

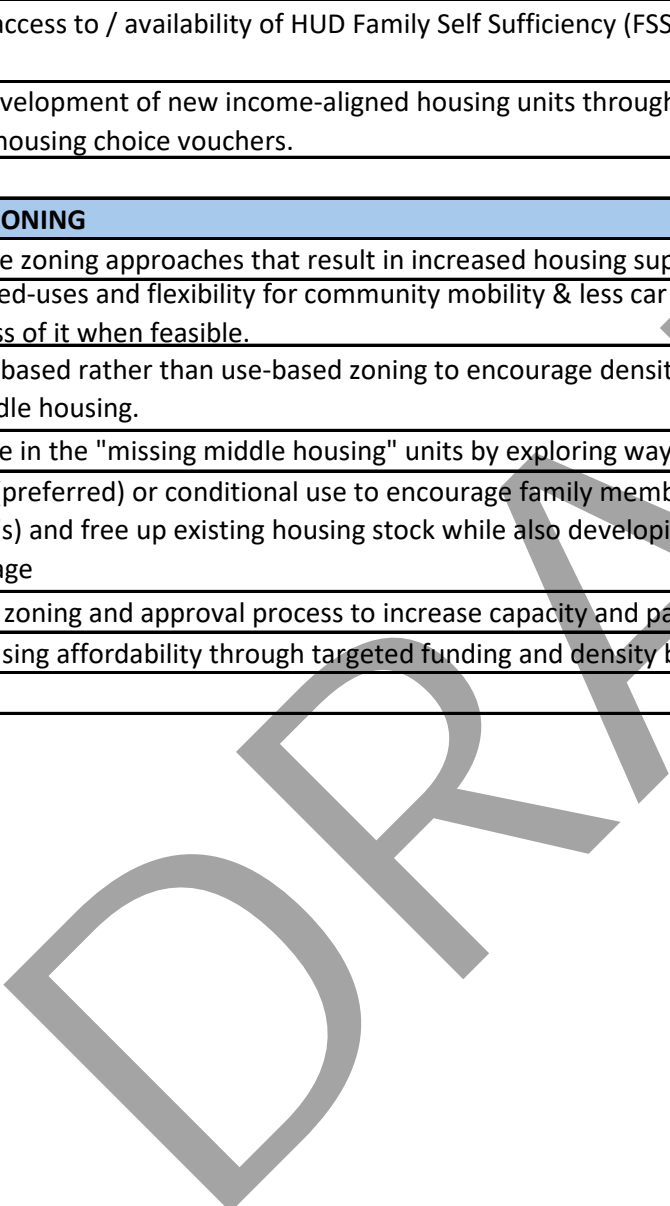
Draft Menu of Options

Committees

	Maintaining Existing Housing	New Dev	Policy & Finance	State Leg	Federal Leg
<b>ADDRESS NEIGHBORHOOD BLIGHT</b>					
Establish creative partnerships with short-term rentals when they have vacancies	X				
Pursue proactive Code Enforcement to avoid demolition by neglect	X				
Allow nonprofit developers first right of refusal for properties under foreclosure auction or tax lien sales.	X				
<b>BUILDING PERMITS &amp; INSPECTIONS</b>					
Share information about and encourage new building technologies when appropriate.		X			
Work with building departments and planning commissions to identify the most expedient options for permitting and code enforcement and explore opportunities for cost reduction.		X			
As 2021 national uniform energy, electric and building codes are being considered, ensure the review considers cost impact on housing.		X		X	
Consider working with Property Valuation Administrators on policy that delays increased property assessments on unsold lot inventories in larger development projects until they are sold.		X			
<b>ENHANCE COMMUNICATION AND AWARENESS</b>					
Organize and align education, engagement and sharing of ideas between local officials, landlords, employers and nonprofit organizations	X				
Survey local officials for their input and appetite for new approaches	X				
Establish and maintain a landlord contact list and vacant property inventory to foster the connection between available properties and tenants in need of housing at all price points.	X				
Increase community education about how HUD Section 8 Housing Choice Vouchers can be used for the purpose of decrease negative stereotypes and increase utilization.	X				
<b>ENGAGEMENT</b>					
Establish measurables and communication process of Key Performance Indicators in addressing housing gaps in the region.		X			
Continue efforts to educate elected officials, planning commissioners and the public on roles of various agencies, vocabulary on development types, etc.		X			
<b>HOMEOWNERSHIP ASSISTANCE PROGRAMS</b>					
Explore ways to maximize existing support and/or establish new funding for first-time homeownership or homeownership after number of years not owning a home	X				
Consider support for access to capital to help current homeowners to downsize into smaller or more physically accessible living options to meet current desire or needs.	X				
Establish a local Housing Trust Fund – that could encourage and incentivize the purchase or renovation of properties (single and multi-funding) that could preserve affordability and stabilize rents.	X				
Increase direct funding for housing development programs including low income tax credits.			X		
Consider state support for additional <b>weatherization/utility assistance</b> funds for use by landlords and home owners through CAC network. Investing on keeping people in their homes.				X	

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<b>INCREASE EFFECTIVENESS OF PUBLIC HOUSING PROGRAMS TO PROMOTE LONG TERM SELF-SUFFICIENCY</b>					
Consider establishment of incentive program to encourage landlord participation in subsidized housing	X				
Consider establishment of risk mitigation fund to support landlords and tenants.	X				
Increase local access to / availability of HUD Family Self Sufficiency (FSS) program to help mitigate the Cliff Effect.	X				
Support the development of new income-aligned housing units through the uses of subsidies such as project-based housing choice vouchers.			X		
<b>PLANNING &amp; ZONING</b>					
Explore creative zoning approaches that result in increased housing supply.		X			
Encourage mixed-uses and flexibility for community mobility & less car reliance: parking is expensive, let's require less of it when feasible.		X			
Consider form-based rather than use-based zoning to encourage density and project-type variety, such as missing middle housing.		X			
Address the rise in the "missing middle housing" units by exploring ways to reduce development costs			X		
Allow by right (preferred) or conditional use to encourage family members co-locating on same property (ADU's) and free up existing housing stock while also developing controls to prevent short term rental usage			X		
Streamline the zoning and approval process to increase capacity and pace of development.		X			
Incentivize housing affordability through targeted funding and density bonuses where appropriate.		X			



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<b>TOOLS &amp; INCENTIVES</b>					
Establish Community Land Trust aka Housing Trust Fund that could offer gap financing through grants, low/no interest debt, or forgivable loans and/or provide funding for low to moderate income housing product or support infrastructure improvements. (see also Finance & Policy recommendations on how these funds could be leveraged for increased housing supply)		X			
Update the \$6 per real estate transaction fee that funds the <b>Kentucky Affordable Housing Trust Fund</b> under KRS 198A.720 to create more revenue that can be leveraged in local communities to create new housing opportunities and home repairs, particularly for people at 120% of AMI or below. Also allow for changes to project eligibility rules to provide for a wider variety of housing types (townhomes, duplexes, etc.) to be developed with these funds.				X	
Consider offering assistance to off-set development costs such as land acquisition, street extension assistance or utility costs for projects that meet income-aligned housing goals.		X			
Increase funding through <b>HOME</b> fund allocation for consortiums based on number of cities and populations connected.				X	
Create a <b>Kentucky Community Investment Credit</b> similar to TN model. Provides a credit against the sum total of state bank deposit and franchise tax. Credit is imposed by the Franchise and Excise Tax Laws when qualified loans, qualified investments, grants, or contributions are extended to eligible housing entities for engaging in eligible low-income or senior housing activities. For more information about the Tennessee model: <a href="https://thda.org/government-nonprofit-partners/community-investment-tax-credit">https://thda.org/government-nonprofit-partners/community-investment-tax-credit</a>				X	
Establish innovative housing pilot projects to explore wider variety of housing types and price points aligned with community will and monitor results.		X			
Leverage existing local capacity to promote and advance income-aligned housing goals through organizations such as non-profit developers, NKY Port Authority, Catalytic Fund, and others.		X			
Encourage the repurposement and adaptive reuse of existing, underutilized properties for residential projects.		X			
Use existing legislation/authorization to issue local incentives such as Industrial Revenue Bonds (IRBs) or use Tax Increment Financing (TIF) to reduce property tax liability to qualifying projects. or Establish incentives or requirements for income-aligned housing using tools such as tax abatements and exemptions			X		
Consider dedication of or increased ease of using <b>publicly-owned land</b> such as right-of-way or university land for housing		X		X	
In the Kentucky Housing Corporation (KHC) Qualified Allocation Plan (QAP), advocate for NKY to be separated by County so more dollars can be brought to the region for income-aligned housing (LIHTC, HOME, AHTF), broader AMI range for projects, and re-establish the scoring formula in the QAP			X		
Allow cities and counties to apply for more than one Community Development Block Grant at a time to support projects with housing included. Expand access to CDBG funds for areas of high economic growth potential.		X	X	X	

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<b>TRANSPORTATION</b>					
Pursue a programmatic agreement with Dept. of Transportation to ensure more timely reviews.		X			
Consider use of traffic counts from recent projects within a particular timeframe to avoid delays		X			
Pursue a greater level of information sharing about specific projects and overall vision between Kentucky Transportation Cabinet, local utility providers and local communities.		X		X	
Pursue a greater level of information sharing about specific projects and overall vision.		X		X	
Work with Kentucky Transportation Cabinet to involve local planning jurisdictions on KYTC's encroachment and improvement requirements.		X		X	
<b>UTILITIES</b>					
Establish funding and/or enhance existing assistance with connections to public water or sewer utility for homebuyers/home owners to reduce barriers to construction and home ownership.		X			
<b>WORKFORCE DEVELOPMENT</b>					
Support existing and increase the number of small residential developers in the NKY housing industry in order to encourage a wider variety of housing types and price points.		X			
Establish incentives that would reduce costs and support the development of Workforce Housing (see tools & incentives above)				X	
Enhance existing funding for construction and trades training by creation of additional funding for construction workforce training		X			
H.R. 6285 Bipartisan Workforce Pell Act - consider amending to 26-week programming for apprenticeship					X
Pursue a new tier of immigration work status for construction trades including licensed trades					X