

STRATEGIES

Strategy #1: Obtain and utilize updated housing and property assessments to develop a targeted housing strategy

- Use County Assessor's data (updated every 5 years) to conduct a detailed analysis of housing conditions and valuations in Perry.
- Perform annual "windshield surveys" of housing and site conditions.

Strategy #2: Provide resources to assist homeowners with maintenance, upgrades, and rehabilitation of existing homes

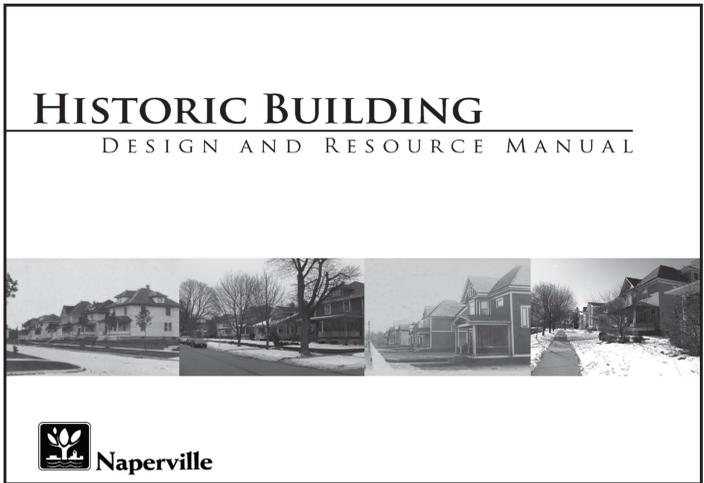
- Create a remodeling handbook for homeowners that addresses both internal remodeling and external landscaping and façade work, as well as historic building restoration.
- Provide consultative services to help homeowners develop rehab plans and navigate potential funding sources, application processes, and hiring of contractors.
- Market available resources and services through the City's website, direct outreach, and community events (e.g. an annual homebuilders/remodelers expo, remodeling workshops.)
- Assist seniors and families in need of yardwork and maintenance through an "adopt-a-family" or clean-up day.
- Organize events and demonstration projects to showcase Perry's housing stock and rehab projects (e.g. home and garden tours, "Better Block" projects, citywide housing fair.)
- Provide incentives and technical assistance for Green Building (e.g. tax abatements, matching grants, and low-interest loans.)

Strategy #3: Encourage new residential development to meet gaps in the housing market

- Revise zoning and subdivision regulations to encourage a mix of housing types and prices in new subdivision developments.
- Collaborate with local, regional, state, and federal partners to expand the quantity and quality of affordable housing.
- Promote the use of conservation design techniques in new residential neighborhoods to create greenways and preserve mature landscapes.
- Provide incentives and technical assistance for Green Building.



Provide consultative services to help homeowners develop and finance home rehabilitation projects



Create a remodeling handbook for homeowners that addresses maintenance, landscaping, and historic restoration



Reach out to Downtown property owners and prospective developers to offer support for redevelopment/rehabilitation efforts



Create a catalogue of historic home renovation opportunities



Revise zoning and subdivision regulations to encourage a mix of housing types and prices



Explore the creation of new housing types including live/work, co-housing, and multigenerational housing

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Strategy #4: Explore new strategies to finance infill and redevelopment projects.

- Create a catalogue of historic home renovation opportunities.
- Encourage redevelopment of historic housing stock and homeownership through a lease to purchase program.
- Sell foreclosed properties through a proposal process rather than a standard auction.
- Establish a TIF district across the entire community to support redevelopment and rehabilitation projects.

Strategy #5: Expand and improve housing options in Downtown Perry

- Review zoning and subdivision regulations that are barriers to downtown housing, including parking requirements and mixed-use limitations.
- Ensure the building inspection department is adequately trained to address residential rehabilitations and renovations in historic buildings.
- Improve code enforcement and inspections to help raise the quality and desirability of Downtown rentals.
- Reach out to developers and property owners of vacant units to offer support for redevelopment/rehabilitation efforts.
- Host open houses/home tours in Downtown to showcase housing options.

Strategy #6: Explore the creation of new types of housing options to meet varied needs of residents

- Prioritize live-work housing in or near Downtown Perry and other activity centers.
- Allow for co-housing or cooperative housing where each household has separate living quarters, but shares communal spaces such as kitchens, dining rooms, living areas, office spaces, playrooms, etc.
- Allow for multi-generational housing design which might include multiple independent buildings on a single site, accessory units, and garage conversions.

Strategy #7: Reinforce neighborhood connections and a close-knit character of the community by sponsoring or supporting:

- Welcome events for new residents.
- Block parties, potlucks, and open houses.
- Neighborhood service projects like National Night Out.
- Block/neighborhood meetings.
- Community-wide events sponsored by local faith and community organizations.