

## **9.1 Strategies for Addressing Housing Needs**

- 1.) Maximize the number of affordable units available to the HACC within its current resources.
  - a. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
  - b. Reduce turnover time for vacated public housing units.
  - c. Reduce time to renovate units.
  - d. Seek replacement of units lost to the inventory through mixed finance development and/or demolition.
  - e. Seek replacement of units lost to the inventory through Section 8 replacement housing resources.
  - f. Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the HACC's jurisdiction.
  - g. Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- 2.) Increase the number of affordable housing units.
  - a. Apply for additional Section 8 vouchers should they become available.
  - b. Leverage affordable housing resources in the community through the creation of mixed-finance housing.
  - c. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
  - d. Increase housing stock by working with the City to acquire additional properties and securing appropriate financing to renovate.
- 3.) Target available assistance to families at or below 30% and 50% of AMI.
  - a. Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing and Section 8 tenant-based assistance.
  - b. Employ admissions preferences aimed at families with economic hardships.

- c. Adopt policies to support and encourage work.
- 4.) Target available assistance to the elderly.
- a. Seek designation of public housing for the elderly.
  - b. Apply for special-purpose vouchers targeted to the elderly, should they become available.
  - c. Continue to market the HACC Assisted Living Program at Kennedy Tower & Westfield Tower.