m) Brownfield redevelopment n) Healthy Homes Initiative o) Fair Housing education 	<p>Build New Options for Homeownership:</p> <ul style="list-style-type: none"> a) Technical Assistance b) Development mentoring c) Grant writing d) Housing development Training e) Local Hiring Program f) Youthbuild g) Brownfield redevelopment h) Healthy homes initiative i) Fair Housing education j) Predevelopment Loan Fund k) Construction Bridge loan l) Project planning grants 	<p>Mixed-Income Strategies:</p> <ul style="list-style-type: none"> a) Inclusionary zoning b) Statewide growth management c) Model Ordinances d) Prioritize housing funds e) Capitalized operating reserves f) Project-based subsidies g) Fair share allocation plan h) Impact fee waivers i) Expedited Permitting j) Increased height allowances k) Density Bonuses l) Future land use maps m) Dispersion policies n) Update zoning o) Property tax exceptions
<p>Mixed-Use Strategies:</p> <ul style="list-style-type: none"> a) Residential over commercial b) New market tax credits c) Economic development programs d) Small business development e) Locate near transportation f) Integrated Community Facilities g) Overlay zones h) Form-based zoning i) Sub-area plans j) Reduce off street parking k) Density Bonuses l) Prioritize public funding 	<p>Temporary Housing Strategies:</p> <ul style="list-style-type: none"> a) Transitional communities b) Temporary-to-Permanent c) Modular Homes d) Re-usable housing for owners e) Vacant and adjudicated properties f) Rehabilitate apartments g) Rehabilitate single-family rentals h) Shared housing 	<p>Special Needs Housing:</p> <ul style="list-style-type: none"> a) Supportive Housing b) Housing First c) Continuums of Care Planning d) Integrated in mixed income developments e) Scattered site supportive housing f) Senior Housing g) Assisted Living h) Transitional Housing i) Safe Haven

SUPPORTIVE PROGRAMS

<p>Framework for a Statewide Housing Strategy:</p> <ul style="list-style-type: none"> a) Statewide Growth Management Act b) Statewide Office of Planning c) Neighborhood Planning Grants d) Housing Trust Fund e) Local Planning Grants f) Local Permitting Capacity Grants g) Non-Profit Project planning grants h) Technical Assistance to local Jurisdictions and non-profits i) Predevelopment Loan Funds j) Local Allocations From HTF to Implement Local Housing Strategies and Programs 	<p>Planning and Zoning:</p> <ul style="list-style-type: none"> a) Statewide Housing Trust Fund b) Technical assistance to locals c) Regional planning grants d) Permitting capacity grants e) Local planning grants f) Neighborhood Planning Grants g) Transportation funds as incentives 	<p>Eliminate Vacant and Blighted Properties</p> <ul style="list-style-type: none"> a) Housing Trust Fund b) Technical assistance to locals c) Model codes and ordinances d) Receivership program e) Community Land Trust f) Urban Homesteading Program g) Homeowner rehab program h) Regional planning grants i) Permitting capacity grants j) Local planning grants k) Neighborhood Planning Grants l) Brownfield Redevelopment
<p>Homeowner Repair:</p> <ul style="list-style-type: none"> a) Housing Recovery Centers b) Centralized Loan packaging c) Centralized Blending of gap financing d) Negotiate reduced payoffs for existing mortgages e) Technical assistance to Housing Recovery Centers f) Historic Black Colleges and Universities Program g) Community Outreach Partnerships Centers h) Association for Community Design i) AIA Center for Communities by Design 	<p>Homeowner Rebuild:</p> <ul style="list-style-type: none"> a) Housing Recovery Centers b) Centralized Loan packaging c) Centralized Blending of gap financing d) Negotiate reduced payoffs for existing mortgages e) The Pro-bono Project for Succession f) Technical Assistance to Housing Recovery Centers g) Historic Black Colleges and Universities Program h) Community Outreach Partnerships Centers i) Association for Community Design j) AIA Center for Communities by Design 	<p>Creating New Homeowners:</p> <ul style="list-style-type: none"> a) Housing Recovery Centers b) Housing Trust Fund c) Technical Assistance d) Community Land Trust e) Community Development Financial Institutions
<p>Build Rental Housing:</p> <ul style="list-style-type: none"> a) Housing Trust Fund b) LHFA c) HUD Section 3 program 	<p>Build New Options for Homeownership:</p> <ul style="list-style-type: none"> a) Housing Trust Fund b) Youthbuild c) Self-Help Housing d) Brownfield Redevelopment 	<p>Mixed-Income Strategies:</p> <ul style="list-style-type: none"> a) Statewide Growth Management b) Housing Trust Fund c) Community Land Trust d) Regional Fair Share Policy e) Model Codes and ordinances f) Permitting Capacity Grants
<p>Mixed-Use Strategies:</p> <ul style="list-style-type: none"> g) Statewide Growth Management h) Housing Trust Fund i) Community Land Trust j) Regional Fair Share Policy k) Model Codes and ordinances l) Local Planning Grants 	<p>Temporary Housing Strategies:</p> <ul style="list-style-type: none"> a) Predevelopment Loan Fund b) Project Planning Grants c) Infrastructure investment Grant d) Temporary Modular Shells e) Rehabilitation funds f) Construction Bridge Loans g) Rental Subsidies 	<p>Special Needs Housing:</p> <ul style="list-style-type: none"> a) Tenant-based rental Assistance b) Project-based rental assistance c) Capitalized operating reserves d) Rental Subsidy installments e) Housing Trust Fund f) Medicaid Home and community-based waivers g) Assisted Living waivers h) Community Land Trust i) Adult day health program

FINANCIAL PROGRAMS

<p>Framework for a Statewide Housing Strategy:</p> <ul style="list-style-type: none"> a) CDBG Special Allocation b) Dedicated Sources for Housing Trust Fund 	<p>Planning and Zoning:</p> <ul style="list-style-type: none"> a) CDBG Special Allocation b) Dedicated Sources for Housing Trust Fund 	<p>Eliminate Vacant and Blighted Properties</p> <ul style="list-style-type: none"> a) CDBG Special Allocation b) Dedicated Sources for Housing Trust Fund c) EPA Brownfield Redevelopment Program d) HUD Brownfield Redevelopment Program
<p>Homeowner Repair:</p> <ul style="list-style-type: none"> a) CDBG special Allocation b) Dedicated Sources for Housing Trust Fund c) GO Zone Mortgage Revenue Bonds d) HOME Partnership Program e) USDA Rural Housing Section 502 programs f) SBA Homeowner loans g) USDA Housing Repair programs h) USDA Housing Preservation Grants i) USDA Rural Housing Section 504 Rehabilitation loans j) HUD Section 203 (h) Disaster loans k) HUD Section 203 (k) rehabilitation loans l) Federal Home Loan Bank Affordable Housing Program m) Weatherization program n) Energy efficiency grants o) FEMA Housing Mitigation Grant Program p) FEMA Increased Cost of Construction Program q) FEMA Public Assistance Program for site prep r) HUD Housing Counseling Grants s) UMCORE, Family Recovery Corp, and foundations t) HUD Healthy Homes Programs 	<p>Homeowner Rebuild:</p> <ul style="list-style-type: none"> a) CDBG special Allocation b) Dedicated Sources for Housing Trust Fund c) GO Zone Mortgage Revenue Bonds d) HOME Partnership Program e) USDA Rural Housing Section 502 programs f) SBA Homeowner loans g) USDA Housing Repair programs h) USDA Housing Preservation Grants i) Federal Home Loan Bank Affordable Housing Program j) Weatherization program k) Energy efficiency grants l) FEMA Housing Mitigation Grant Program m) FEMA Increased Cost of Construction Program n) FEMA Public Assistance Program for site prep o) HUD Housing Counseling Grants p) UMCORE, Family Recovery Corp, and foundations q) HUD Healthy Homes Programs 	<p>Creating New Homeowners:</p> <ul style="list-style-type: none"> a) Housing Trust Fund allocations to locals b) Dedicated Sources for Housing Trust Fund c) HOME Partnership Program d) American Dream Downpayment Assistance Program e) Community Development Block Grant f) HUD Housing Counseling Grants g) HUD Self Help Opportunity Program h) USDA Mutual Self Help Program i) USDA Rural Housing Section 502 j) Federal Home Loan Bank k) PHA Homeownership Voucher Program l) Good Neighbors Program m) Dollar Homes Program n) CDFI Fund
<p>Build Rental Housing:</p> <ul style="list-style-type: none"> d) CDBG special allocation e) Dedicated Sources for Housing Trust Fund f) Housing Tax credits g) Historic tax credits h) Private Activity Bonds i) CDBG j) HOPE VI k) HOPE VI Main Street program l) Special Taxing Districts – CDD and TIF m) USDA Section 502 Programs n) Federal Home Loan Bank 	<p>Build New Options for Homeownership:</p> <ul style="list-style-type: none"> a) CDBG Special allocations b) Dedicated Sources for Housing Trust Fund c) Home Partnership Program d) American Dream Downpayment Assistance e) Community Development Block Grant f) Youthbuild Program g) Self Help Opportunity Program h) Mutual Housing Self Help Program i) Rural Housing Site Grants j) Federal Home Loan Bank k) Rural Housing and Economic Development l) EPA Brownfield program m) Brownfield Economic Development Initiative n) Main Street Area Revitalization program o) Special Taxing Districts 	<p>Mixed-Income Strategies:</p> <ul style="list-style-type: none"> a) CDBG special allocation b) Dedicated Sources for Housing Trust Fund c) Housing Tax Credits d) Project-based Vouchers
<p>Mixed-Use Strategies:</p> <ul style="list-style-type: none"> e) CDBG special allocation f) Dedicated Sources for Housing Trust Fund g) Housing Tax Credits h) Project-based Vouchers i) Transportation planning grants j) HOPE VI k) Special Taxing Districts l) Historic Tax credits m) New market tax credits n) Economic Development Programs o) Small Business Development Programs p) Community Facilities Programs 	<p>Temporary Housing Strategies:</p> <ul style="list-style-type: none"> a) FEMA Individual Assistance b) HUD Section 108 c) CDBG Special Allocation 	<p>Special Needs Housing:</p> <ul style="list-style-type: none"> a) Housing Trust Fund operating support pool b) Housing Trust Fund Continuum support c) HUD Voucher Programs d) HOME Tenant Based Rental Assistance e) McKinney Supportive Housing program f) McKinney Shelter Plus Care g) McKinney Single Room Occupancy Program h) HUD Section 202 i) HUD Section 202 Assisted living Conversion program j) HUD Section 811 k) USDA Rural Housing Section 515 l) Housing tax credits m) Medicaid Waiver

