Housing Tools and Strategies Working Group- OPTIONS (10/04/18)

Land Use/Code

Mixed use development – especially on transit lines, MF (?) housing	4
POD communities/communal/co-housing	
Options for smaller home ownership- on small lots,	5
Make accessory dwelling units (ADUs) easier, remove owner-occupancy rules for ADUs	1
Change zoning rules and allow for easier zone changes	4
Reduce parking requirements, especially near transit	3
Upzoning/density incentives for new and redevelopment (especially for public benefit-affordable units)	6
Revise code to allow for more missing middle/diverse housing type development	6
Streamlined permitting process, especially for affordable units	6
Facilitate neighborhood evolution	
Expand the urban growth boundary (UGB)	
Make infill easier	1
Improve clear and objective standards/clarify code	3
Create transitional zone as buffer between commercial and residential	1
Review repeal (appeal?) process. Bring equity to this process with shared cost for recovery of legal fees by the prevailing party	2
Inclusionary zoning	1
Form based code (allows for both certainty and flexibility)	2
Pocket neighborhoods/cottage communities	1
Increase by-right housing options in neighborhoods	3
Scrap the zoning code	
Enable duplexes, tri-plexes, and ADUs in all single family zones.	2
Remove neighborhood specific zoning	1
Single room occupancy development and preservation	3
Require that housing meets needs identified by specific populations	
Allow for split determination by BOLI on mixed commercial/residential	5

Financial

Loan guarantees	
Construction excise tax	2
Delay impact fees	1
Reduce, sliding scale, or waive SDCs (standing development costs?) based on size and scale/as incentive for affordable units	8
Bonds/levies	4
Reduce proportional fees	1
50% set aside of your funds (?) for housing	
Use money from the general fund for housing- flexibility	
Affordable housing mitigation	

Housing Tools and Strategies Working Group- OPTIONS (10/04/18)

Rental /Existing Inventory Protections

Stronger tenant protections	
Rent stability/protections	3
Landlord/tenant arbitration/mediation program	
Condo conversion controls	2
Mobile home park conversion controls	
Short term rental/Air BnB ordinance	
Residency requirement/incentivize owner occupants over investors	

Housing Subsidies

Homeless shelter- no barrier	
Homeowner assistance	2
Community fund to qualify new renters financial (EG advance money for deposits)	2

Other/??

Activate Opportunity Sitting Program	3
Revisit HAP	1
Create a land bank or land trust (same?) to create opportunities for development that's affordable and accountable	4+2
Public private partnerships to provide land for qualified projects	2
Adaptive re-use (retrofit)	3
Incremental development	
Connectivity and transportation options (walk, bike, drive, scooter)	
Increase the minimum wage	
Data to improve decisions and understand impacts	
Targeted use of eminent domain to increase density	
Rest of page 4 (?)	
Tools to help people up the housing ladder	5
Develop a home sharing program (#31)	2
Measure 102	
De-sanction neighborhood associations	1
Change the state condo laws	1
Preservation of "naturally occurring" affordable housing.	

Education

Grants for trade school (increase income, and have more trades people)	2
Support for trade education	

Housing Tools and Strategies Working Group- OPTIONS (10/04/18)

Employer/Community/Private Partnership (may not be within city control)

Pathways to home ownership through the employer	3
Encourage participation in neighborhood association	2
Increase public private partnerships	2