



Original Housing Framework

ACTIVITY	AMOUNT	PROJECTED BENEFICIARIES	AMI Range	Revolving
Affordable Housing Development		1,333 units		
LITHC, PSH, Gap Financing	20 M		0% - 80% AMI	\$
NOAH Preservation		200 units		
Property Acquisition and Rehabilitation for ownership and rental	25 M		0% - 80% AMI	\$\$
Expansion of Programs				
Homeownership Programs (HOP & DPA)	3 M	32 units	60% - 120% AMI	\$\$
Owner-Occupied Major Rehabilitation	1.5 M	20 units	0% - 80% AMI	\$
Owner-Occupied Minor Repairs/Modifications	.5 M	50 units	0% - 80% AMI	
Total	\$50M	1,635 units		



Workforce Housing Services Program (HSP)

Housing Division staff will advertise a request for proposals (RFP) in Q1 and Q3 to solicit project applications from qualified entities and organizations to administer and deliver HSP supported affordable housing projects including Affordable Housing Development Program; Gap Financing Program; Infrastructure Financing Program; Emergency Repair Program; Owner-Occupied Rehabilitation Program; Downpayment Assistance Program; Tenant-Based Rental Assistance Program.

Affordable Housing Development

Provide targeted gap financing or infrastructure investments to directly support the development of affordable units (such as tax credit projects or permanent supportive housing). This type of fund would be able to support housing developments for seniors, working families, and disabled persons. It would allow the county to respond to opportunities initiated by the private sector and would provide a flexible source to respond to changing market conditions.

Estimated \$15,000 per unit

NOAH Preservation

This strategy type would assist with the preservation and retention of Naturally Occurring Affordable Housing (NOAH). Activities include both the acquisition and rehabilitation of existing units to maintain affordability for those units. Housing units could then be sold, with deed restrictions in place to ensure owner-occupancy or rented at an affordable rent under the management of the private partner. The partnership agreement could be structured as a short-term loan or allow the partner to continue revolving the proceeds into other projects over the term of the agreement. Revenue from sales could be used to seed a trust fund to be used for other affordable housing initiatives. Rental proceeds could also be used as a recurring funding source (with \$500 net monthly rents resulting in \$6,000 per unit annually).

Estimated \$200,000 per unit, including rehabilitation costs

Increase Stock

Improve Stock



*Improve Stock,
Increase Access*

Emergency Repair Program/Owner-Occupied Rehabilitation Program

This program would assist with minor repairs, such as a new roof, air conditioner repair, paint, or aging in place modifications. Funds for repairs can also be made available to non-profits providing these services.

Estimated \$10,000 per unit for emergency/minor repairs; \$50,000 - \$100,000 for major rehabilitation

Increase Access

Down Payment Assistance Program

This program funds down payment assistance for first-time homeowners along with financial and homeownership education for program participants. This funding could be designed as a grant or 0% interest loan payable upon transfer of the property.

Estimated \$25,000 per unit

Increase Access

Tenant-Based Rental Assistance Program

Rental subsidy to help individual households afford housing costs such as rent and security deposits. Households with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing. The county currently implements the GAP Rental Assistance Pilot Program targeted for moderate income households.

Estimated \$3,600 per unit for workforce housing



Program Roll-Out

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Solicit RFP	Monitor/ Compliance of Projects	Solicit RFP	Monitor/ Compliance of Projects	Solicit RFP
Evaluate/Award Proposals	Evaluate Priorities/ Develop RFP	Rental Acquisition & Preservation Loan Program	Evaluate Priorities/ Develop RFP	Launch County Rehabilitation Program
GapRAPP Year 2		Evaluate/Award Proposals	Establish County Rehabilitation Program	Affordability Incentives in UDO
				Annual Housing Report

