

Housing Preservation Challenge

Working Definition: Increasing viability of existing housing stock through a variety of programs to provide housing choice and long-term housing affordability.

Scenario

As the newly appointed town manager of the Town of Grape, you must decide how to appropriately handle your town’s housing issues laid out below:

- Due to land use regulations, majority of the housing stock is single family housing units
- One-third of housing stock was built prior to 1970, which are homes most at risk for lead contamination and needing critical home repairs
- A little less than half of homeowners are over the age of 65 and prefer to stay in their homes but lack necessary resources to keep up with housing repairs, lawn care, and maintenance needs
- There are 2 qualified census tracts in the town. Roughly half of the homeowners in each QCT are income eligible homeowners and some are experiencing urgent repair needs (roofing, HVAC, weatherization, etc.)

As a local government service leader, what top challenges arise when implementing housing preservation in your community?

Considerations: necessary tools and resources, staffing capacities, funding, public safety and prioritized needs to support public education, childcare needs, workforce and economic development

Program Support Examples:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Critical/Urgent home repair • Code Enforcement/ Inspections • Community Development Block Grant (CDBG) Projects • Training for contractors | <ul style="list-style-type: none"> • Essential Single Family Rehab Loan Pool (ESPRLP) • Homeowner outreach/communication practices • Local staff resources |
|---|---|

Opportunities

- Enhanced quality of life
- Lower environmental impacts
- Furthers affordable housing
- Supports history & culture
- Sustains healthy and safe living environments
- Concerns public safety

Challenges

- Limited staff resources
- Compliance with federal regulations for federal dollars
- Contractor/construction material shortages
- Homeowner concerns/trust about gov’t programs

Housing Innovation Challenge

Working Definition: Providing housing solutions that prioritize a mix of housing choices that reduce the transportation/housing cost burden in a community. Consider local demographics, location of housing relative to jobs, services, and transportation that will reduce impacts on the local government budget, provide opportunities for social interaction and increase housing affordability.

Scenario

As the newly appointed city manager of the City of Orange, you must decide how to appropriately handle your city's housing issues laid out below.

- Over the last 5 years, the population of young working professionals aged 24 to 34 has grown by 10% and the population of retirees aged 63+ has grown by 7%
- This population influx has shed light on the housing shortage in the City of Orange
- Additionally, limited-income families have been pushed to the outskirts and those who could not afford to move are living in substandard conditions due to a lack of preserved affordable housing stock & increased transportation costs

As a local government service leader, what top challenges arise when implementing housing innovation in your community?

Considerations: necessary tools and resources, staffing capacities, funding, public safety, prioritized needs to support public education, childcare needs, workforce and economic development

Program Support Examples:

- Access to shared infrastructure investments to lower land development costs
- Ensure land use and zoning regulations support diverse housing options
- Planning practices to support diverse housing, e.g., ease of development process
- Tiny homes/Accessory Dwelling Units/Redevelopment
- Employer Assisted Housing Programs
- Building material innovations (Use of plastic and paper that has the potential to produce affordable infrastructure projects, e.g., BettR-blok and Byfusion blocks.)
- Public local land donation/Community Development Financial Institutions

Opportunities

- Enhanced quality of life
- Transportation opportunities
- Talent retention/ Enhanced workforce
- Economic development & mobility
- Lower environmental impacts
- Opportunity to utilize land use and zoning

Challenges

- Infrastructure challenges
- Land use and zoning limitations
- Transportation barriers
- Available land





704-372-2416 | info@centralina.org | www.centralina.org
10735 David Taylor Drive, Suite 250 | Charlotte, NC 28262

Equal Opportunity/Affirmative Action Employer. Auxiliary aids and services available upon request to individuals with disabilities.