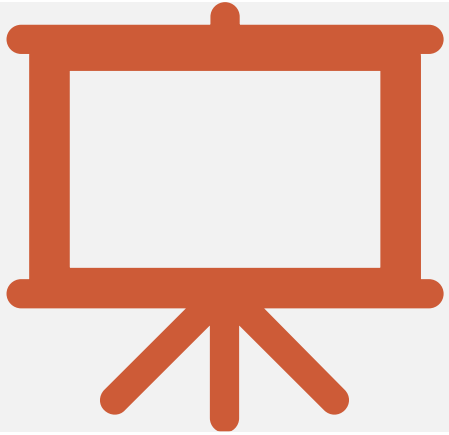




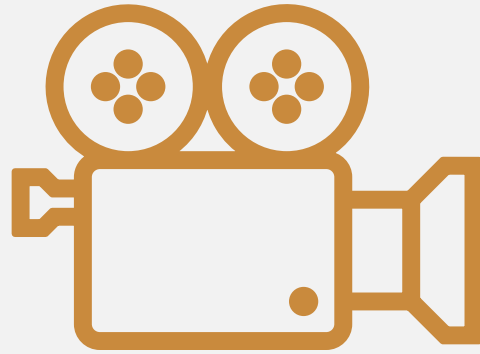
# **Southeast Rural Housing Preservation Academy**



# Housekeeping



All registered attendees will receive the slides via email



This session is being recorded. You will receive a copy and it will be posted on the Enterprise website



We will answer questions throughout the presentation. Please submit them using the Q&A or chat or raise hand function



Please tell us how we did in the survey at the end of the session

# LAND ACKNOWLEDGMENT



## WHO WE ARE AND WHAT WE DO

- **We develop and deploy** programs and support community organizations on the ground
- **We advocate** for policy on a nonpartisan basis at every level of government
- **We invest capital** to build and preserve rental homes people can afford
- **We own and operate** 13,000 affordable homes and provide resident services for 23,000 people



## **OUR VISION**

A country where home and community are steppingstones to more.

## **OUR MISSION**

To make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all.



## Our Partners



**KANDICE MITCHELL**

**ENTERPRISE COMMUNITY  
PARTNERS, INC**





# State & Local Policy Update

Enterprise Community Partners SE

Atlanta, GA September 2022





# State & Local Policy

ENTERPRISE COMMUNITY PARTNERS



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## Center for Disaster Philanthropy

Engaging collaborative leaders to identify solutions in biweekly calls.

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Leading focus groups targeting key stakeholders to inform recommendations.

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Briefing local leaders on best practices to improve resource disbursement.

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# State & Local Policy

ENTERPRISE COMMUNITY PARTNERS



## 1. Partner Collaboration



## 2. Focus Groups



## 3. Advocacy

## PARTNER COLLABORATION

### Engage

Engage partner organizations in bi-weekly calls with stakeholders from across the state.

### Prioritize

Prioritize a diverse community of stakeholders from across Georgia from the legal community, housing organizations, faith-based, grassroots activists, etc.

### Understand

Understand unique challenges with ERA disbursements across the state and encourage equity in the administration of applications.

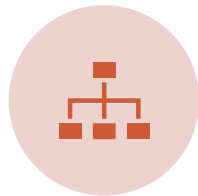
# State & Local Policy

ENTERPRISE COMMUNITY PARTNERS

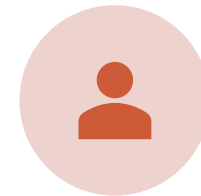
## FOCUS GROUPS



Property  
**Owners and  
Managers**



ERA Program  
**Administrator  
s**



Tenant  
**Advocates**



## CDP ADVOCACY



**Strategize:** Share strategies for courts to implement permanent eviction diversion strategies that reduce displacement and ensure that property owners are paid rents due.



**Problem Solve:** Identify solutions elevated through partner collaborations, focus groups and other learnings in a set of policy recommendations to program administrators.

## ADVOCACY



**Strategize:** Share strategies for courts to implement permanent eviction diversion strategies that reduce displacement and ensure that property owners are paid rents due.



**Problem Solve:** Identify solutions elevated through partner collaborations, focus groups and other learnings in a set of policy recommendations to program administrators.

# State & Local Policy

ENTERPRISE COMMUNITY PARTNERS

Establishing	Establishing tenant protections in Georgia by requiring written notice prior to filing an eviction.
Updating	Updating state childhood lead remediation laws and allocating funding to support new procedures.
Protecting	Protecting resources for homeless services and opposing criminal penalties for homeless encampments.
Protecting	Protecting local control to regulate single-family rental housing.
Strategizing	Strategizing for the 2023 legislative session with careful watch on local and gubernatorial elections.



# Thank You!

Kandice Allen Mitchell

Policy Director | Enterprise Community Partners

[Kamitchell@enterprisecommunity.org](mailto:Kamitchell@enterprisecommunity.org)



# JAY WILLIAMS

# COLLABORATIVE SOLUTIONS

# The Alabama Housing Trust Fund Advocacy Toolkit

What can local communities do?

Jay Williams

[Jayw@collaborative-solutions.net](mailto:Jayw@collaborative-solutions.net)



Low Income Housing Coalition of Alabama

# LIHCA Advocacy Toolkit



The Low Income Housing Coalition of Alabama

January 2022

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4. Core Messaging for Advocacy
5. Taking Action: Contacting Your Legislators
6. Virtual Meeting: Connecting with your Legislators

### The Alabama Housing Trust Fund

7. The Alabama Housing Trust Fund Overview
8. ARPA Funds Overview
9. AHTF: There's Nothing Else Like It

### Educational Materials

10. NLIHC State Housing Profile
11. The Housing Need Across Alabama
12. Every Child Deserves a Safe Place to Call Home
13. Impact of the Affordable Housing Crisis on Veterans

### 5. Understanding LIHCA

14. 2022 LIHCA Fact Sheet



# Planning Steps and Tools for Advocacy

EDUCATE, DEFINE, TAKE ACTION,  
FOLLOW UP.

Action steps and CORE MESSAGING  
TOOLS

One pagers, Research, Partnership



# Contact Information

For more information about the Toolkit  
please visit:

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**ROBIN WOLFF**

**ENTERPRISE COMMUNITY  
PARTNERS, INC**

# LOCAL POLICY TOOLBOX

- Notice and Right of First Refusal Laws
- Extended Affordability Periods
- Code Enforcement
- Information Collection- Preservation Database
- Policy Coordination
- Financial Incentives for Affordable Housing Production
- By-Right Development
- Zoning



# NOTICE AND RIGHT-OF-FIRST-REFUSAL LAWS

- Require owners of rental properties to give residents advance notice of any intention to sell
- When combined with a right of first refusal allowing residents (or another qualifying entity) to match a legitimate offer to purchase the property, sets in motion a process that leads to the successful transfer of ownership either to the residents or to another entity willing to preserve the property as affordable over the long-term.
- Right-of-first refusal laws vary in the length of time, but typically range from 30 to 90 days.
- In some cases, the tenants either purchase the property themselves or transfer their rights to a nonprofit or mission-driven for-profit company that agrees to maintain the property as affordable rental housing.
- Two factors need to be put into place very quickly.
  - Tenants need to connect with an entity that has experience purchasing and operating rental housing
  - Funding is needed to make the transaction work. flexible acquisition funds/ land trust





# EXTEND AFFORDABILITY PERIOD

- Extend affordability period
- Extended Land Use Restriction Agreement is often tied to funding (CDBG, HOME, local affordable housing set aside)
- Recognize that long-term ownership and maintenance of affordable rental housing requires financially strong entities that can sustain themselves over the long-term.



# CODE ENFORCEMENT

- Well-executed code enforcement programs help to maintain the quality and the safety of existing units, thereby supporting preservation efforts.
- Code enforcement alone typically will not prevent the loss of units.
- This tool works best with other rehabilitation tools and funding streams
- USDA-RD's Section 504 Home Repair program
- Georgia Power Energy Efficiency
- If the units are unable to be salvaged by existing owner, way for the municipality to preserve them?
  - Land Bank?



# REDUCED/WAIVED FEES

- Local jurisdictions can encourage the development of new affordable housing by reducing or waiving fees for qualifying projects.
- A specified set of fees may be waived by city staff, while waivers of larger fees must be approved by the City Council.
- Establish clear criteria for eligibility for fee reductions or waivers.
- Could codify a waiver for the entire jurisdiction or only in specified areas
- Some communities limit eligibility for fee waivers and reductions to non-profit developers while others make it available to all projects that meet affordability criteria, regardless of who develops them



# INCENTIVES FOR AFFORDABLE HOUSING PRODUCTION/ PRESERVATION

- Local Housing Trust Funds – not just for large metro areas
- Flexible Preservation Funds
  - Funding to cover the “gap” between what it costs to redevelop a property and what can be raised through tax credits and private financing
  - Funds for the backlog of accumulated capital needs
  - Predevelopment funds to facilitate investigation of a preservation opportunity;
  - Funding to help a nonprofit or mission-driven for-profit act quickly to purchase an available property in need of preservation
  - Providing permanent financing for preserved properties
  - Providing loans to property owners to help them refinance without raising rents to such a level that they are no longer affordable.



# POLICY COORDINATION

- Incorporate preservation concerns/goals into HUD-mandated Consolidated Plan - ensure that preservation initiatives align with other policy priorities.
- Council of Governments (COG) to create consistency from jurisdiction to jurisdiction
- Consistency with other funders (state HFAs)
- Establish a Preservation Committee/Consortium public housing authorities, nonprofit housing developers, government agencies and other members of the community to support the effort prior an actual project
- This is particularly important to make Right of First Refusal work



# ZONING

- Parking Requirements
- Density Bonuses/Allowance for greater density
- Accessory Dwelling Units
- Consider “By Right” in lieu of case by case
- Inclusionary Zoning



# PLEASE TAKE OUR SURVEY