



HOUSING & REDEVELOPMENT OPTIONS

Example Programs

DeBruler, Inc.

www.debrulerinc.com | April 12, 2018

City of Ada Housing & Redevelopment Options

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City of Ada Housing & Redevelopment Options

Introduction

The January 2015, Housing Needs Assessment and Plan of Action report identified four critical issues related to community revitalization that are impacting the availability of workforce housing:

- ⇒ Aging and deteriorating housing stock in specific areas
- ⇒ Limited land availability that is restricting development opportunities to small infill and redevelopment parcels
- ⇒ For-sale housing stock is in poor condition
- ⇒ Demand for student housing on the local market

The City engaged DeBruler, Inc. to identify programs that simultaneously incentivize and link workforce housing development to Ada's targeted revitalization areas. As the first step, DeBruler researched other communities' approaches.

Research results show that most communities use some form of government assistance to undertake revitalization efforts. A core set of public resources typically fund housing and redevelopment and restrict support to household incomes ranging from 80% to 30% or below of the Area Median Income (AMI). These resources include Community Development Block Grant, HOME, Low-Income Housing Tax Credits, Federal Home Loan Bank Affordable Housing Program, Housing Trust Funds, and Single-Family and Multi-Family Mortgage Revenue Bonds.

In addition to the public resources above, research reveals several states and communities are using local resources to address the shortage of quality affordable homes for their workers in the 60% AMI and 120% AMI range.

DeBruler recommends the city's revitalization efforts target specific neighborhoods and address a broad range of income strata and activities by leveraging local resources with other public funding. City staff should meet internally to identify program activities and elements discussed in this report to present to community stakeholders. Based on the feedback received, adjust and finalize program concepts to aggressively pursue financing.

The following report provides examples of housing incentive programs, initiatives, and tools from across the state and nation that Ada can adapt to meet specific market needs.

Housing & Redevelopment Steps

Housing and community revitalization is complicated work. It requires working collaboratively with residents to establish neighborhood revitalization strategies, developing community partnerships, and securing funding to finance initiatives.

DeBruler proposes the City adopt a model to:



BUILD INTERNAL
CAPACITY



TARGET EFFORTS
FOR IMPACT



COLLABORATE



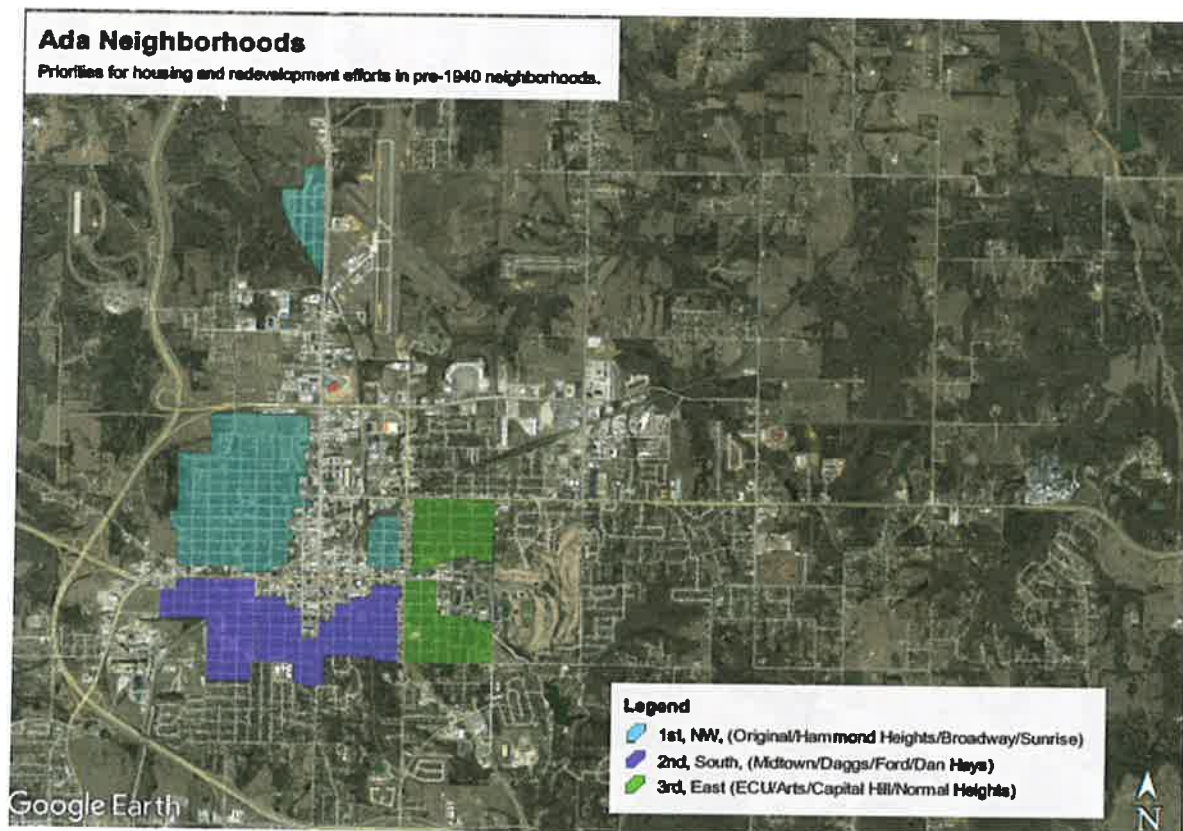
LEVERAGE DOLLARS



COMMUNICATE

Step 1: Build capacity. Staff will need the ability to work with the residents, businesses, bankers, realtors, architects, investors and other stakeholders to develop neighborhood improvement goals as well as find and apply for resources to finance programs.

Step 2: Identify target area. The City has prioritized three pre-1940s neighborhoods for housing and redevelopment. Each area is unique.



Step 3. Work Collaboratively with Residents. Involving residents from the start helps ensure plans, new programs, and housing will work in the area. Ask residents and owners questions about their ideas to improve vacant lots, dilapidated structures, and housing. Start small and set realistic time frames. Smaller less complicated projects happen more regularly than large, complex projects.

Step 4. Develop Partnerships. Working toward shared goals with local businesses, public and private organizations, nonprofits, churches, schools, and the University can serve as a mechanism for increasing visibility and volunteer support. Student interns and organizations can assist with clean-up, organizing neighborhood meetings, and data collection. Partnerships also facilitate learning about resources and projects from other community stakeholders.

Step 5. Establish Scope of Housing and Revitalization Needs. Inventory vacant property and old structures for pocket parks, clean-up, and demolition. Create a map and targeted list of potential sites for housing rehabilitation or construction. Assess the supply and specific housing needs to revitalize the area to attract workforce housing buyers.

Step 6. Design Programs. Outline a range of housing and redevelopment assistance initiatives using data collected from this research, neighborhood assessments and local input. The programs in this report demonstrate the full range of housing and redevelopment assistance used by communities across Oklahoma and the country. Some strategies may be wholly appropriate for use in Ada. Only parts of other criteria may be useful. In any event, to be valuable tools in workforce housing development, the approaches chosen must be based on reliable indicators that point to actions that help eliminate barriers and incentivize participation in the local housing market.

Common forms of assistance include interest and non-interest loans, deferred loans, forgivable loans, grants, down payment and closing cost assistance, rent subsidies to qualified households or builders/developers. Resources provided to builders/developers commonly take the form of development subsidies, below market interest rate loans, equity investments, soft loans, etc.

Step 7. Secure Investment. Most projects involve a combination of public and private financing. The City of Ada is a small city Community Development Block Grant recipient. CDBG is a flexible program that provides communities with resources to address a wide range of unique community development needs that meet one of the three national program objectives. Noted on the following pages are other commonly used housing development resources.

Step 8. Communicate. Use website, cable access, social media and other outlets to educate the public about plans, new programs, and affordable housing to ensure distribution of accurate fact-based information as well as local support and participation.

City of Ada Housing & Redevelopment Framework

- City Goals:**
1. Revitalize neighborhoods
 2. Improve housing stock
 3. Increase homeownership
 4. Involve community

Housing Group: City Staff, Advisory Steering Committee and local Community Based Development Organization/Community Housing Development Organization

Issue	Proposed Solutions	Funding Sources
At-Risk Neighborhoods: Aging & Deteriorating Housing	Code Enforcement Demolition Blight Removal	<ul style="list-style-type: none"> • CDBG • City Revenue • City fee waivers
Housing stock in poor condition	Owner Occupied Rehabilitation Homebuyer Down Payment Assistance Workforce Housing Initiatives Housing Façade Grants	<ul style="list-style-type: none"> • CDBG • HOME • AHP • LIHTC • NHTF • State Housing Trust Fund • OHFA Bonds • HUD 203K • Rural Enterprises Inc.[REI] • Tribes
Limited land available in City core	In-fill Housing Development Land Banking Property & Land Inventory	<ul style="list-style-type: none"> • HOME • USDA-Rural Development • AHP • LIHTC • HTF • NHTF
Demand for student housing	Partnerships	<ul style="list-style-type: none"> • New Market Tax Credit • Fannie Mae or Freddie Mac Student Housing Multifamily • USDA-Multifamily Loan • Conventional Loans

[AHP](#): Federal Home Loan Bank Affordable Housing Program

[CDBG](#): Community Development Block Grant

[HUD](#): Housing and Urban Development 203K

[LIHTC](#): Low Income Housing Tax Credit

[NHTF](#): National Housing Trust Fund

[HTF](#): State Housing Trust Fund

[OHFA](#): Oklahoma Housing Finance Agency Bond

Program Examples

Programs for At Risk Neighborhoods Aged and Deteriorating Housing Stock

Code Enforcement

Program:	The city of Edmond, OK/ Code Compliance Assistance Programs and Neighborwoods Tree
Web:	https://edmondok.com/217/Housing-Neighborhood
Funding:	CDBG Entitlement funds
Use:	<p>Operates within a designated target area. Edmond's Code Compliance Assistance program provides financial help to households with incomes at or below 80%AMI that have dangerous structures such as old sheds, garages, and fences that need to be removed.</p> <p>City Code Enforcement officers and residents identify hazardous structures in need of removal. Once defined, the city works with property owners to hire qualified contractors to remove the structures. The program does not include demolition of homes. Interested property owners can download an application for assistance from the city's Community Development/Housing & Neighborhood webpage.</p> <p>Tree program participation is based on income eligibility and assisted property owners must have incomes at or below 80%AMI based on county and family size. Assistance is provided as a grant. Interested property owners can download an application for assistance from the city's Community Development/Housing & Neighborhood webpage.</p>
Benefits:	Maintain a healthy and safe neighborhood and urban forest by trimming and removing hazardous trees and planting new ones.

Demolition

Program:	Ponca City, OK/Comprehensive Demolition Program
Web:	https://www.poncacityok.gov/124/Grant-Administration
Funding:	50% by the city's Small Cities CDBG resources and 50% by the city's general fund.
Use:	On a first come, first serve basis subject to funds availability, provide grants to assist households with incomes at or below 80% AMI. Interested property owners can download an application for assistance; statement of ownership; and, authorization to perform removal from the city's Development Services/Grants Administration webpage.
Benefits:	Address dilapidated structures within the City that pose threats to the health and safety of neighboring residents; eliminate fire hazards; increase property values; and, induce infill housing development.

Program:	Jonesboro, AR Jonesboro's Demolition and Clearance								
Web:	http://www.jonesboro.org/153/Demolition-Clearance								
Funding:	City's CDBG Entitlement Grant								
Use:	<p>Assists low-income homeowners with properties facing condemnation and/or that pose a health or safety risk. Assistance is provided as forgivable loans tied to a period of affordability based on total project cost enforced with a property lien.</p> <p>Eligible homeowners must document they are the property's legal owner; have incomes at or below 80%AMI based on county and household size; seek assistance for a property within the Jonesboro city limits and designated CDBG target area. Properties are deemed unable to be rehabilitated if the total cost of rehabilitation is more than 75% of the property's value.</p>								
Benefits:	<p>City provides funds for demolition while allowing the owner to maintain ownership of the property without a standard condemnation lien. Liens remain until the end of the affordability period. Failure to fulfill the period of affordability results in a pro-rata loan repayment using the following scale:</p> <table border="1"> <thead> <tr> <th>Total Project Cost</th><th>Annual % Loan Forgiven</th></tr> </thead> <tbody> <tr> <td>Less than \$5,000</td><td>50%</td></tr> <tr> <td>\$5,000 to \$10,000</td><td>33.3%</td></tr> <tr> <td>More than \$10,000</td><td>25%</td></tr> </tbody> </table>	Total Project Cost	Annual % Loan Forgiven	Less than \$5,000	50%	\$5,000 to \$10,000	33.3%	More than \$10,000	25%
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Program Examples

Program:	Detroit, MI Detroit Demolition Program
Web:	http://www.detroitmi.gov/demolition
Funding:	Obama Administration Initiative made available only in the 18 states hardest hit by sharp declines in home prices, unemployment and facing high-risk foreclosures.
Use:	<p>In specific targeted areas, the City can:</p> <ul style="list-style-type: none"> • Demolish publicly-owned residential buildings (four units or fewer) that are in poor or structurally-deficient condition and are negatively impacting neighborhoods. • Conduct emergency demolitions of privately-owned residential buildings if they are determined to pose an immediate threat to public safety and demolish vacant and dangerous commercial structures. <p>The “Nuisance Abatement Program” complements the demolition program which takes legal action against owners of vacant properties to compel them to either repair their properties within six months or transfer the title to the Detroit Land Bank Authority. Properties assigned to the Land Bank are either auctioned or demolished depending on the property's condition.</p>
Benefits:	Detroit operates the largest, most transparent demolition program in the country. Its actions and accomplishments are made publicly available on the city's website through its interactive “Demolition Tracker” system which allows users to search demolition activities by address, date of removal; contract status, and other variables. The tracker is updated daily.

Blight Removal

Program:	MWC, OK/The Slum/Blight Improvement Program is a city-wide program
Web:	https://midwestcityok.org/460/Housing-Resources
Funding:	USHUD CDBG Entitlement resources and operated by the Grants Management Department.
Use:	<p>Provides for the use of CDBG demolition funds when a residential building is dilapidated; unoccupiable; unsuitable for rehabilitation; has become a blighting influence on the area; and is supported by a Council resolution for demolition.</p> <p>The process requires the Neighborhood Services Department to initiate the demolition process as project criteria are met, the case file is documented, and funding availability is confirmed. Code enforcement then records the property is dilapidated and meets the required CDBG project criteria and affirms with Community Development Department Building Inspector. Proper notice is then sent to the owner of the record followed by documentation of unoccupiable status using the utility service ending dates. The city's Housing Rehabilitation Specialist determines the cost to rehabilitate is not feasible. Properties are then reviewed for historical significance by the State Historic Preservation Office. An Environmental Review is conducted per NEPA Part 58. A title search is performed, and a notice of hearing letter sent to all parties listed on title report as well as posted on the property. An agenda item and resolution are brought before city council for public hearing and demolition approval. Three bids/estimates for demolition are obtained. A demolition contract is awarded. The city oversees all work and Grants Management pays the contractor.</p>
Benefits:	<p>Removes blight from city.</p> <p>City Council Resolution required and city staff documents case file with all notices, owner correspondence, title report, building condition, photographic evidence of violations, action timeline, environmental review, rehabilitation valuation estimate, city ordinance references and documentation that the city has the authority to remove the subject structure.</p>

Program:	South Bend Indiana/Vacant & Abandoned Properties Initiative
Web:	https://www.southbendin.gov/government/content/vacant-abandoned-properties-initiative
Funding:	USHUD's Community Development Block Grant, Neighborhood Stabilization and state of Indiana's Blight Elimination Programs; Vacant to Value Matching Repair Grant program
Use:	<p>Value Matching Repair Grant program offers owners of vacant and abandoned properties \$10,000 grants if they match at least 20% of the award, address all code violations, and agree to live in the house for at least three years. The city does not own properties participating in the program.</p> <p>Interested property owner occupants and rental property owners submit pre-applications which are reviewed for eligibility under the program's guidelines. At the time of pre-application submission, applicants must own the property to be assisted or have a signed purchase agreement. Vacant and abandoned properties are defined as</p>

Program Examples

	homes that have been unoccupied for at least 90 days and have a housing-related code violation that has not been addressed for more than 30 days.
Benefits:	Encourages rehabilitation through financial assistance for those property owners that want to keep their homes and promotes the sale of homes for rehab for those owners not seeking to rehab their properties. For a fee, property owners can register their vacant and abandoned properties for sale on the city's Vacant and Abandoned Property Registration system. The inventory is publicly available on the City's website in an interactive map format. The city does not own properties listed on the register.

Program: **Flint, MI/Blight Elimination and Neighborhood Stabilization Program**

Web: <https://www.cityofflint.com/planning-and-development/blight-elimination-and-neighborhood-stabilization/>

Funding: Community Development Block Grant

Use: Blight Elimination Division, in partnership with residents and other stakeholders', clean sites, mow grass, and, board and demolish vacant structures. Two unique program elements online are the Citizen Blight Reporting and Community Clean-up Request systems.

- The Blight Reporting system allows residents to proactively fight deterioration in their neighborhoods by submitting on-line reports of troubled properties.
- The Community Cleanup Request webpage provides resources such as dumpsters; city crews to chip brush, remove massive fallen trees and illegal dumping to support organized community cleanups that register for assistance.

Benefits: Make Flint safer and more vibrant while removing impediments to future development. Data-driven 5-year blight elimination action plan targeting the removal of 71,000 tons of garbage; securing of 4,235 vacant structures; mowing of 119,000 vacant properties annually; demolition of 5,028 residential structures and 432 commercial structures; redevelopment of 5,000 vacant lots; bringing 95 percent of properties into compliance with local ordinances; structurally and functionally rehabilitating 850 houses; and, increasing commercial building occupancy by 15 percent.

Program: **Memphis, TN/Downtown Memphis Anti-Neglect Initiative (managed by Business Improvement District)**

Web: <http://www.downtownmemphiscommission.com/clean-green--safe/anti-neglect--blight/>

Funding: Special assessment on commercial property owners downtown. The Downtown Memphis Commission (DMC) is an independent development agency and is not funded by City or County taxes. The DMC is primarily funded by a special assessment on commercial properties in the Central Business Improvement District (CBID), the area referred to as Downtown Memphis, and fees paid by private Downtown developers.

Use: Downtown Memphis Commission is a designated business improvement district. Targets and focuses on neglected properties meeting the definition of a public nuisance in addition to long-term vacant properties with no marketing or development plans. If a structure is considered unfit for human occupation or use, it may be deemed a public nuisance.

In cases where uninhabitable buildings fail to comply with applicable ordinances, the city issues orders of compliance by requiring owners to complete renovations resulting in habitability or demolish structures. In appropriate cases, the city takes legal action to enforce compliance and eliminate blighted structures at the owner's expense, including potentially filing civil litigation under the Tennessee Neighborhood Preservation Act.

Benefits: Improve or stabilize long-term, neglected properties through enforcement of property maintenance regulations and/or legal action to compel owners of problem vacant properties to properly maintain their assets; demolish the nuisance; sell; or, return properties to full use.

Decrease property code violations, habitual neglect, and long-term vacant properties in the Central Business District.

Program Examples

Program:	Detroit, MI/Nuisance Abatement Program
Web:	https://buildingdetroit.org/nuisance-abatement/
Funding:	
Use:	<p>Detroit Land Bank Authority's legal team files nuisance abatement lawsuits against vacant properties and properties identified as suspected drug houses. The program focuses on properties that are boarded, open to trespass, neglected, and/or dangerous. Properties are identified using governmental data, onsite inspections, local community groups, and concerned neighbors. Once verified, a title and tax record searches are conducted to determine ownership and interested parties. A formal complaint is then filed against the property and notice is sent to all interested parties.</p> <p>Complaints request owners to renovate their property for the benefit of the community. In the event an owner fails to make improvements, the claim then requests they lose their rights to the property, and it is transferred to the Detroit Land Bank Authority. DLBA screens properties for demolition, rehabilitation, or sale.</p> <p>NAP targets properties within defined target areas that have been identified in collaboration with the City of Detroit's District Managers. To pursue a property, it must be privately-owned, vacant or being used for illegal activity and located within the defined target areas.</p>
Benefits:	<p>Combat blight, stabilize and rebuild neighborhoods for the general health, safety, and welfare of the community. One of four companion programs fueling the Detroit Land Bank Authority's redevelopment activities. The Land Bank is a public authority dedicated to returning Detroit's vacant, abandoned, and foreclosed property to productive use.</p>

Programs to Improve Availability of Existing Housing

Homeowner Rehabilitation

Program:	The city of Edmond, OK/Owner-occupied Housing Rehabilitation and Interim Assistance Programs
Web:	https://edmondok.com/217/Housing-Neighborhood
Funding:	City's CDBG Entitlement Grant with USHUD
Use:	<p>Provide forgivable loans to rehabilitate owner-occupied, single-family homes to households with incomes at or below 80% AMI based on county and household size. Payback is not required unless the property owner sells or leases the property within five-years of work completion. First-come, first-served basis subject to funds availability.</p> <p>Emergency Repairs and a Reconstruction component that allows for demolition of dwellings where it is financially infeasible (the cost of rehab exceeds 75% of the home's value) to make repairs followed by the reconstruction of a new housing unit on the same lot.</p> <p>Interested property owners can download an application for assistance from the city's Community Development/Housing & Neighborhood webpage.</p>
Benefits:	<p>Rehabilitate owner-occupied homes to meet basic USHUD and city building codes with an emphasis on structural safety, sanitary conditions, and energy efficiency. Assisted homes are tested for lead-based paint; if found, LBP is abated.</p> <p>Funds secured by a second mortgage filed at the Oklahoma County Courthouse for the amount expended.</p>

Program:	Jonesboro, AR/Homeowner Rehabilitation Assistance
Web:	http://www.jonesboro.org/156/Homeowner-Rehab-Assistance
Funding:	unknown
Use:	<p>Provides Homeowner Rehabilitation Assistance grant up to \$20,000.00 per unit for necessary minor and significant housing improvements for low and moderate-income and elderly/handicapped households. Assistance is provided as forgivable loans tied to a period of affordability based on total project cost enforced with a property lien. Eligible rehabilitation work includes: labor and materials, replacement of principal fixtures and</p>

Program Examples

	components of existing structures, installation of security devices, including smoke detectors, initial homeowner warranty premium, hazard insurance premium, flood insurance premium, conservation costs for water and energy efficiency. Eligible household must be the legal homeowner of a detached single-family home, must have homeowner's insurance or flood insurance if applicable, residence must be within the city limits, family income must 80% AMI based on county and family size. The home must be economically feasible to rehabilitate, and Property taxes must be paid.								
Benefits:	<p>Improve the quality of the city's general housing stock and provide homeowners with healthy, sanitary, safe living conditions and more livable housing units. Liens remain until the end of the affordability period. Failure to fulfill the period of affordability results in a pro-rata loan repayment using the following scale:</p> <table> <tr> <th>Total Project Cost</th><th>Annual % Loan Forgiven</th></tr> <tr> <td>Less than \$5,000</td><td>50%</td></tr> <tr> <td>\$5,000 to \$10,000</td><td>33.3%</td></tr> <tr> <td>More than \$10,000</td><td>25%</td></tr> </table>	Total Project Cost	Annual % Loan Forgiven	Less than \$5,000	50%	\$5,000 to \$10,000	33.3%	More than \$10,000	25%
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Program: Tarrant County, TX/Community Development & Housing Division
Home Owner Rehabilitation Program

Web:	https://www.tarrantcounty.com/en/community-development-and-housing-department/programs/home-owner-rehabilitation-program.html
Funding:	USHUD CDBG and HOME Investment Partnerships Program Entitlement funds.
Use:	Assisted homeowners must be at or below 80% AMI based on county and household size; owned their home for at least 1 year; be in at least 1 of the following: handicapped, disabled, 62 years of age or older, a family with dependent children under 18 living at home; and in one of the County's 32 targeted cities.
Benefits:	Improve housing stock in targeted areas.

Program: Brockton, MA/Homeowner Rehabilitation Program

Web:	https://brocktonredevelopmentauthority.com/programs/homeowner-rehab-program/
Funding:	HUD CDBG
Use:	<p>Financial assistance for home repairs and improvements is offered in the form of a 0 percent interest, deferred payment loan, payable when the property is sold, transferred, or refinanced. Typical repairs may include a home's roof, chimney, electrical, plumbing, floors, windows, foundation, general carpentry, and/or structure.</p> <p>Applications are placed on a wait list with assistance provided in order of receipt. Funding priority is given to applicants with emergency repairs that may endanger the safety, health, and well-being of the household. However, all homeowners are encouraged to submit applications, even those with non-emergency maintenance, and they will be placed on the waitlist in the order received. Applicants first submit pre-applications that are reviewed to ensure minimum eligibility qualifications are met. Home inspections are conducted to evaluate whether necessary repairs constitute an emergency. If deemed an emergency, applicants are required to complete a full application. The Redevelopment Authority then assists homeowners with loan documents, preparation of bid documents, contractor selection, and work oversight. Applicants can download pre-application forms from the Redevelopment Authority's webpage.</p>
Benefits:	Financial assistance is provided to low and moderate income owner-occupied, single-family or owner-occupied, two-family, low-income homeowners to perform necessary home repairs and improvements.

Program: Montgomery County, MD/Single-Family Rehabilitation Loan Program

Web:	http://montgomerycountymd.gov/DHCA/housing/singlefamily/singlefamily_rehab/
Funding:	CDBG Program Entitlement Grant.
Use:	To receive assistance, applicants must be owner-occupants of housing with one or more County housing code deficiencies or violations; must have owned and resided in the property for a minimum of two years; and, the value of the property, according to the most recent tax assessment, cannot be more than \$450,000. Eligible repairs include roofing, porch replacement, wheelchair ramps, plumbing, electrical, energy conservation, termite damage, HV/AC replacement, water heaters, interior/exterior painting, bathroom fixtures, limited appliances, and flooring.
Benefits:	Financial and technical assistance to income-eligible low and moderate-income homeowners living in Montgomery County.

Program Examples

	Assistance is provided in the form of soft loans. Loan amounts are based on the cost of needed repairs. Loan terms may be up to 20 years. Monthly payments are based on ability to pay. Specific interest rates are not quoted but are described as "low."
Program:	Pasadena, CA/ Owner Occupied Rehabilitation, and Maintenance Assistance Programs
Web:	http://ww5.cityofpasadena.net/housing/homeowner-rehabilitation-programs/
Funding:	
Use:	<p>Through local nonprofit, provides low-interest loans to qualified low and moderate homeowners to make improvements including significant bathroom and kitchen upgrades, electrical repairs, flooring, heating and plumbing upgrades, and exterior and interior painting. Neighborhood Housing Services (NHSLA) supervises the entire project, including home safety inspections, as needed.</p> <p>NHSLA's provides turn-key rehabilitation services includes assistance in financing home repairs; property inspections; written work write-ups identifying necessary repairs; management of the contractor bidding process; referrals to qualified licensed and bonded contractors; construction oversight; inspections; referrals for lead abatement and control; and, inspections and referrals for asbestos removal and toxic mold retention.</p> <p>The city of Pasadena directly delivers its Maintenance Assistance and Services to Homeowners Program through its Housing and Career Services Department. The purpose of the grant program is to assist low-income senior or disabled homeowners unable able to perform deferred maintenance on their owner-occupied homes with maintenance services including: exterior painting, trim work, and minor repairs; weed abatement; Code violation corrections such as broken glass and screens, and rat-proofing; and, installation of wheelchair ramps.</p>
Benefits:	Partnership with local nonprofit to deliver owner-occupied rehabilitation services.

Emergency Housing Services

Program:	Ponca City, OK/Interim Assistance/Special Services Program
Web:	https://www.poncacityok.gov/124/Grant-Administration
Funding:	Small Cities Community Development Block Grant Program
Use:	Provide emergency repairs grant assistance up to \$2,500 to households at and below 80% AMI. Assistance is provided on a first come, first served basis subject to funds availability. Assistance can be used to replace sewer lines, gas lines, water lines, remove of architectural barriers, and other emergency-type situations. Eligible structure types include single-family detached dwellings, townhouses, condominiums, and mobile homes on permanent foundations located within the city limits and cannot be in a flood zone. Applicants for assistance must be the current owner of the property and reside in the dwelling. All work performed under the Special Services/Interim Assistance Program must meet all applicable standards contained in the City's adopted Zoning Ordinance, local building and safety codes, the Uniform Building Code, and such other codes as designated by the Development Services Director.
Benefits:	Stop the physical deterioration of residential properties until permanent repairs can be made and to eliminate conditions that threaten their health and safety. Under the program, the following health and safety items and code violations are given priority for rehabilitation before other repairs are undertaken: roofs, sewer lines, water lines, electrical wiring, heating system repair, handicapped accessible ramps and other conditions identified by the city that are detrimental to public health and safety. Interested property owners can download an application for assistance from the city's Development Services/Grants Administration webpage.

Program:	Midwest City, OK/Primary System Home Repairs
Web:	https://midwestcityok.org/449/Grants-Management
Funding:	USHUD CDBG Entitlement resources.
Use:	Assistance is provided as a grant and may be used to: replace failed heating systems; repair leaking gas lines; connect residences to public water or sewer lines; replace faulty plumbing; roof replacement/repair (excluding common/shared roofs); handicapped modifications for accessibility; and, other repairs of primary residences. Assisted households must have incomes at or below 50%AMI based on county and family size and be owner-occupants of the dwelling to receive repairs.
Benefits:	Improve primary system in homes and provide handicap modifications.

Program Examples

Façade Improvements

Program:	Bartlesville, OK/Façade Improvement Grant
Web:	http://www.cityofbartlesville.org/city-government/grants-administration/
Funding:	
Use:	The Façade Improvement Grant is administered by the Bartlesville Redevelopment Trust Authority which provides grants of up to \$10,000 for any improvements to any vertical façade of a building. Grant recipients are required to provide a 1 to 1 match. Grant funds must be used for building exteriors. However, the match can be for improvements to a building's exterior or interior improvements.
Benefits:	Improves exterior façade of buildings.

Program:	The city of Muskogee, OK/ Neighborhood Redevelopment Program
Web:	http://cityofmuskogee.com/residents/neighborhood_redevelopment/index.php
Funding:	Local Revenue
Use:	Provides matching funds up to \$20,000 to homeowners for exterior home repairs. The program is multiyear and targets specific geographical areas each year to make visible impacts. Commercial and Rental Properties are not eligible for participation in the program. Qualifying exterior repairs include New Roofs, Exterior Painting or Siding, Foundation Repairs, Structural Repairs, Replacement of Doors and Windows, Weatherization, and New Driveways. To participate in the program, homeowners must document ownership, live in the house receiving assistance, meet HUD income guidelines, be in a target area and present a property for assistance that is clean and well maintained with no high weeds/grass, trash, overgrown shrubs or other code violations.
Benefits:	The program emphasizes neighborhood cleanup, property maintenance, weed and trash abatement, and housing demolition. The City concentrates code enforcement activities in the target areas while at the same time incentivizing the redevelopment of vacant lots. Improves exterior façade of housing.

Programs to Stimulate Homeownership

Housing development takes concepts and converts them to bricks and mortar construction that involves financial risk. To guard against loss in developing housing (rental and homeownership), developers conduct advance feasibility analysis. That feasibility begins with 3rd party market analyses that quantify market demand for housing products based on variables such as projected sales prices, monthly contract rents, carrying costs, operating expenses, profit loss projections, debt service and operating expenses.

Minimize development risk by examining the demonstrated prior experience of the developers, General Contractors and property owner operators in the proposed housing type. That experience is fortified by the presence of financial commitments to developers along with a solid history of credit and strong balance sheets.

Housing development differs significantly from other forms of housing assistance activities. Therefore, we are presenting the topic from an activity overview perspective.

For-sale Housing Development

Acquisition and rehabilitation is an appropriate form of housing development in markets where there is insufficient standard housing. The City can encourage this activity by:

- Assisting developers to acquire and rehabilitate, substandard properties to be sold after rehabilitation to low-income purchasers, or
- Assist homebuyers to perform the repair after the purchase.

In such programs, it is common to offer rehabilitation loans in addition to, or instead of, down payment and closing cost assistance. Another method is to provide loan guarantees to minimize the lender's risk associated with the rehabilitation work.

New construction: of for-sale housing is necessary for markets where there is an insufficient supply of appropriate housing. Development can be stimulated with developer subsidies provided to profit and nonprofit entities that perform the actual construction work.

Lease-purchase/rent-to-own options can accompany the development of for-sale housing. This method typically requires ownership to be conveyed to an eligible buyer within 36 months of signing the lease-purchase agreement. In the event occupants are not able to complete the purchase at the end of 36 months, additional time can be granted. Other options include converting the dwelling to a rental unit, or upon nonrenewal of the lease or tenant termination of the rental agreement, find a new occupant interested in lease-purchase.

Program Examples

Development incentives can take a variety of forms such as:

- **Grants:** They are simple to administer; easy to explain; often necessary, to encourage participation. However, investing funds as grants limits future availability. Grants may be hard to "sell" politically and may create expectations of additional free assistance in the future.
- **Deferred-payment loans:** They are simple to administer; easy to explain; helpful, since no monthly payment required; flexible repayment terms. Repayments usually occur at the end of the loan term or maybe forgivable over a period. If properties fail to sell or achieve stabilized lease up and cash flow sufficient to cover the debt, loans may never be repaid.
- **Below-market-rate loans:** Provides immediate repayment to the city; allows the city to act as "banker." However, they are time-consuming and staff-intensive to process loan requests; requires underwriting expertise; loans must be serviced after origination; and, they are most attractive when market interest rates are high.
- **Development subsidies:** Subsidize sales prices of homes allowing a developer to offer the house at a lower sales price; enhanced affordability for purchasers; and in many cases instant equity for buyers. However, for purposes of taxation, grants are considered income and may be perceived as unnecessary when given to for-profit developers
- **Loan guarantees:** Mitigate risk to lenders and allow them to make loans they might otherwise find too risky. Simple to administer if no defaults, or if lender responsible for the disposition of property if a default occurs; result in high leverage; and, may induce lenders to make loans by softening loan-to-value and income-to-debt ratios. However, they do little to subsidize the cost of housing to buyers; shift some or all underwriting and default risk from the lender to the city; there are no repayments to the program; they can tie up funds for long periods of time, and too many loan failures will result in loss of resource pool

Typical allowable uses associated with developer subsidies include:

- **Hard costs:** acquisition of land and existing structures; site preparation or improvement, including demolition; securing buildings; and, construction materials and labor.
- **Soft costs:** financing fees; credit reports; title binders and insurance; surety fees; recordation fees; transaction taxes; legal and accounting fees; including cost certification; appraisals; architectural/engineering fees; including specifications and job progress inspections; environmental investigations; builders' or developers' fees; affirmative marketing and marketing costs; homebuyer counseling; and management fees.

Program Examples

Program Design Considerations and Working with Lenders

There are several advantages to working with private lenders when subsidizing for-sale/homebuyer development:

- Private lenders can help increase the level of housing production possible with the creative use of subsidies.
- Loan-processing procedures that involve private lenders require less local government staff time and more involvement on the part of the loan applicant, without relinquishing controls needed to account for the expenditure of public funds and to ensure proper construction work.
- Lenders can also benefit from partnerships with local governments and nonprofit agencies, resulting in a "win-win" situation for the city and the lender.

Designing a program that incorporates private lenders, critical actions by the city and decisions early on will help ensure successful negotiations between local governments and the lenders. Such activities include:

- ⇒ Identifying the target market: reassuring lenders that the program has a market and it is responding to identified needs
- ⇒ Designing a simple and efficient program: Programs should be simple to understand. Fast processing and clear delineation of roles and responsibilities ensure program success.
- ⇒ Centralize functions: Provide the lender with one key contact for negotiations and one for program issues. Help the lender understand the city's organization and the decision-making process.
- ⇒ Establish realistic program goals: Do not make promises that cannot be kept.

When incorporating lenders into a program, it is advisable to establish a reliable formal relationship. Formalizing a working partnership entails creating a standard systems and agreements for referring applicants to participating lenders; program processes; underwriting criteria; loan terms; delivery mechanisms; and, each party's roles.

The FDIC maintains a list of Federal and Government Sponsored Enterprise affordable mortgage products online at <https://www.fdic.gov/consumers/community/mortgagelending/guide.html>. The FDIC Mortgage Lending Program Matrix follows.

FDIC Mortgage Lending Program Matrix

AGENCY	PROGRAM NAME	LOW- AND MODERATE-INCOME	FIRST-TIME HOMEBUYER	PURCHASE	REFINANCE	REHABILITATION/ REPAIRS	MANUFACTURED HOMES	NATIVE AMERICANS	VETERANS	VICTIMS OF A DISASTER	RURAL	SENIORS	PERSONS WITH DISABILITIES	PUBLIC SERVANTS
HUD/ FHA	FHA Title I: Property Improvement Loan Insurance				•	•							•	
	FHA Title I: Manufactured Home Loan Insurance	•		•	•		•							
	FHA Title II: 203(b) Mortgage Insurance Program	•		•	•			247 & 248		203(h)				
	FHA Title II: Streamline Refinance				•									
	FHA Title II: Refinance of Borrowers in Negative Equity Positions (Short Refinance)				•									
	FHA Title II: 203(k) Rehabilitation Mortgage Insurance		•	•	•	•								
	184 Indian Home Loan Guarantee Program	•		•	•	•		•					•	
	Good Neighbor Next Door			•										•
USDA	Single Family Housing Guaranteed Loan Program	•	•	•	•	•	•		•		•		•	
	Section 502 Direct Loan	•	•	•		•	variation			variation	•		•	
	Section 504 Repair Loans and Grants	•				•			•		•	•	•	
VA	Home Purchase Loan Program		•	•		•	•	Tribal land	•				•	
	Interest Rate Reduction Refinance Loan				•				•				•	
CDFI FUND	Bank Enterprise Awards	•		•	•	•	•						•	
	CDFI Program	•		•	•	•	•	•						
	Capital Magnet Fund	•		•		•	•							
FANNIE MAE	HomeReady™ Mortgage	•		•	•		•		•				•	•
	Standard 97 Percent Loan-To-Value Mortgage	•	•	•	•									
	HomeStyle® Renovation Mortgage			•	•	•							•	
	Standard Manufactured Housing Mortgage			•	•		•							
	Refi Plus™/ Home Affordable Refinance Program (HARP)				•									
FREDDIE MAC	Home Possible®	•	•	•	•		•							
	Home Possible Advantage™	•	•	•	•									
	Construction Conversion and Renovation Mortgage			•	•	•	•						•	
	Manufactured Home Mortgage			•	•		•						•	
	Relief Refinance™/Home Affordable Refinance Program (HARP)				•		•							

If a program provides special consideration to a group or provides a certain type of housing, this is indicated in the matrix. It does not mean, for example, that a veteran could not use Fannie Mae's Home Possible® program, but rather, the veteran does not receive a special benefit under the program.

Program Examples

Down payment Assistance

Foreword: DPA can be combined with a host of permanent mortgage financing and Mortgage Credit Certificates offered by OHFA, REI and other public and conventional mortgage outlets' products.

Program:	Ponca City, OK/ Homebuyer Assistance Program
Web:	https://www.poncacityok.gov/124/Grant-Administration
Funding:	Small Cities Set-aside Community Development Block Grant.
Use:	<p>Offers down payment and closing cost assistance to households at and below 80%AMI based on county and household size. Eligible homebuyers receive grants of up to \$3,500. Funding is provided on a first come, first served basis subject to funds availability.</p> <p>Homes purchased with down payment assistance can only be used for owner-occupancy in the city limits, not for investment or rental property. Applicants must be United States Citizens or legal Resident Aliens.</p> <p>First-time homebuyers are required to complete a Homebuyer Education Class. Assistance provided is in the form of a 5-year forgivable loan filed as a Second Mortgage. Loans are forgiven at 20% per year commencing with the anniversary of the loan closing date. If the buyer occupies the purchased property for five years, the full loan amount is forgiven, and the Second Mortgage is released. In the event a buyer moves, sells, or rents the home, the assistance is recaptured on the same pro-rated basis.</p> <p>Assisted households are required to pay 1% of the loan amount toward the purchase. All debits and credits (including seller concessions) must be added to the Closing Disclosure before any city assistance being added to the Closing Disclosure. Primary Lenders must approve the Closing Disclosure before review and approval by the City. Applicants can download applications from the city's Development Services Department/Grants Administration Division.</p>
Benefits:	Promotes homeownership. All dwellings are subject to inspection and any problems noted must be addressed before closing.

Program:	MWC, OK/Homebuyer Assistance Program
Web:	https://midwestcityok.org/460/Housing-Resources
Funding:	OHFA's competitive HOME Investment Partnerships (HOME) Program and is administered by the city's Grants Management Department.
Use:	<p>Eligible households must be first-time homebuyers which are defined as an individual or an individual and his/her spouse that have not owned a home during the prior 3-years; an individual that is a displaced homemaker or a single parent. Homebuyer education is a requirement of the program.</p> <p>Assisted households must be at or below 80%AMI based on county and household size. Homebuyers must be at least 18 years of age; agree to reside in the property as their primary residence for five (5) years; must be approved for and obtain a first mortgage loan by an approved FHA, VA, Freddie Mac, Fannie Mae, or Oklahoma licensed mortgage lender. Mortgage assumptions are not considered primary mortgages.</p> <p>Assistance is provided in the form of a deferred loan not to exceed \$5000.00. A lien or second mortgage is placed on the property for 5-years and is released, provided the owner maintains and occupies the property as their primary residence and does not rent or sell the property within five (5) years. If the property is sold or leased within the 5-year period, the owner shall return all the financial assistance received.</p> <p>Program assistance must be used in the following order: 1) down payment, 2) closing costs, 3) prepaid items, and 4) principal reduction as reflected in the closing statement. No funds may be returned to the purchaser at closing. Therefore, any funds due to the buyer at closing will be rolled into principal reduction. Eligible closing costs may include loan application fee, loan origination fee, loan discount fee, credit report, appraisal, survey,</p>

Program Examples

	prepaid deposits, settlement or closing fee, title charges, recording fees, pest inspection, property condition inspection. Costs such as loan processing fees, loan servicing fees, and /or underwriting fees must not exceed \$1,000 total. Program funds shall not be used for realtor's commission.
Benefits:	Increase in homeownership for low-income residents and serve as a tool for neighborhood revitalization.

Program:	National Homebuilders' Fund, Inc./ Down Payment Assistance Program
Web:	http://www.nhfloan.org/programs/dpa.shtml
Use:	The Homebuilder's Fund provides a multi-state Down Payment Assistance (DPA) program offering down payment and closing cost assistance in the form of a non-repayable grant of up to 5% of the permanent loan amount. Affordable interest rates and variety of grant levels are available with FHA, VA, USDA and conventional mortgage loan options. Assisted households are not limited to first-time homebuyers.
Benefits:	Promotes homeownership.

Program:	Community Action Agency of Oklahoma City and Oklahoma and Canadian Counties/Homebuyer Assistance Program (Nonprofit)
Web:	http://caaofokc.org/community_services_headstart/special-projects
Funding:	HOME Funds
Use:	<p>The maximum amount of homebuyer assistance is \$14,349. Support is provided on a first come first serve basis subject to funds availability as a five-year forgivable 2nd Mortgage with no monthly payments. The 2nd Mortgage is forgiven after the buyer occupies the home as the primary residence for a 5-year affordability period. In the event an assisted property is sold, sub-leased, refinanced or conveyed before the end of the fifth year, a full or pro-rated recapture of the funds is required.</p> <p>Program requirements include but are but are not limited to the following:</p> <ul style="list-style-type: none"> • Must be US Citizen or have Permanent Resident Card • Must meet HUD Low/Moderate Household Income Guidelines • Must complete a HUD Certified Homebuyer Education Workshop • The Purchase Price may not exceed program limits • Assisted households do have to be 1st-time homebuyers • The property must be located within the designated target areas • Must have the ability to meet credit and loan requirements to obtain a 1st mortgage • The HOME Student Rule excludes certain students attending an institution of higher education from participating independently • Must invest 1% to 1.75% of their own funds toward the purchase • The property must pass Housing Quality Standard Inspection before closing • Properties within FEMA designated 100 Year Flood Zone, and Flood Ways do not qualify • Homebuyer education and credit counseling may be required
Benefits:	Promotes Homeownership

Program:	NHS OKC/Down Payment Assistance Program
Web:	http://www.nhsokla.org/home-ownership/down-payment-assistance/
Funding:	Oklahoma City's USHUD CDBG Entitlement and HOME Investment Partnerships Program grants.
Use:	<p>To participate in the program, applicants must complete NHS's first homebuyer education course. Neighborhood Housing Services offers an online homebuyer education course for those who cannot attend the organization's in-person education course.</p> <p>Applicants must be at or below 80%AMI based on county and family size. Assistance is provided in specific target areas. Funding, up to \$14, 299, is provided on a first come first serve basis subject to funds availability. The exact amount of assistance is calculated as follows: funding amount needed to obtain a loan to value (LTV) not to</p>

Program Examples

	<p>exceed 90% of purchase price, including the closing costs, all credits toward the purchase and homebuyer required investments have been calculated. Funds are not reserved until NHS receives a copy of the fully executed purchase contract. Assistance is provided in the form of a 5-year forgivable second mortgage filed at the County Courthouse and held by the City of Oklahoma City or NHS. The second mortgage is forgiven after a buyer has occupied the home as their primary residence for 5-years (Affordability Period). If the property is sold, refinanced or conveyed during the 5-year affordability period, the 2nd mortgage is forgiven at 1/60th per month, beginning 60 days after closing. If the property is sub-leased during the five-year affordability period, the full amount of assistance must be repaid.</p>
Benefits:	Promotes Homeownership
<hr/>	
Program:	Orlando, FL/Down Payment Assistance Program
Web:	http://www.cityoforlando.net/housing/downpaymentassistance/
Funding:	
Use:	<p>The city of Orlando's down payment assistance is for Moderate-income teachers and public safety employees may qualify for \$20,000 in assistance. City employees, teachers, and public safety personnel who are purchasing homes within the city limits of Orlando do not have to be first-time homebuyers. Purchasers must occupy the property as a principal residence for at least ten (10) years. The down payment assistance is provided as a forgivable loan secured by a lien that is filed and released once the 10-year period of residency/affordability has been satisfied.</p>
Benefits:	<p>Linked in part to its Employer Assisted Housing initiative and the city's shortage of teachers and healthcare professionals, which, in part, has been caused by the gap between salaries and the cost of housing.</p>

Program Examples

Programs to Incentivize Rental Housing Development

To incentivize rental workforce housing, Ada may consider providing funding for new construction or rehabilitation of existing rental housing. The developers or owners of the rental housing could be small-scale property owners, for-profit developers, nonprofit housing providers, or the public housing authority.

Investment in rental housing will require the city to:

- conduct risk evaluation in the form of underwriting developments feasibility, developer capacity, developers' financial condition, the reasonableness of proposed costs, revenues and expenses.
- monitor the progress of development work and on-going operations to assure timely development construction and stable revenue and reliable debt service.

Financing options for rental housing development and the risks involved in each, follow:

1. Predevelopment loans or grants: Pays for project planning and pre-construction activities such as staff costs of the developer, option to purchase, land or a building, legal fees, architectural and engineering, appraisals and sometimes loan application fees. These are high-risk investments because money is spent before the developer can determine if a project is feasible. Additionally, these loans are not typically secured by borrowers.
2. Construction loans: Pays for the costs of building the housing. The construction period is a higher risk phase of development because even though the land improvements collateralize the loan, in a failure the city may inherit a partly finished development making it unlikely to recoup its investment.
3. Permanent mortgage loans: Finances long-term debt. Loans are typically repaid from operating income. Providing this type of financing ties up large amounts of funding in a small number of developments. Should properties experience high vacancies or unexpected increases in operating costs, or reserves become depleted, the city may not get repaid.
4. Bridge loans: Short-term loans provided after construction completion when developments do not yet meet the requirements associated with permanent financing or when multiple stages of development must be completed before closing the permanent loan. This type loan is also used when permanent mortgage lenders want a project to establish a track record before making an investment. Significant changes in a project's projected income or expenses can put permanent financing at risk, even if a loan commitment is in place.
5. Credit enhancement: This tool includes loan guarantees and mortgage insurance. They are used to enhance the credit worthiness of a project and attract private lenders that would not otherwise participate. However, defaults require cash pay-off for lenders and can deplete resources.

Financing for rental housing typically pays for hard and soft costs:

Hard Costs

- Acquisition of land and existing structures
- Site preparations or improvements, including demolition
- Securing of buildings
- Construction materials and labor

Program Examples

Soft Costs

- Financing fees Credit reports
- Title binders and insurance Surety fees
- Recordation fees, transaction taxes
- Legal and accounting fees, including cost certification
- Appraisals
- Architectural/engineering fees, including specifications and job progress inspections
- Environmental reviews
- Builders' or developers' fees
- Marketing costs
- Overhead costs directly related to project
- Operating deficit reserves

Public-sector rental financing typically includes a series of borrower obligations that go beyond loan repayment. Examples of additional commitments involve targeting specific income groups, household types, development locations, property types, rent ceilings, etc. that are enforced using loan agreements, covenants running with the property; deed restrictions; or similar mechanisms that cloud clear Title until obligations are deemed satisfied by the lender and released.

In-fill Development

Program:	Minneapolis, MN/In-fill Housing Program
Web:	http://e.startribune.com/Olive/ODN/StarTribune/shared/ShowArticle.aspx?doc=MST%2F2017%2F02%2F11&entity=Ar00904&sk=F190E27F
Funding:	City funds the program using money allocated in its 2017 budget for existing housing development programs.
Use:	There are different ways to participate in the program as well as various incentives: Developers building new housing on city-owned vacant lots in north Minneapolis can receive up to \$75,000 in incentives per unit. Individuals building a new house on the North Side can receive up to \$20,000 to subsidize construction. Minneapolis police officers, firefighters or public-school teachers can receive up to \$25,000. These groups do not have to meet low-income restriction, but they must live in the house for at least five years. Buyers at 80%AMI can qualify for up to \$25,000 to bridge the gap between a home's sale price and what they can afford, and lots can be in north, south or northeast Minneapolis.
Benefits:	Address the 459 vacant lots scattered across the community. The goal is to increase the city's population and tax base and make more affordable housing available to those who need it. To buy or build on in-fill lots, households must be at or below 80%AMI based on county, and household size buy, build on infill lots.

Program:	Council Bluffs, IO/In-fill Housing Program
Web:	http://www.councilbluffs-ia.gov/682/Housing-Infill
Funding:	Partnership with NeighborWorks affiliate. USHUD Community Development Block Grant and/or Home Investment Partnership resources combined with conventional permanent loan financing.
Use:	NeighborWorks [®] acquires in-fill lots and builds new single-family detached for-sale homes. Buyers must be at or below 80%AMI, first time home buyers of NeighborWorks [®] new construction homes located in the city limits Council Bluffs. Applicants must be first-time home buyers which are defined as not having owned a home in the last three years or having any interest in residential property other than the home to be purchased under the Housing Infill Program. Applicants must show they qualify for first mortgage financing and be able to pay for reasonable closing costs for the selected property. A mortgage pre-approval letter from an acceptable lending institution is required for referral to Infill builders or to be placed on the builder waiting list. Applicants must complete the 8-hour Pre-Purchase Home Buyer Workshop and received a Certificate of Achievement.

Program Examples

	The maximum amount of financial assistance is \$20,000. Support is provided as a forgivable loan with a 10-year period of affordability. Any portion of the grant which is not forgiven must be repaid within ten years of the sale/closing date. Repayment of the loan is required if title to ownership and/or any other interest in the property is sold and/or transferred to another party; a party, other than the purchaser and their immediate family, rents, leases, and/or occupies the property; occupancy of the property is abandoned for a period of 60 consecutive days; or a violation of the terms and conditions of the Housing Infill Program is committed.
Benefits:	Applicant must submit a residential insurance binder, listing the city as the second mortgage before closing. Partnership with local nonprofit affiliate of NeighborWorks® America a national nonprofit dedicated to affordable housing.

Workforce Housing

Program:	New Castle County, DE Workforce Housing Program
Web:	https://www.nccde.org/504/Workforce-Housing-Program
Funding:	Does not use federal, state, or county funding to accomplish the goal of affordable housing for county residents. Various fee waivers. County ordinance: https://www.nccde.org/DocumentCenter/View/12105
Use:	There are deed restrictions and a buyer's agreement that impose restrictions on the home to ensure continued affordability during the affordability term. Serves households less than 120% AMI. Those restrictions and agreements include but are not limited to: <ul style="list-style-type: none"> • Authorizing annual monitoring for compliance • Defining default conditions and legal remedies to cure defaults • Limit future sale prices of the home during affordability period • Limit future sales to eligible qualified buyers during affordability period • Restrict refinancing of the home during affordability period • Restrict the use of the home to owner occupancy during affordability period
Benefits:	Initiative designed to provide an opportunity for middle income households to purchase or rent affordable new construction housing units in New Castle County.

Program:	MassHousing Workforce Housing Initiative
Web:	https://www.masshousing.com/portal/server.pt/community/developers/204/workforce_housing
Funding:	\$100 million Workforce Housing Fund (Created by Mass Housing Finance Agency)
Use:	<ul style="list-style-type: none"> • Preference for new units; existing projects where unrestricted units become restricted will be considered • Workforce housing units are intended for working age household and may not be not be elderly restricted or occupied by full-time students • 20% of units at the development must be affordable for households earning at or below 80% of AMI • Targets individuals and families with incomes of 61% to 120% of Area Median Income (AMI) • Provides up to \$100,000 of subsidy per workforce housing unit to create 1,000 new units of workforce housing statewide
Benefits:	<ul style="list-style-type: none"> ▪ Leverages strategic opportunities to use state-owned land ▪ Complements, does not replace traditional MassHousing development financing ▪ Ensures workforce housing units are deed restricted as affordable for at least 30 years

Program:	Palm Beach County Workforce Housing Program
Web:	http://discover.pbcgov.org/pzb/planning/Projects-Programs/Housing-Programs.aspx Brochure: http://discover.pbcgov.org/pzb/planning/PDF/Projects/Housing/WorkforceHousingBrochure.pdf
Funding:	Bonus Incentives
Use:	Serves households with incomes from 60% to 140% of area median income. Applies to new residential developments in unincorporated Palm Beach County. Provides for the development of a component of workforce housing units, both rental and for-sale.
Benefits:	The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable.

Program Examples

Program:	Fannie Mae Workforce Rental Housing
Web:	https://www.fanniemae.com/content/fact_sheet/wpworkhouse.pdf
Funding:	Fannie Mae
Use:	Fannie Mae supports the affordable multifamily market by financing both conventional market rate rental properties and government subsidized rental properties that are privately owned.
Benefits:	Preserves and maintains affordable rental units.

Employer Assisted Housing

Program:	Florida Department of Community Affairs/Florida Planning Toolbox. Employer-Assisted Housing (EAH)
Funding:	Direct employer assistance with a down payment and closing costs and an employer matching program in which the employer matches employees' savings to help them accumulate a down payment for a house.
Use:	In an EAH program, an employer decides to put in place programs that help employees find suitable, affordable housing in or near the community in which the employer is based. In some settings, some large employers come together to create EAH programs.
Benefits:	<p>Critical motives for employers to establish housing assistance programs are employees that live close to work stay longer, miss less time from work, are late less often, and are more productive. Employees also benefit from the lower costs of getting to work, in some cases saving the cost of an additional car; from having more free time for their families and community activities because of less time spent in commuting; and, for some employees, having the first-time ability to buy a house.</p> <p>For a community, programs that enable employees to live closer to where they work improve the jobs-housing balance, which in most cities has become out of balance, as employees are forced to commute further and further away from their jobs for affordable housing. By enabling employees to live closer to where they work, a community can reduce traffic and air pollution (as fewer people need to commute long distances from home to work), create more pedestrian activity in downtown business districts, and increase the tax base through investment in housing near business districts.</p>

Programs to Promote Developable Lots

Land Banking

Program:	Detroit, MI/Detroit Land Bank Authority
Web:	https://buildingdetroit.org/overview/
Funding:	Self-funded
Use:	<p>The Bank uses an online property inventory system to accept bids for residential properties in 3 categories: Auction, Rehabbed and Ready and Side Lot. Each class has specific rules regarding bidder eligibility. Each bid category has its own set of rules regarding bidder eligibility, the bid process, deadlines, closing and post-purchase buyer obligations.</p> <ul style="list-style-type: none"> • Auction: Bidders must be a Michigan resident, a non-Michigan resident who will live in the property after rehab, or a company or organization authorized to do business in Michigan. • Rehabbed and Ready: Bids taken from owner occupants only. • Side Lot: is for owners of homes adjacent to an available side lot. • Own It Now: Bids are taken from Michigan residents, non-Michigan residents who will live in the property after rehab, or a company or organization authorized to do business in Michigan.
Benefits:	The Land Bank is a public authority dedicated to returning Detroit's vacant, abandoned, and foreclosed property to productive use. The Authority's efforts support a network of community-based partners that include faith-based organizations, housing development enterprises, youth organizations, nonprofits, local businesses and large corporations.

Program:	Florida Department of Community Affairs/Florida Planning ToolBox: Community Land Trusts
Web:	http://www.flhousing.org/?page_id=7242
Funding:	Varies among communities.
Use:	Homes built on CLT-owned land operate on a long-term renewable lease (typically 99 years). A CLT can also prevent absentee ownership of housing because it keeps the land in community-controlled use. CLTs are used in

Program Examples

a variety of geographic settings: small towns, inner-city neighborhoods, and rural areas. A CLT can serve a single block or a total community. Several local governments can come together to create a CLT.

The way a CLT operates varies. For example, it can acquire land and arrange for the development of affordable housing or other structures, or it can purchase the land and the buildings on it, rehabilitating the housing when needed. A CLT can also build housing, as well as acquire existing housing, and develop different types of housing (multi- and single-family) and different ownership structures.

For multifamily housing, for example, the CLT can own and manage the housing or it can arrange for the housing to be owned and managed by another nonprofit or, in the case of condominiums, a residents' cooperative.

Many CLTs provide support services for homebuyers (for example, debt management training, homeownership counseling, and home maintenance assistance). Some CLTs use their land to enhance the livability of a neighborhood (for instance, for a park, community garden, or facility providing community services).

Benefits: CLTs are community-based nonprofit organizations designed to acquire and hold land for affordable housing. They narrow the gap between the cost of housing and buyers' ability to pay for the house by keeping ownership of land in perpetuity and removing the land cost from the price of a home. The house remains affordable for future, as well as the current, buyers. It allows homes to remain in private ownership, so the local government can continue to receive tax revenues.

Property and Land Inventory

Program: **Flint, MI/ "Mapping Makes City Planning A Team Effort" Center for Community Progress Blog Article**

Web: <http://www.communityprogress.net/blog/flint-mapping-city-planning-team-effort>

Funding: US Department of Housing and Urban Development grant

Use: Mini-grants were offered to residents to do data collection in their neighborhoods. In the first year, the community-based groups inventoried the balance of residential properties using paper maps working in groups of two or three, rating properties on a scale of 1 through 4, based on condition. The city provided training regarding what to look for and how to rate homes based on exterior visual condition.

Workgroups proposed the areas they wanted to canvas, essentially defining what they saw as their neighborhood. Some areas were huge; others were as small as six blocks. In the end, they received copies of their work: maps with color-coded data that showed the state of their neighborhoods. They also each got a \$500 mini-grant to use however they wanted.

Within six weeks, they covered approximately 3/4s of 56,230 plots. It was at this point the city turned to the public to take an active role in building its master plan. In 2013, residents hit the streets again, taking inventory of the city's commercial properties. In 2014, they updated their residential data and documented the state of the city's streetlights. In 2015, they took inventory of sidewalks. In 2016, they turned to residential again (every other year project), and in 2017, residential and commercial properties. Today resident surveyors use tablets with a unique app that allows them to take pictures of each property. The data was recently compiled on a website where residents can view the state of each property anywhere in the city and comment if they see something they think is wrong. This helps the city keep the inventory more up-to-date between citywide canvasses.

Benefits: The city hired three planners to lead a master planning process.

Meaningful results cited by the city include:

Building trust between citizens and city hall

A significant way to put the residents in the seat of what it's like to be a planner

By collecting data, citizens gained a better understanding of the community and with that information developed a lot of influence in planning what their neighborhood should look like.

Program: **City of New Bern, NC: Surplus Property**

Web: <http://newbern.maps.arcgis.com/apps/MapTour/index.html?appid=826a0dde72754951b18d1fd1fed915b2>

Funding:

Use: The city operates a Surplus City Owned Property webpage and search engine that allows users to interactively browse properties being sold by the city and make bids to purchase.

Benefits: Offers everyone opportunity to bid; provides revenue.