LEGISLATIVE: Lobby State Legislature

Options

• Fix Construction Defects law
• Approve the State Low Income Tax Credit Program
• Pass state-wide funding measure for affordable housing
COST REDUCTION:

Options

• Fee Waivers for Affordable Housing

• Streamline Process for Affordable Housing

• Adjust Marginal Cost Structure of Fees (reduce fees for smaller units)

• Reduce or Remove Minimum Size for Homes
REGULATORY: Relax the 3-Unrelated Rule

Options

• Relax to four unrelated citywide
• Relax to four unrelated in certain zones
• Relax to four unrelated for seniors aged 55 and up
• Streamline exemption process for owner-occupied homes
• Streamline exemption process for seniors aged 55 and up
• Landlord Licensing Program
REGULATORY: Incentive Policy Ordinance

Options

• Non-Subsidy Triggered
  ➢ Ideas for Trigger?

• Subsidy Variety
  ➢ Part of Negotiation
  ➢ Triggered by Public Financing
REGULATORY: Evaluate Land Constraints

Options

• Growth Management Area
• Remove Impediments on Available Land
• Provide Infrastructure Improvements in Northeast Quadrant
REGULATORY: Address Manufactured Housing

Options

• Affordable Housing Easement Option
• Preserve Existing Mobile Home Parks
• Create New Manufactured Housing Communities
ALTERNATIVE FUNDING SOURCES:

Options

• Excise Tax
• Dedicated Sales Tax
• Time Limited Property Tax
ALTERNATIVE FUNDING SOURCES:
Land Bank Program

Options
• Community Land Trust
• Create Endowed Foundation
• Sell for Affordable Housing
• Maintain for Future Use
COST REDUCTION OPTION:
Who Should Be Eligible for Fee Waivers?

Options

• Housing Authority
• Not-for-Profit Developers
• For-Profit Developers
• All Affordable Housing Projects