Affordable Housing Taskforce Impacts

Financing Development

- Learning about Financial Incentive and Loan Programs
  - Federal and State Program Presentations
    - CCDR- SB40 tax funds as voucher with developmental disabilities to subsidize rent. Camden County is the only county in the state that provides this benefit
    - Section 8 Housing structure and voucher program
    - Housing Report Card
    - USDA - 45 programs for rural development. Programs are population based.
      - Community Facility Program
      - Business Program
      - Single Housing Programs- 40 + available
      - Guaranteed Loans
      - Grants
      - Direct Loans
    - Trump Tax reform opportunity zones for rural development
    - Low-Income Tax Credit (LITC) with $200m federal funding per year is available to increase housing in Missouri
    - Visited Meramec Regional Planning
      - Programs Rehabilitation
      - Section 8 Programs
      - Program Housing Loans (RLF)
      - USDA Rehab Locations
  - **Create a Financing "Expert" Committee to be a one stop shop for Financing Inquiries and to provide local financing options**

Housing and Workforce Relationship

- Identified Housing and Workforce Issues
  - **Create Supply for Low to Moderate/ Mid-range Housing Options**
  - Build for Workforce
  - **Investigate Diverse Customer Base and Niche**
  - Milenials (75% of workforce by 2025)
- Apprenticeship Program
  - State workforce division grant received for paid apprenticeships for Lake area employers
  - Apprentice Coordinator hired
    - Trained Workforce in Trades for Future
  - Building Trades Meeting held with Eldon and Camdenton Vo-Technical Programs

Understanding Data

- Housing Study Results Communicated to Public
- Additional Housing Data provided to Public and Taskforce
  - Housing Unit Data Report Analysis for Morgan, Miller and Camden Counties was presented along with uninsured adults, children and broadband access.
  - **Training on Data Sources and Meanings**
- QGis Housing Site Information System
  - Data Base built from parcels in Camden, Miller and Morgan counties
    - Mapping Layers
      - Municipal and county boundaries with block level census data
      - Parcel Selection and rating- Incorporated places and drive time analysis
      - Transportation system- Traffic Counts, Detailed Streets, Imagery
      - Environmental hazards- flood zones, sink hole, landslide and collapse potentials
      - Public Facilities- Schools, Hospitals, Employment
      - Administrative boundaries- counties, incorporated places, school districts
  - Software training and tutorials provided
  - **Prototype 2**
    - Further, refine criteria for housing development sites
    - Explore options for update system to be web-based and user friendly
    - Develop user feedback channels for user needs
    - Provide training and tutorials for system

Awareness

- Individuals and Organizations sharing knowledge on housing issues
- Meetings with Municipalities to look at housing issues
  - Laurie is developing new housing lots in the $150,00-$175,000 range.
  - Osage Beach is looking at TIFS.
  - Village of Four Seasons is looking at Commercial Options and they have incentivized lots and parcels to reduce HOA. Water Systems are available.
  - Versailles is looking to expand industrial development to add housing for workforce.
- **Develop Housing Profile for Municipalities and identify possible Solutions**

New Collaborations and Partnerships

- Camden County Developmental Disability Resources (CCDDR)
  - Hosted State Housing Conference
    - Over 100 in attendance
    - Developers interested in Universal Design
    - Investigation of the creation of a Community Development Corporation (CDC) for housing and support services
  - **Development of a CDC**
- Lake Area Realtors
  - Presented real estate trends and housing report
  - Housing Inventory Report
  - Financing development needs
- **Continue Cultivating Relationships**
  - Building Private/ Public Partnerships
  - Gaining Organizational Commitments for Continued Efforts

Setting Goals

- Housing Study Guided Taskforce Goals
- 4 Main Goals Determined
  - Investment in Housing Stock
  - Workforce Development to include Building Trades
  - Increase Affordable Housing Stock
  - Financial Capital
- Volunteer Committee Formed- Meet Quarterly
  - Sub-Committees meet on their own
- Education Focused First Year
- Implementation Focused 2019
  - **Revising and Identifying Goals**
  - **Develop Strategic Plan**
  - **Articulate Measurable Goals**

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