

This is a DRAFT list of all current recommendations. This is a working document and staff are filling in blank cells and modifying existing ones. We appreciate feedback.

Housing Choices Draft Implementation Strategies					
AFFORDABLE HOUSING					
Strategy Number	Implementation Strategies	Scale	Potential Partners	Timeframe	Funding Source
90	Adopt expedited permitting and review policies for housing developments with an affordable component	Local		Ongoing	
91	Create Housing Trust Funds in Henderson, Madison and Transylvania Counties	Local	Local Governments	Short	
92	Expand Housing Trust Funds in Asheville and Buncombe County	Local	Local Governments	Ongoing	
97	Improve and expand the use of low-income housing tax credits throughout the region	Regional	Non-Profit Groups, For-profit developers	Short	
98	Encourage large employers to provide employer-assisted housing or housing assistance packages	Regional	Public, private and non-profit sectors		
87	Make publicly-owned land available for affordable home development	Regional	State of NC, Local governments	Mid	
94	Localities should develop “early warning systems” with data on expiring federally subsidized properties in order to keep track of at-risk housing and allocate resources appropriately. Data that can and should be included in such clearinghouses are the nature of the housing subsidy, the terms of the government contract, ownership status, the property’s contract rents in relation to the area’s market rents, the population served, and neighborhood economic characteristics.	Local	Local Governments	Short	
88	Facilitate the reuse of abandoned, vacant and tax-delinquent properties for affordable housing	Regional	State of NC, Local governments	Short	
99	Offer development subsidies, down payment assistance or other incentives for private sector developers to build more affordable housing	Local			
DEVELOPER ASSISTANCE					
Strategy Number	Implementation Strategies	Scale	Potential Partners	Timeframe	Funding Source
81	Establish a regional housing planning assistance team that provides technical assistance (rezonings, tax credits, LEED, etc) to small-scale builders	Regional	Non-Profit Groups	Mid	Public, Private

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86	Offer pre-packaged management services for multi-dwelling units	Regional	Public Sector, Non-Profit Sectorss	Mid	Private
89	Review and revise (as needed) zoning policies, to support a diversity of housing types	Regional	State of NC, Local governments	Ongoing	
93	Consider tax abatements and exemption policies that limit real estate tax liability in targeted areas in order to stimulate construction and rehabilitation of housing stock	Local	Local Governments	Short	
84	Establish a local source (local bank) for builder capital for projects that meet locally-set affordability or sustainability criteria	Regional	Credit Union, Non-Profit Sectors, for profit	Long	HUD, Community Grants, Private Capital
ACCESSIBLE HOUSING					
Strategy Number	Implementation Strategies	Scale	Potential Partners	Timeframe	Funding Source
95	Streamline the permitting process for the addition of exterior and interior accessibility features (e.g., ramps, railings/bars, etc.)	Local	Local Governments	Short	
100	Identify opportunities to create mixed housing (multi-generational or mixed-age) neighborhoods, and support the incorporation of various housing types into existing and new neighborhoods with zoning that allows accessory dwelling units and attached units.	Local	Local Governments	Short	
ENERGY EFFICIENT HOUSING					
Strategy Number	Implementation Strategies	Scale	Potential Partners	Timeframe	Funding Source
202	Provide incentives to remodel mobile homes to be more energy-efficient	Local	LOSRC, Local governments, Non-profit groups	Mid	
101	Pursue "Green House" homes as a permissible use in single family, multi-family and mixed-use zoning districts.	Local	Local Governments		
ADDITIONAL RECOMMENDATIONS					
Strategy Number	Implementation Strategies	Scale	Potential Partners	Timeframe	Funding Source
96	Create housing opportunities for temporary workers including seasonal employees and migrant workers	Regional	Non-Profit Groups	Mid	

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83	Identify sources of pre-designed architectural plans for housing to facilitate development of denser, affordable housing including co-housing communities, "dorms", cottage-style homes and townhomes	Regional	Non-Profit Groups	Mid	Terwilliger
85	Work with camps, resorts and farms to develop "guest house" style housing for year-round and temporary staff	Regional	Private Sector partner with Non-Profit Sectors and governments for resources	Short	Private
147	Design defensible link between economic development and housing incentives.		Economic development agencies, housing service providers: Federal, State of NC, and local, local governments, economic development partnerships, Chamber of Commerce, colleges and universities	Mid	Private, federal, State of NC, local