

Developing Workforce Housing



CommonBond
COMMUNITIES

**Dane County Housing
Summit**

October 25, 2018



CommonBond's Snapshot



- Established in 1971
- One of the largest affordable housing nonprofits in the region
- 6,800 apartments & townhomes
- 12,000 residents
- Minnesota, Wisconsin, Iowa
- Rural, suburban, urban



Keys to Successful Workforce Housing

- Successful Property Management
- A Resident First Focus
- Creating connections to the greater community

Challenges to Development

- NIMBY
- Soft Funding Availability
- Land Costs/Availability
- Qualified Allocation Plan (QAP)
- Zoning Concerns

Working with Municipalities

- Collaborative relationship with communities we develop in
- Willingness to address affordability in your communities
- Understanding of development challenges
- Commitment to soft funding
 - CDBG
 - HOME
 - Housing Trust Funds
 - TIF Grants

What we need from Municipalities

- Land in suitable area
- Proactive zoning
- Housing Vouchers
- Ability to address underlying concerns of residents
- Recognition of the need for preservation
- Politicians and Administrators willing to fight NIMBY'ism



NIMBY Concerns

- Residents in YOUR communities need housing that is affordable
 - Paramedic - \$38,347
 - Line Cook - \$23,960
 - Certified Nursing Assistant - \$28,294
 - Day Care Center Teacher - \$31,404
- Property Management Plan
 - On-site management
 - Security plan
 - Willingness to work with the community



POINT PLACE APARTMENT

7941 TREE LANE
MADISON, WISCONSIN



Joe'Mar Hooper

Joemar.hooper@commonbond.org

414-292-2545



CommonBond
COMMUNITIES

