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Affordable Housing Initiatives:

Building Your Own Local Toolbox

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The Role of Local Government In Housing

- Historically, local government involvement in housing has been through zoning, subdivision controls, building and housing codes and sanitation ordinances (So, Frank S., 1988).

Current Issues Impacting Housing

- Role of Federal Government has Continued to Diminish
- Segment of Population Affected by Housing Problems has Broadened
- Housing Affordability is now an Issue for Low to Moderate Income Households
- Changing Demographics and Limited Funds for Infrastructure

Current Role of Federal Government in Affordable Housing

- Limited Funding from Various Sources – CDBG, HOME, NSP
- Housing Finance – FHLB, FHA
- Limited Housing Subsidies – Section 8, LITC, Section 202, Section 212
- Fair Housing Guidance and Enforcement
- Regulatory Functions

Current Role of State Government in Affordable Housing

- Pass-through Agencies for some federal funding
- Community Development Assistance
- Infrastructure Assistance
- Building Codes and Environmental Regulations

The New Role of Local Government in Affordable Housing

- Continue the Regulatory Function
- Financial Support – state and local
- Provision of Infrastructure – public and private
- Social Programs – Fair Housing, local shelters, specialized housing
- Housing Program Implementation

Establishing Your Local Housing Goals – Four Areas

- Community Life – *From a community perspective, the objective of housing policy is the provision and maintenance of safe, sanitary, and satisfactory housing together with efficiently and economically organized community facilities to support it.*

[Housing Goals (Cont.)]

- Social And Equity Concerns – *Every community should provide safe, satisfactory housing opportunities to all households at costs they can afford, without regard to income, race, religion, national origin, family structure, or disability.*

[Housing Goals (Cont.)]

- Stability of Production – *Housing production should be stabilized to reduce fluctuations in construction, ensure a predictable supply of new units, provide steady employment, reduce inflationary trends, and direct a reliable flow of credit into the industry.*

[Housing Goals (Cont.)]

- Design and Environmental Quality – *Housing should be designed to accommodate household needs, optimize the quality of life, use land and resources efficiently, and create minimal adverse impact on the natural environment.*

Conducting a Housing Analysis

- Determining the Housing Need in Your Community – Need refers to the gap between what does exist and what should exist if adequate housing is to be provided for every household.

Establishing Housing Standards

- Housing Cost
- Housing Condition
- Overcrowding
- Design
- Housing Choice
- Community Facilities
- Environmental Factors
- Control

Developing a Housing Plan

- Housing Market Analysis – projecting supply and demand
 - Housing market area
 - Components of change
 - Number and composition of households
 - Number of vacant units
 - Existing supply of housing

Developing a Housing Plan (Cont.)

- Elements of a Housing Policy Plan
 - Identifying issues
 - Gathering and analyzing data
 - Identify all available resources
 - Setting program objectives
 - Implementing plans

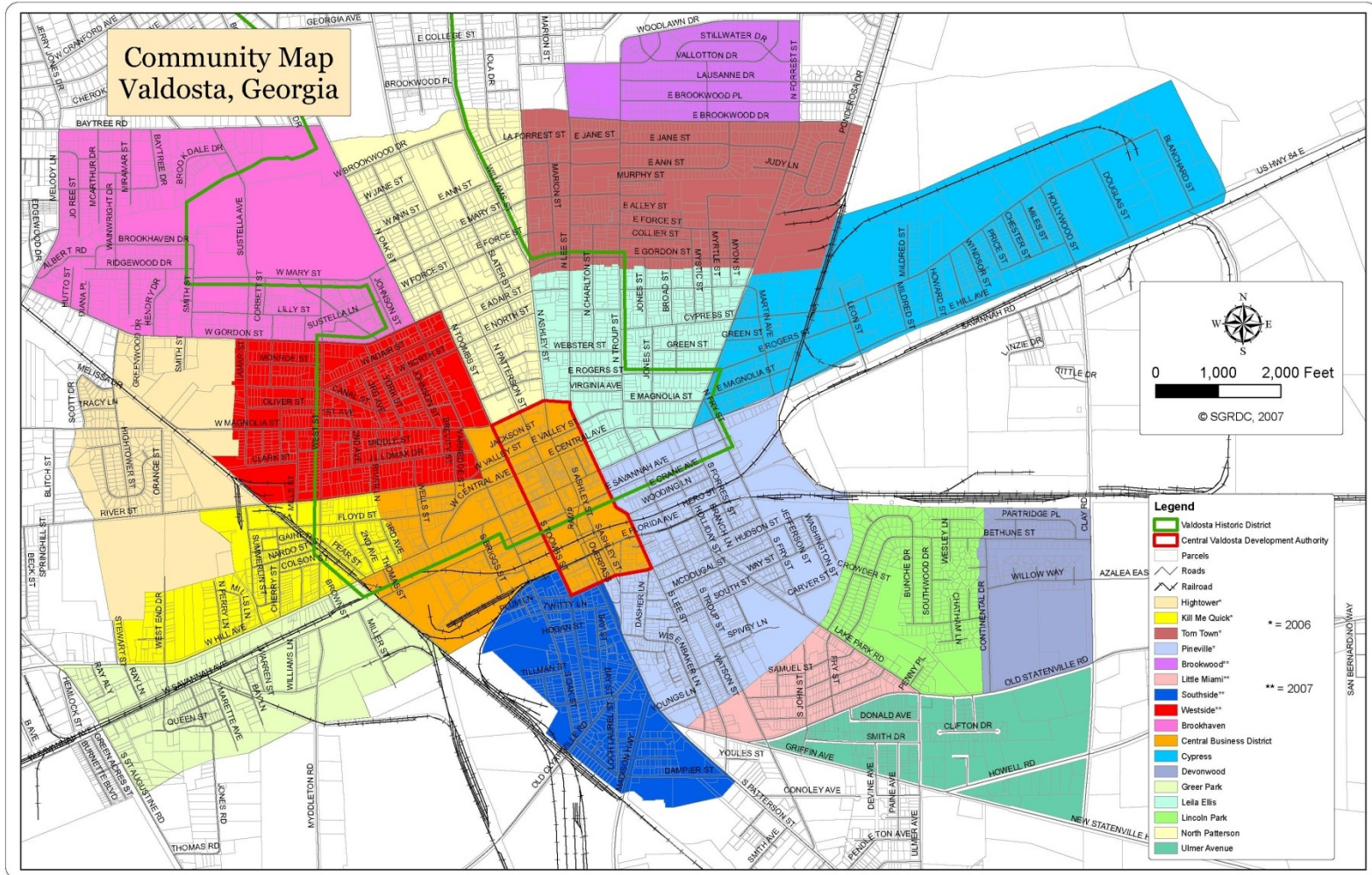
City of Valdosta Efforts

- 1999 Housing Survey conducted by VSU and 2006 Update
- Mayor/Council Resolution to eliminate all substandard housing by 2020
- Designation as a 21st Century Challenge Community
- Establishment of the Valdosta-Lowndes County Land Bank Authority

Valdosta Effort (Cont.)

- Local Assistance Grant - \$300,000 (Consolidated Plan and Property Acquisition)
- Focus groups facilitated by VSU
- Consolidated Plan – Development of the Neighborhood Concept of Planning within the Designated Revitalization Area. Second Plan submitted and approved by HUD.

Designated Revitalization Area



Valdosta Effort (Cont.)

- 2003 Jimmy Carter Work Project
- Ongoing Housing and Code Enforcement
- Southern Hospitality Workcamp Effort
- Completion of the first eight Neighborhood Assessments
- Update of the Housing Survey
- Home Repair/Homeownership Programs

2003 Jimmy Carter Work Project



Photo: Steffan Hacker

Neighborhood Assessments

- Condition of Housing Stock
- Assessment of Homeownership Rates
- Condition of Infrastructure and Related Master Plans
- Condition of Public Facilities and Related Master Plans

Neighborhood Assessments (Cont.)

- Condition of Recreational Facilities and Related Master Plans
- Condition of Community Facilities and Related Master Plans
- Location of Non-profit Offices and Developments
- Location of Other Related Government Properties and Developments

Conclusions

- Every Citizen Deserves a Decent Place to Live
- Collaboration with other Agencies for Resources and Services is Critical to the Success of Your Efforts
- Remember – the People you are trying to help are the priority of your effort, not the program itself

Questions & Discussion