

Housing Summit notes

PRE-DISCUSSION SHORT TERM GOALS

1. Opportunities to improve existing units **(21 votes)**
2. Redevelopment of existing building and vacant or underused retail centers **(25 votes)**
3. Home maintenance assistance **(10 votes)**
4. Public advocacy for housing needs **(8 votes)**
5. Collaboration across jurisdictions and maximize public funding **(28 votes)**

PRE-DISCUSSION LONG TERM GOALS

6. Build less apartments and develop and/or rehab more single family detached homes **(9 votes)**
7. Restoring properties for homebuyers **(20 votes)**
8. Rebuild public housing with a focus on mixed-income sites with amenities and services **(31 votes)**
9. More funding for local municipalities to address owner-occupied rehab of affordable housing units **(21 votes)**
10. Change local ordinances to hold landlords accountable **(21 votes)**

POST-DISCUSSION SHORT TERM GOALS

1. Opportunities to improve existing units **(12 votes)**
2. Redevelopment of existing buildings and vacant or underused retail centers **(13 votes)**
3. Home maintenance assistance **(5 votes)**
4. Public advisory for housing needs **(7 votes)**
5. Collaboration across jurisdictions and maximize public funding with partnerships **(13 votes)**

POST-DISCUSSION LONG TERM GOALS

1. Build less apartments and develop and/or rehab single family detached homes **(9 votes)**
2. Restoring properties for homebuyers **(9 votes)**
3. Rebuild public housing with a focus on mixed income with amenities and services **(11 votes)**

4. More funding for local municipalities to address owner-occupied rehab of affordable housing units **(12 votes)**
5. Change local ordinances to hold landlords accountable **(8 votes)**

FINAL SHORT-TERM GOALS:

- **Opportunities to Improve Existing Units:**

- **Affordable Maintainability:** Ensure housing remains affordable to maintain over time, reducing long-term homeowner costs.
- **Utilize Partnerships:** Collaborate with local businesses, non-profits, and government entities to leverage resources and expertise.
- **Raise Buildings to Code:** Implement small, safety-focused updates to meet current building standards, enhancing resident safety.
- **Sustainability Considerations:** Incorporate eco-friendly materials and energy-efficient systems to reduce environmental impact.
- **Preserve History Where Possible:** Maintain the architectural integrity and historical significance of buildings during renovations.
- **PA Whole Home Program:** Utilize this program to fund comprehensive improvements that increase safety and energy efficiency in homes.
- **Finding Buildings for Adaptive Use:** Identify underutilized buildings that can be repurposed for housing or community services.

- **Redevelopment of Existing Buildings and Vacant or Underused Retail Centers:**

- **Conversion of Retail/Office Space to Housing Units:** Transform commercial spaces into residential units to meet housing demands.
- **Shelter to Rental with Supportive Services:** Transition shelters into rental housing while providing necessary social services.
- **Farmland/Adaptive Reuse:** Explore using farmland or repurposing it for housing developments while preserving agricultural heritage.
- **Tax Credits/Incentives:** Utilize historical and low-income housing tax credits to incentivize redevelopment projects.

- **Parking Variances:** Address parking regulations to accommodate housing developments without excessive parking space requirements.
 - **Single Room Occupancy:** Develop units for specific demographics like seniors or students, focusing on efficient space usage.
 - **Deed Restrictions:** Enforce and fund deed restrictions to ensure housing remains affordable and accessible.
 - **Land Banks:** Use land banks to manage and repurpose vacant land and properties for community benefit.
 - **Preserve Land for Housing Development:** Maintain balance between land conservation and development to meet local housing needs.
- **Types of Programs to Implement:**
 - **Addressing Homeowners in the Income Gap:** Collaborate with banks and municipalities to create programs that assist middle-income homeowners.
 - **Finding and Vetting Contractors:** Establish a network of reliable contractors through thorough vetting and ongoing partnerships.
 - **Organizational Capacity for Program Implementation:** Strengthen organizational frameworks to effectively manage housing programs.
 - **Partnerships with Educational Institutions:** Engage local schools and trade schools in housing projects to provide practical training.
 - **Educating Contractors:** Offer licensing and best practices training to enhance the quality of workmanship.
 - **Training on Regular Maintenance:** Develop continuous educational programs for homeowners to manage regular upkeep and receive incentives for participation.
 - **Advocacy:**
 - **Affordable Housing Development:** Advocate for the inclusion of affordable units in all new housing developments.
 - **Equitable Corporate Partnerships:** Encourage corporate involvement in housing solutions through equitable partnerships.
 - **Comprehensive Communication Strategies:** Clearly define and communicate the terms and needs related to affordable housing.
 - **Educational Initiatives:** Educate politicians and the community about the complexities and necessities of affordable housing.

- **Condominiums and Co-ops Development:** Support the development of condominiums and co-ops to diversify housing options and utilize church lands for multipurpose redevelopment.
- **Collaboration Across Jurisdictions and Maximizing Public Funding with Partnerships:**
 - **Tailored Funding Strategies:** Target funding to low population and low-density areas, addressing the unique needs of each community.
 - **Reframing the Affordable Housing Narrative:** Change public perception of low-income housing to reduce stigma and encourage community acceptance.
 - **Consistent Development Goals:** Align the objectives of developers, officials, and residents to ensure community-oriented development.
 - **Enhancing State-Level Advocacy:** Work with state representatives to secure more direct funding for local housing needs.
 - **Streamlining the Grant Funding Process:** Simplify the process to access governmental and private funding for housing projects.
 - **Reimagining Collaborative Efforts:** Foster innovative collaborations among various stakeholders to efficiently address housing shortages.
 - **Utilization of County Land Banks:** Leverage county land banks to manage and repurpose land for housing development effectively.

FINAL LONG TERM GOALS:

- **Vocational Training and Community Development:**
 - **Vocational Training Programs:** Implement training programs starting in high schools, focusing on rehabilitation projects to provide practical skills and internship opportunities.
 - **Communities of Co-ops and Condominiums:** Develop housing solutions like co-ops and condominiums tailored for individuals who are "over-housed," such as a single person in a three-bedroom home.
 - **Adaptive Reuse of Abandoned Malls:** Transform abandoned malls into housing complexes, utilizing their structures for secure living spaces.
 - **Legislation on Property Acquisition:** Propose laws to limit corporate acquisition of abandoned properties to ensure they serve community housing needs.
 - **Cost-Effective Rehabilitation:** Emphasize the economic advantages of rehabilitating existing structures over new constructions.

- **Transition from Renter to Homeowner:**

- **Educational Programs:** Increase educational outreach about homeownership options, focusing on rehab loans such as FHA203K, 203B, and Homestyle loans.
- **Loan and Residency Requirements:** Implement stricter residency requirements for loan recipients to ensure long-term investment in the community.
- **Home Repair Programs:** Develop and promote programs that assist homeowners with essential repairs and upgrades.
- **Materials Education:** Educate homeowners on the quality and sustainability of building materials to improve long-term maintenance and environmental impact.
- **Developer Programs:** Create initiatives aimed at developers to support community-focused housing projects.

- **Public Housing and Community Services:**

- **Long-Term Public Housing with Mixed Income:** Develop public housing projects that support mixed-income residents to foster diverse, inclusive communities.
- **Funding Challenges:** Address the issues of reduced funding and rising construction costs affecting public housing development.
- **Infrastructure and Transportation Needs:** Enhance infrastructure to support housing developments and provide 24/7 transportation solutions for residents with non-traditional working hours.
- **Integrated Services in Housing Units:** Incorporate services such as aging offices, wellness and mental health support, affordable child care, education, and career counseling within housing units to support a holistic living environment.

- **Capacity Building and Resource Allocation:**

- **Contractor and Administrative Development:** Increase the capacity of contractors and administrative support to manage housing programs effectively.
- **Shared Applications Across Agencies:** Streamline application processes across different housing agencies to simplify access to services.
- **Funding for Varied Income Ranges:** Secure funding to support households within the 80-120% Area Median Income (AMI) range to address the 'missing middle' in housing.

- **Regulatory Enforcement and Landlord Engagement:**

- **Rental Inspection and Licenses:** Improve the enforcement and quality of rental inspections, possibly outsourcing to third-party agencies to ensure compliance.
- **Identifying Unregistered Rental Properties:** Develop strategies to detect and register unregistered rental properties.
- **Landlord Incentives and Training:** Provide incentives for landlords to maintain properties consistently and offer training programs to improve property management skills.
- **Financial Assistance for Landlords:** Offer low-interest loans and financial incentives for landlords to make necessary repairs and adhere to code, with a focus on cost-sharing measures.
- **Legal and Supportive Measures for Tenants:** Strengthen legal support for tenants and provide assistance programs to prevent displacement and ensure tenant rights are protected.