

# #1

**COMPLETE**

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Page 1: Administered by the Orange County Affordable Housing Coalition

**Q1** Please enter your name.

Nancy Oates

**Q2** What is the most important affordable housing issue in your community?

Rental housing	<b>Top priority but not the most important</b>
Affordable homeownership	<b>Most important priority</b>
Senior housing	<b>Most important priority</b>
Critical repairs	<b>Top priority but not the most important</b>
Mobile homes	<b>Top priority but not the most important</b>
Permanent housing for homeless	<b>Top priority but not the most important</b>

**Q3** Should local government provide more money, level funding, or less money to support affordable housing in your community? If you said level or less, why? If you said more, how much more AND how do you plan to achieve this?

**Slightly more money** ,

Please provide an explanation for your response.:

I wish we could devote much more money, but we don't have it. We can leverage what we have better by partnering with market-rate builders and nonprofits, applying for every grant available, concentrating on homeownership that lifts people into a higher socioeconomic bracket and setting expectations that developers who invest in our community reserve at least 10% of units as below-market-rate rentals. Also find out what different target markets want to live in, and build to that target market.

**Q4** Utilizing surplus government-owned land is an important tool for creating affordable housing. What are some parcels of public land you think should be made available for affordable housing? Are there any parcels that should not be?

Town-owned land on Jay Street, Bennett Road and near Southern Community Park, as well as smaller infill parcels. Do not build on land that has insurmountable infrastructure problems, such as chronic flooding, or on green space now used as a park or could provide much-needed green space that improves health and well-being and that people don't have to pay to access.

## 2019 Candidate Survey on Affordable Housing

**Q5** What is one local example of an affordable housing program or development that you think worked well? Please explain why you think that was successful and how you will support more of these successes in the future.

Community Home Trust units. CHT is the best dime taxpayers have ever spent. It enables people access to good-quality housing at a price they can afford and lets them keep the equity when they move, which helps them build wealth and have more resources to put toward achieving their dreams.

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**Q6** How would you ensure that people who have been affected by the lack of affordable housing have a "seat" at decision-making tables about the future development of affordable housing in our community?

Conduct focus groups on what type of housing they want. We tend to think that the only people who need affordable housing are single moms who don't want the extra work of homeownership, so we build 2- to 4-bedroom apartments. But people who are modestly paid can be single, young, retired, developmentally disabled, re-entering society after prison, have children or not. They will be able to tell us what type of housing to build or subsidize and what amenities they need (near a bus or grocery store or school, for instance). Also institute a Senior Advisory Board to make sure low-wealth seniors, who are often ignored, have a voice and some clout.

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