



# Affordable Workforce Housing for Alabama

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Jim Wallis of Sojourner

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# Question One

- ▶ What are the types of publicly owned sites that might lend themselves to housing construction in Alabama cities?

# Question Two

- ▶ What are the **institutions** in your communities that might join you in the quest to make sure your working families have decent affordable places to live?

# Question Three

- ▶ Where are the existing market rate apartment buildings in your cities that might be re-purposed as mixed income complexes that could serve the workforce in their cities?

# Question Four

- ▶ Who are the unlikely constituencies that might join with Workforce Advocates in Alabama to support some legislation that would mean some extra money for each of them?

# Question Five

- ▶ Are there cities in Alabama where the market is warm enough or even hot enough for an “Incentive Zoning Ordinance” to generate funding for an affordable workforce housing trust fund without slowing down other development?

# Question Six

- ▶ What accommodations could be made in your local zoning ordinances that would give workforce housing developers a leg up in the competition for desirable sites, and could increase the affordable workforce housing stock in a natural and continual way without public subsidies?



# Question Seven

- ▶ What should the state allow or even mandate in terms of local zoning ordinances?

# Question Eight

- ▶ What mechanism might your state employ through its enabling powers to underline the importance of affordable workforce housing throughout the state? And what is the state of Alabama not allowing or even prohibiting that might aid in the addition of more affordable workforce housing?

# Question Nine

- ▶ Who are the people or organizations that could spin off a development operation focused on workforce housing?

# Question Ten

- ▶ What level of assistance might cities or the state be willing to provide to assist households in becoming homeowners? And would those programs be stock-building for the cities or wealth-building for the families?



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