

ACCGov Affordable Housing Investment Strategy (AHIS) Summary

The purpose of the AHIS is to provide guidance on how ACCGov can foster a housing market that meets the needs of *all* residents through the creation and preservation of a variety of homes. The AHIS provides a description of the state of ACC's housing market, a set of recommendations and housing tools, and an implementation approach. This plan was developed by HR&A Advisors in collaboration with ACCGov, with input from the ARPA Affordable Housing Advisory Committee, local stakeholders, and community members.

Visit www.accgov.com/arpa for more information.

Planning Process



Housing Needs

Based on their assessment of ACC's housing market conditions and systems, HR&A identified three primary housing challenges in our community:



Limited funding and local capacity
for affordable housing development and management



Lack of quality, affordable rental homes for low- and moderate-income households



Lack of support for homeownership
for existing and potential homeowners

Proposed Housing Recommendations

The AHIS recommends 13 specific tools/actions that ACCGov should pursue with its partners to advance three key recommendations.

| RECOMMENDATIONS | TOOLS AND ACTIONS |
|--|--|
|  IDENTIFY ONGOING LOCAL PUBLIC FUNDING | <ol style="list-style-type: none">1. Establish a Local Housing Fund to support the creation and preservation of affordable homes.2. Adopt a new public land disposition policy and process. |
|  BUILD AND PRESERVE QUALITY AFFORDABLE RENTAL HOMES | <ol style="list-style-type: none">1. Support LIHTC development by providing gap financing and streamlining development approvals processes.2. Advance strategies to increase affordable housing production under the voluntary inclusionary zoning (IZ) policy.3. Invest public monies in an Acquisition Strike Fund to acquire and rehabilitate unregulated affordable rental housing.4. Continue modernization and redevelopment of its public housing stock.5. Establish a voluntary landlord registry that provides meaningful incentives to landlords for participation.6. Establish a strategic code enforcement initiative to advance neighborhood reinvestment goals.7. Establish a wealth-building program for low-income families to improve affordability. |
|  EXPAND ACCESS TO HOME OWNERSHIP AND PROTECT EXISTING HOME OWNERS | <ol style="list-style-type: none">1. Expand down payment assistance (DPA) program by increasing assistance amount and reaching more households.2. Increase funding for owner-occupied repair (OOR) programs.3. Support single-family rehab and infill to create a pipeline of move-in ready units for new homeowners.4. Address heir title assistance to help older homeowners pass home titles to their descendants. |

What's Next?

- 1 Visit accgov.com/arpa**
to learn more about the AHIS, read the full plan, watch a presentation, see input opportunities.
- 2 Share your feedback** via online input form or in person during public meetings between Aug. 9 and Sept. 5, 2023.
- 3 Mayor & Commission** are scheduled to vote on the AHIS on Sept. 5, 2023.

For more information, contact the Housing & Community Development Department at 706-613-3155 or email arpa@accgov.com.