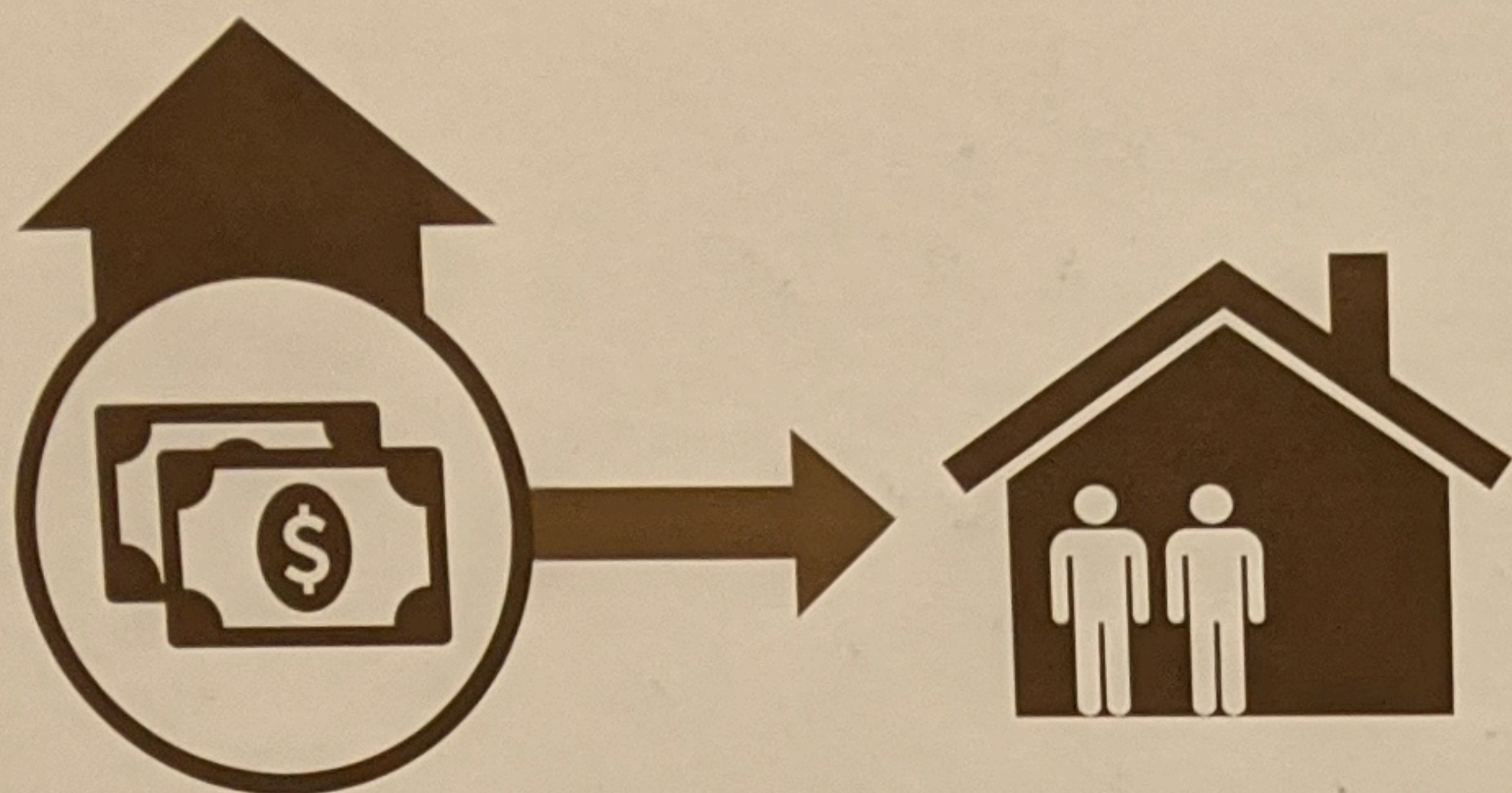


Demand-Side Housing Policy Options

Rank
with dots!



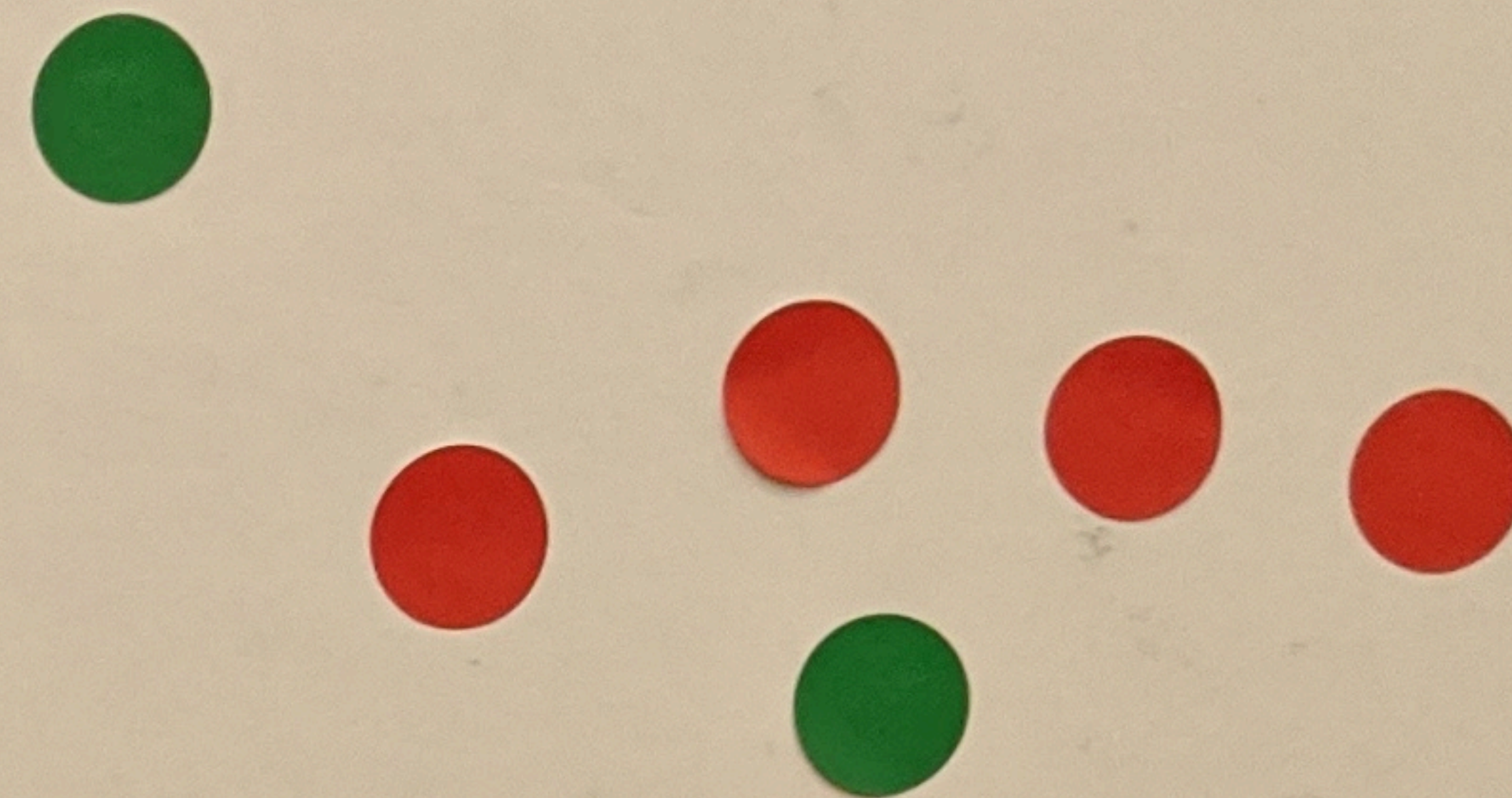
Increase City Down Payment Loan Amount



High

Medium

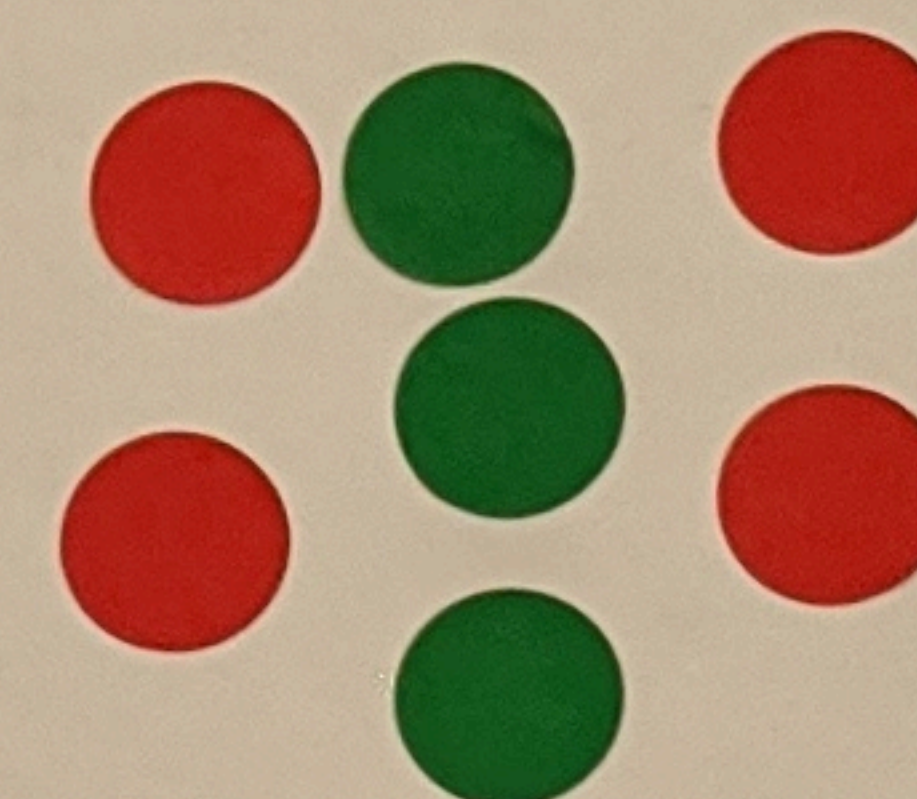
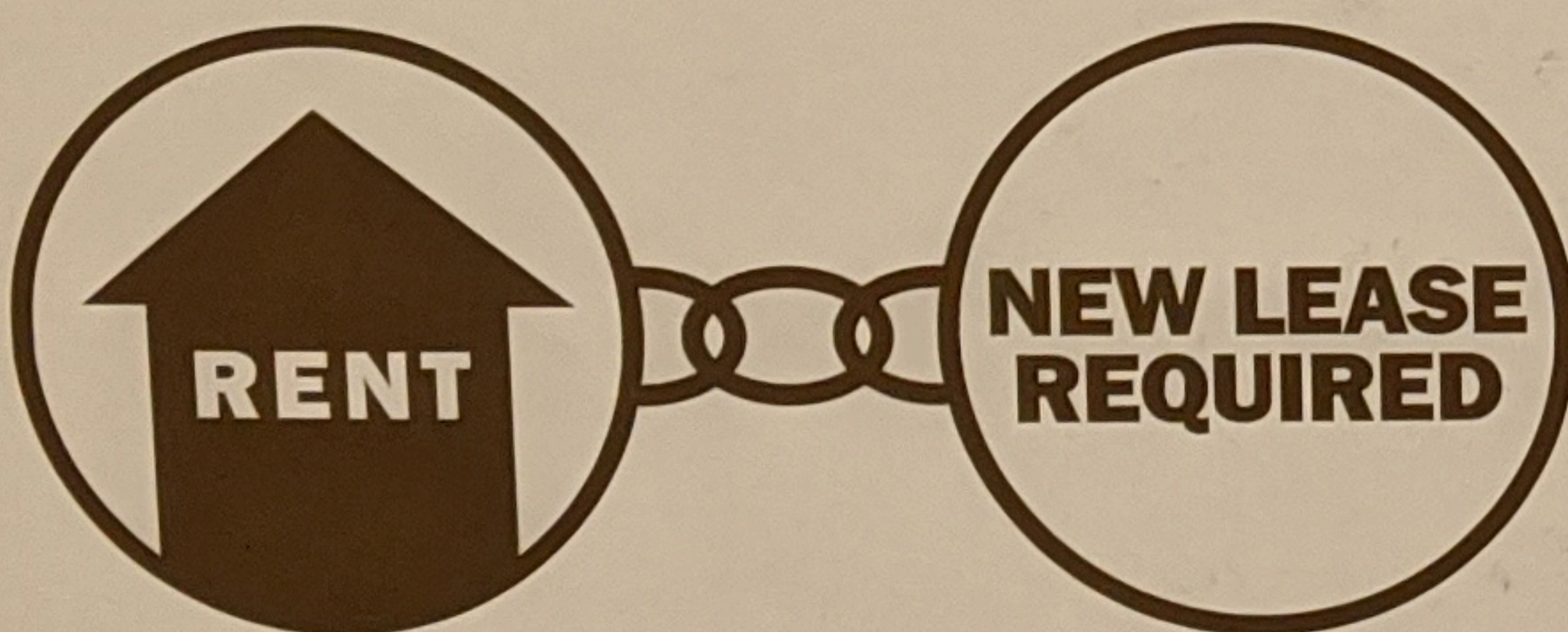
Low



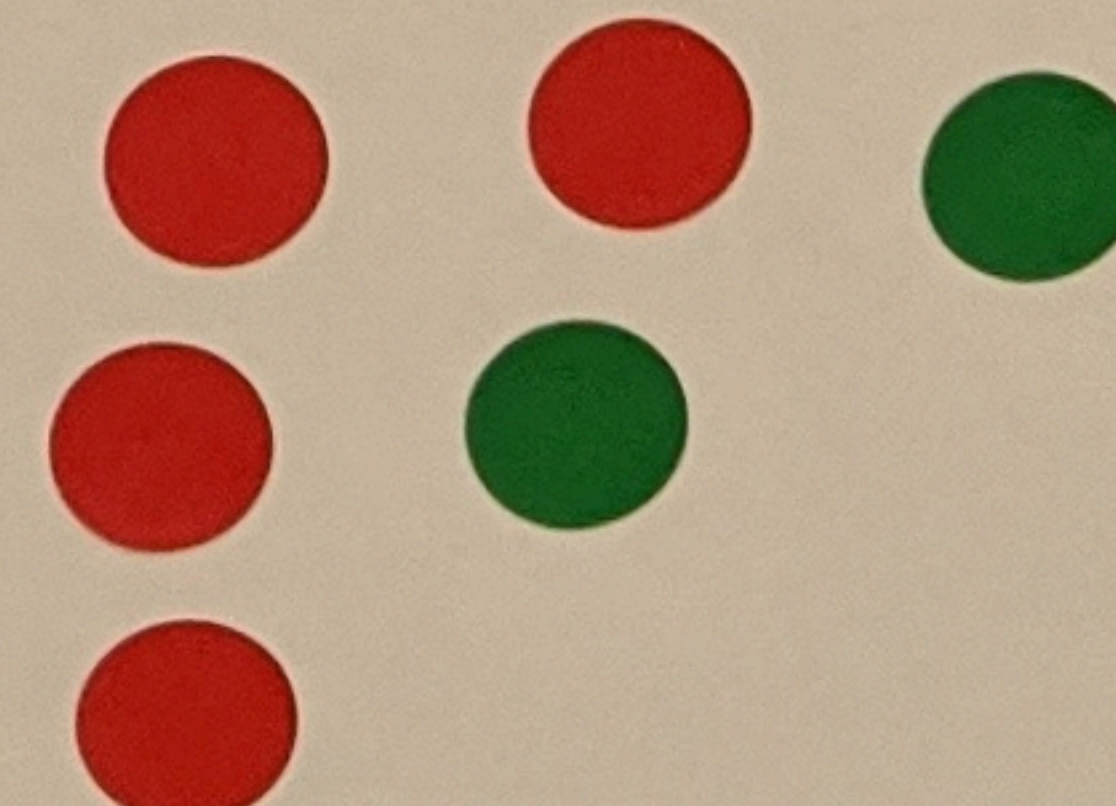
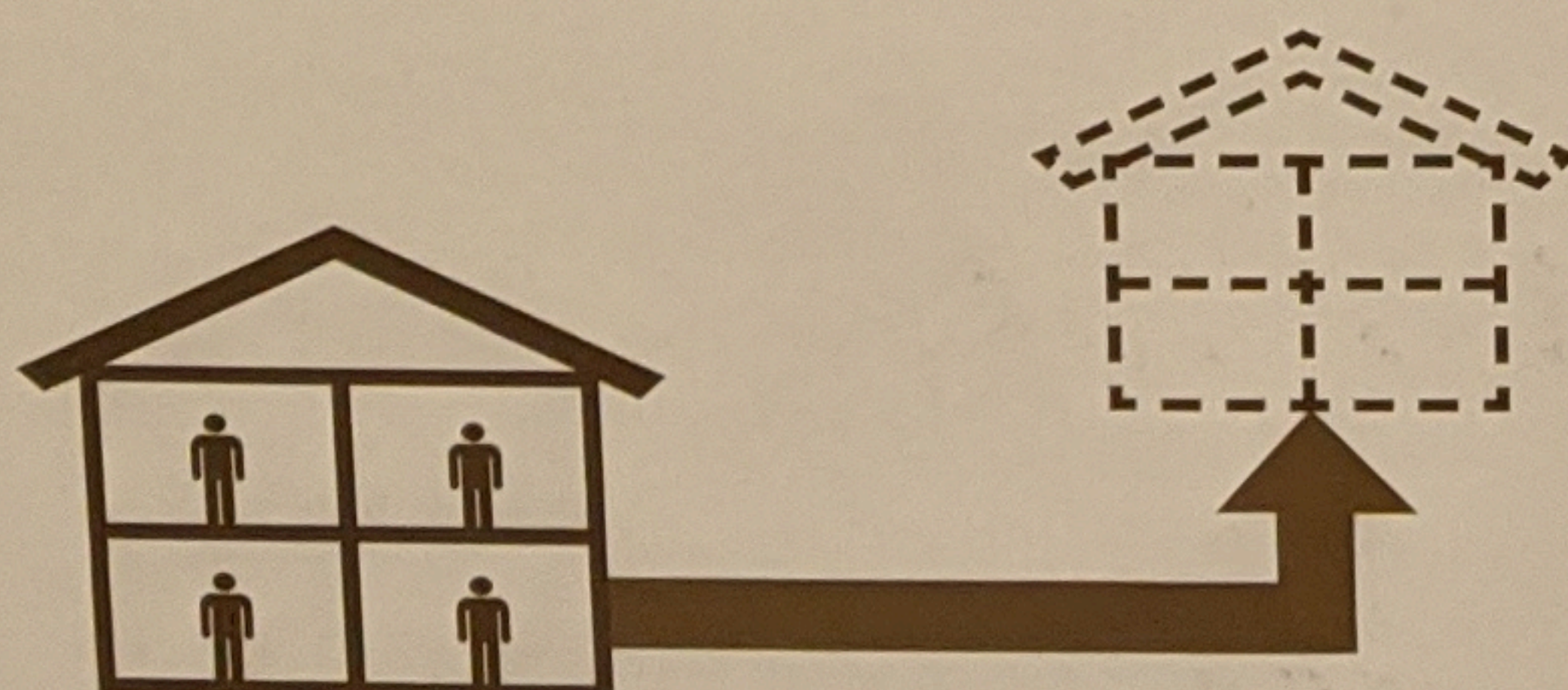
Increase Loan Amounts/Modify Terms for Home Improvement Program



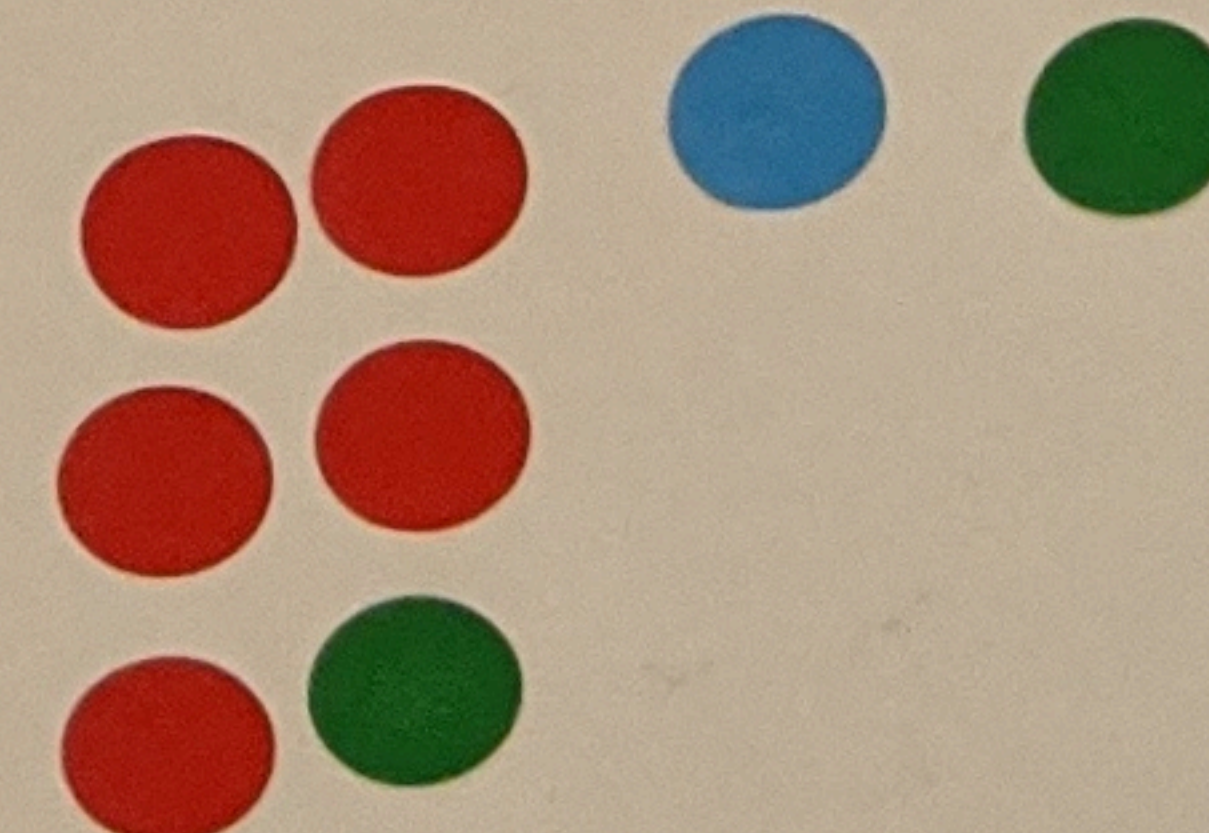
Adopt a Right to Lease Ordinance



Adopt a Relocation Assistance Requirement



Establish a Safe RV Parking Program



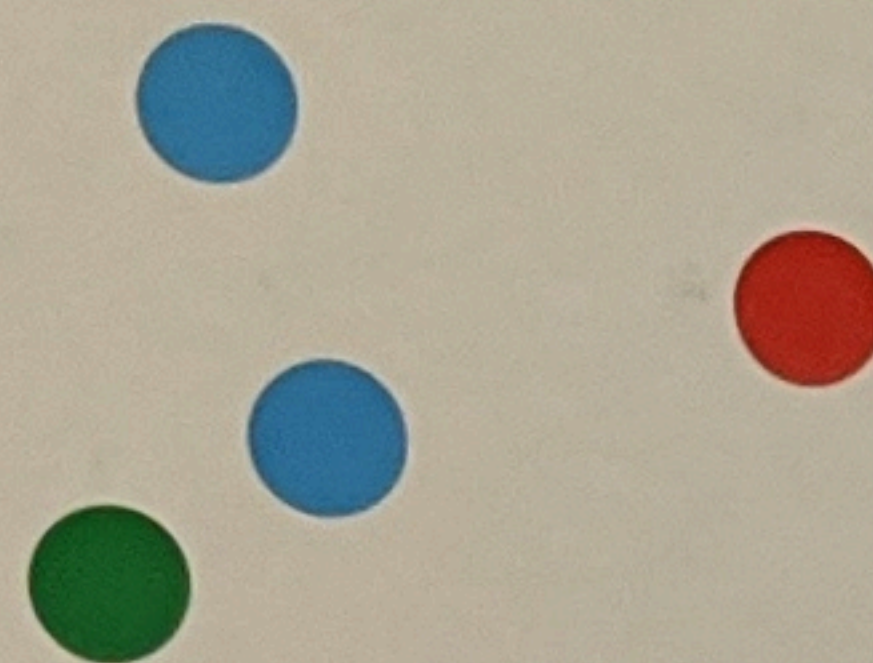
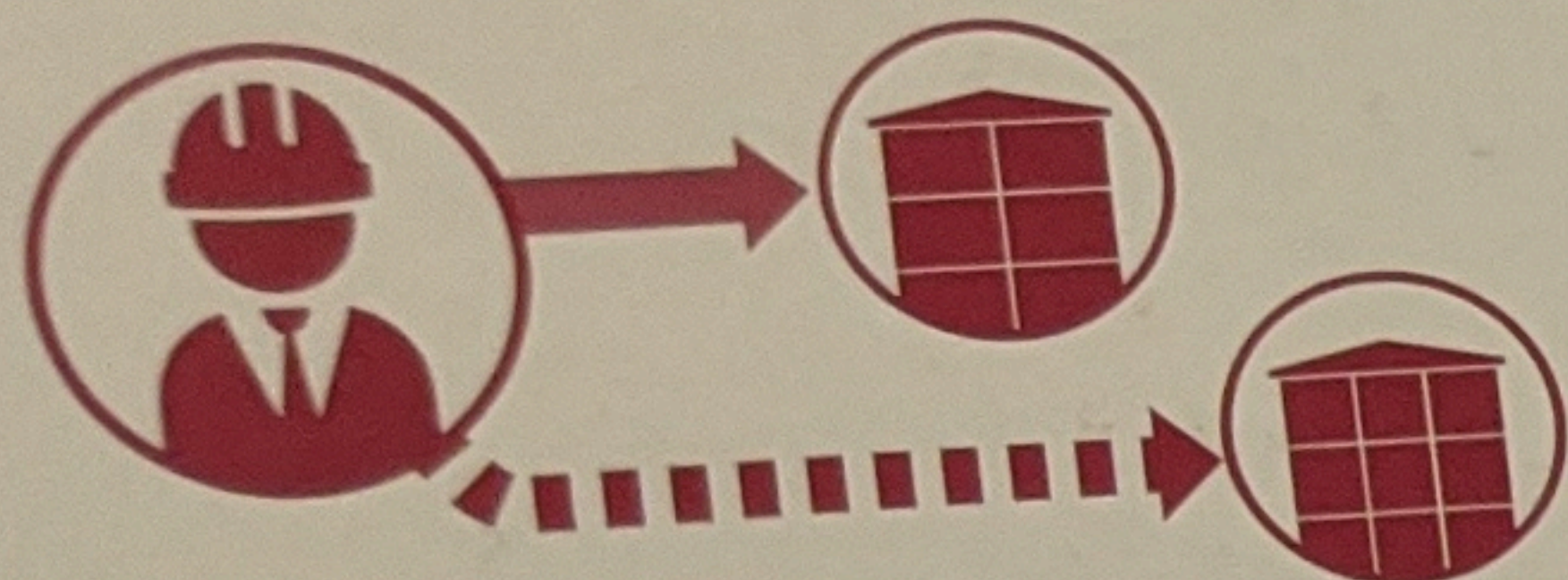
Supply-Side Housing Policy Options

Rank with dots!

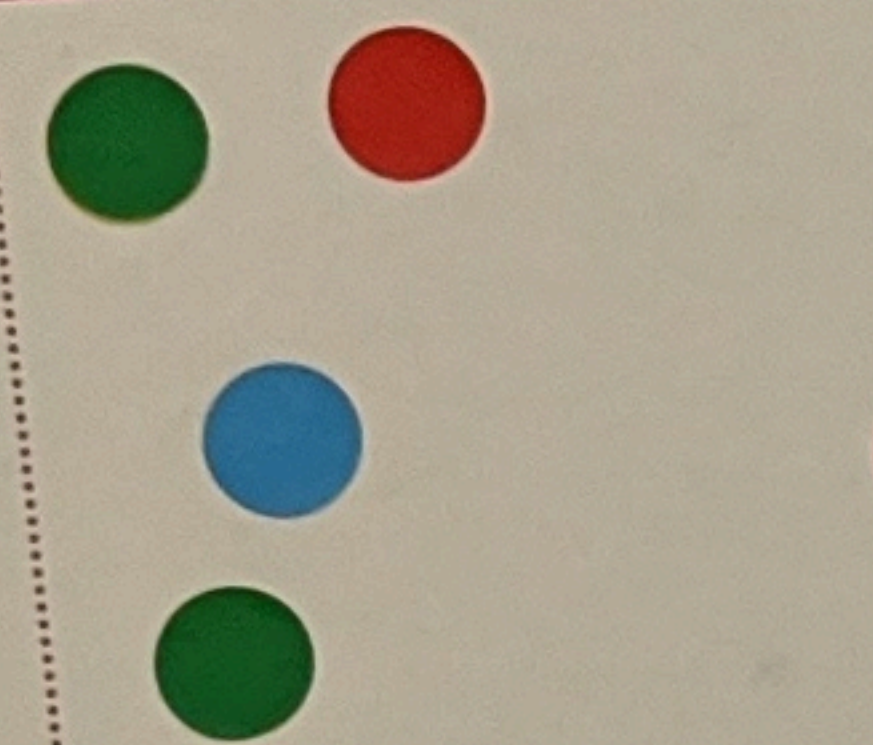
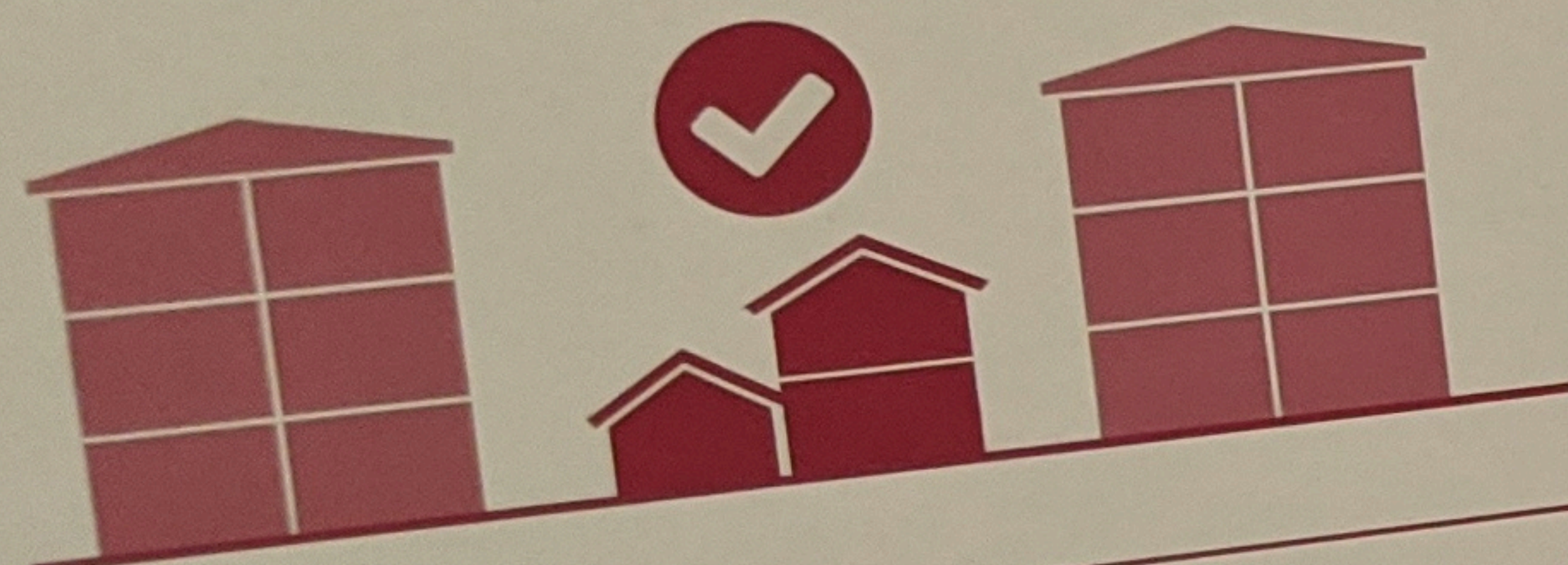


● High ● Medium ● Low

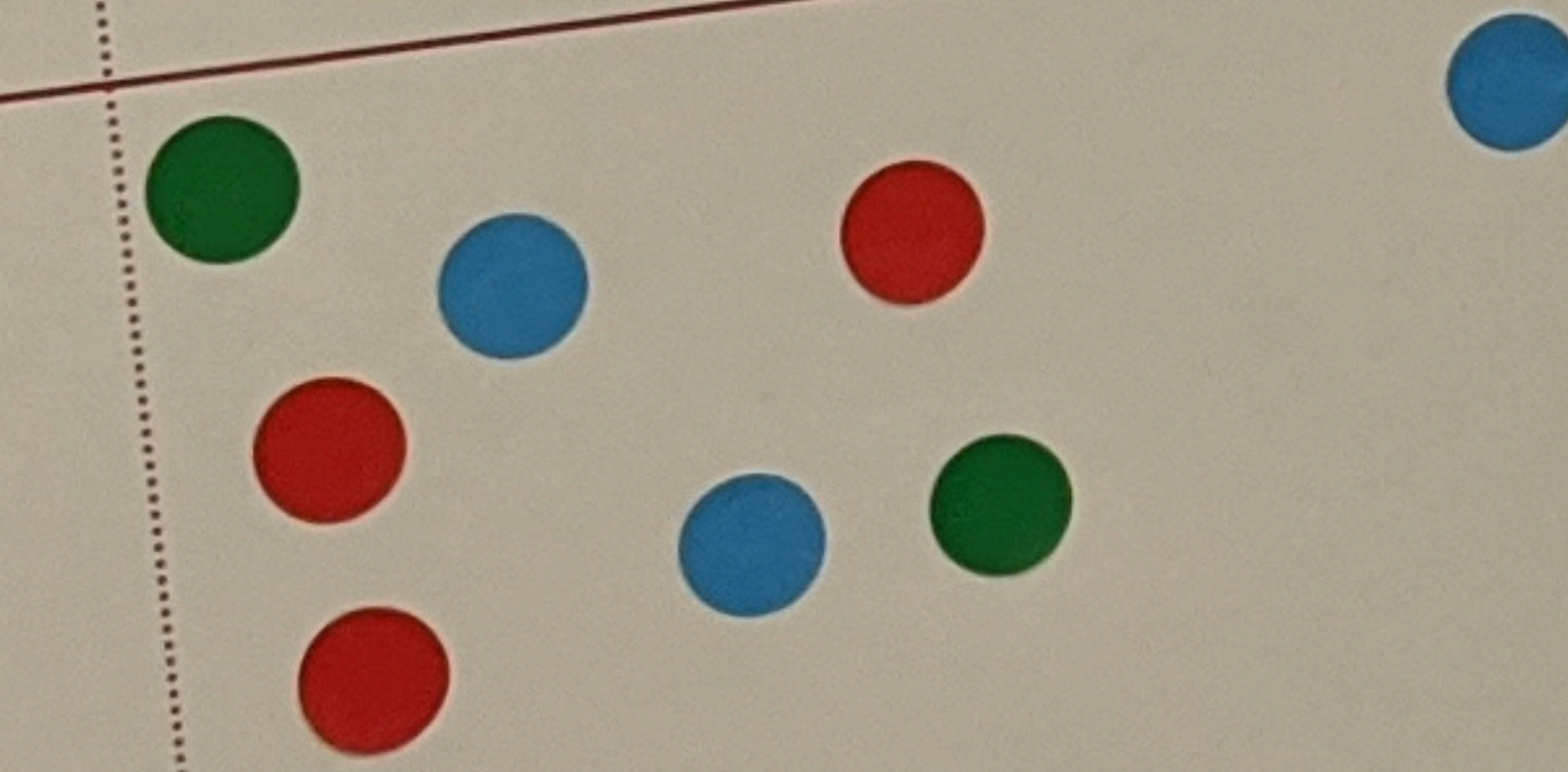
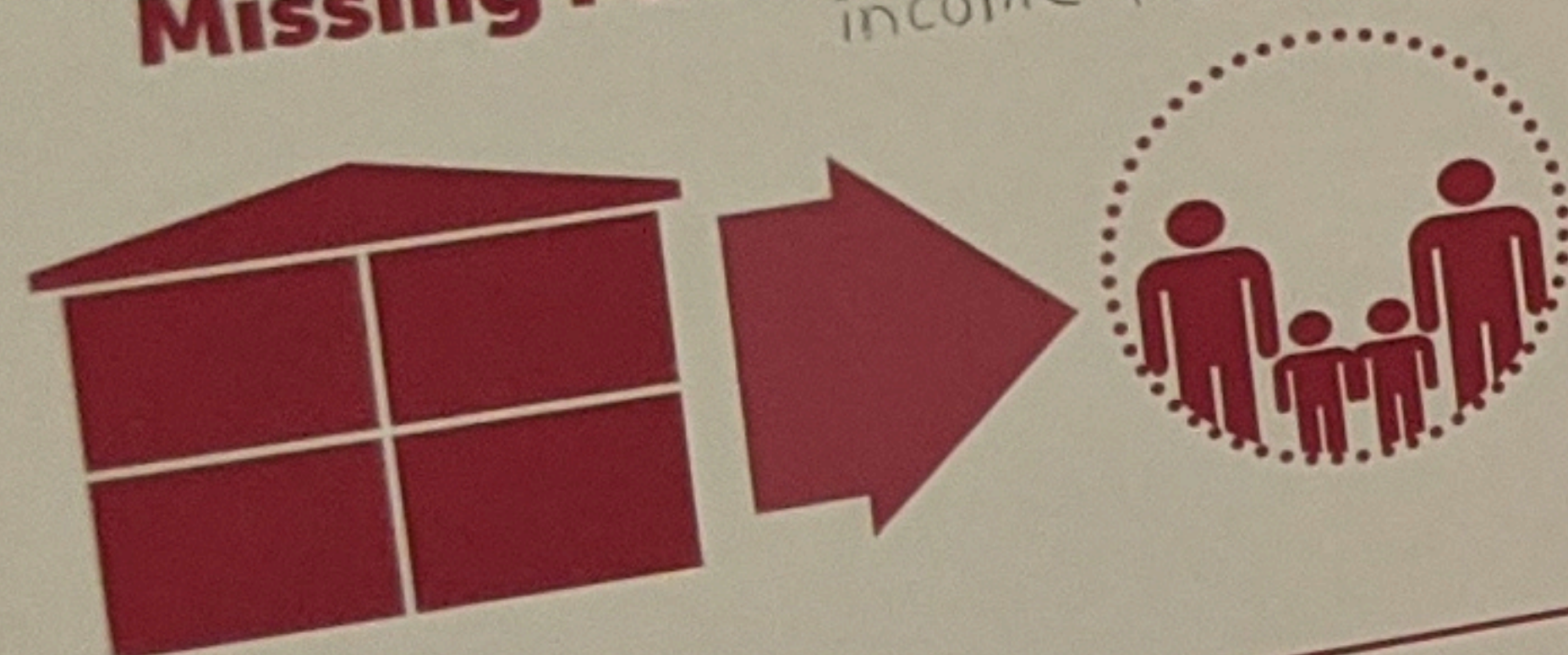
Modify Fee Programs to Add Further Gradations of Unit Sizes for Fee Payments



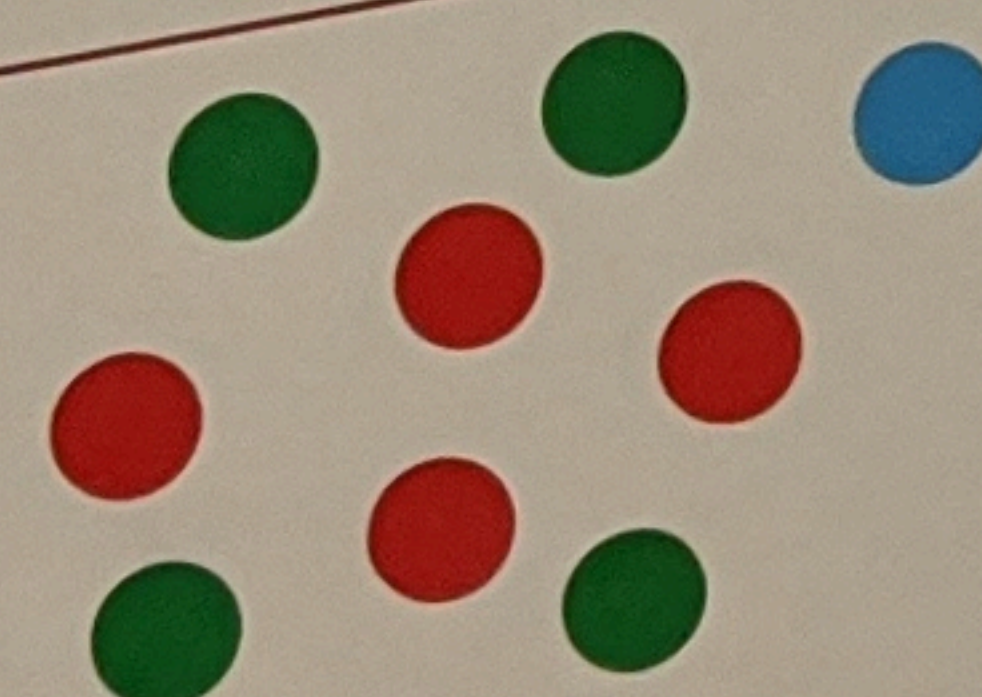
De-Emphasize Dwelling Units per Acre as a Development Standard



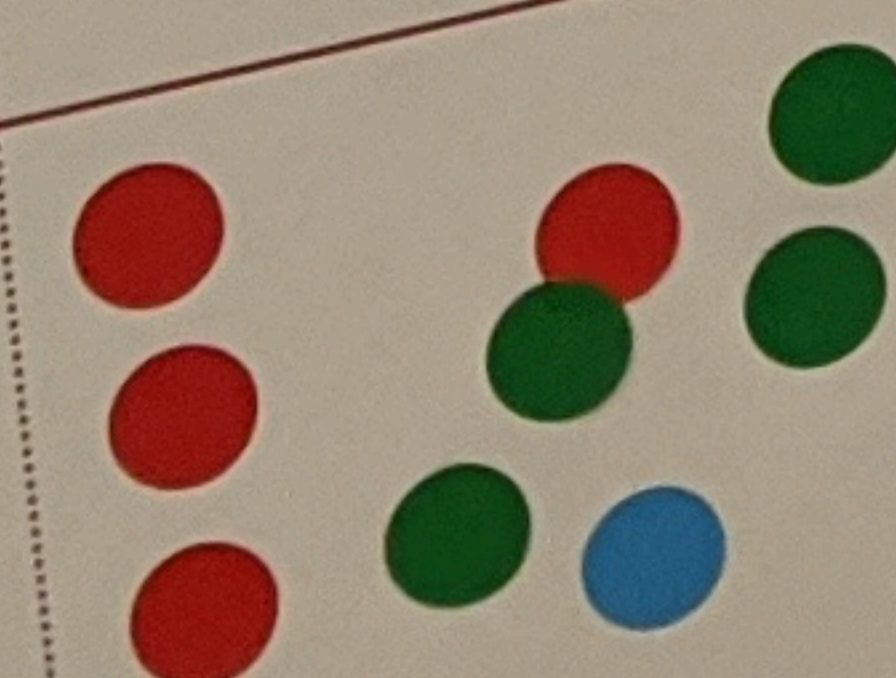
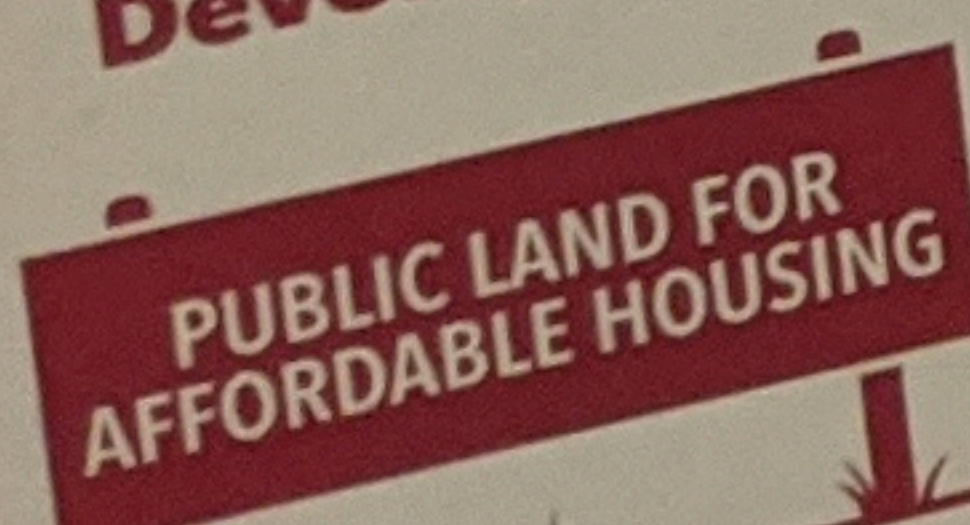
Modify Programs and/or Policies to Encourage Missing Middle Housing
income households



Up-Zone Land to Facilitate Increased Residential Development



Utilize Surplus or Under-Utilized City or Other Public Property for Housing Development



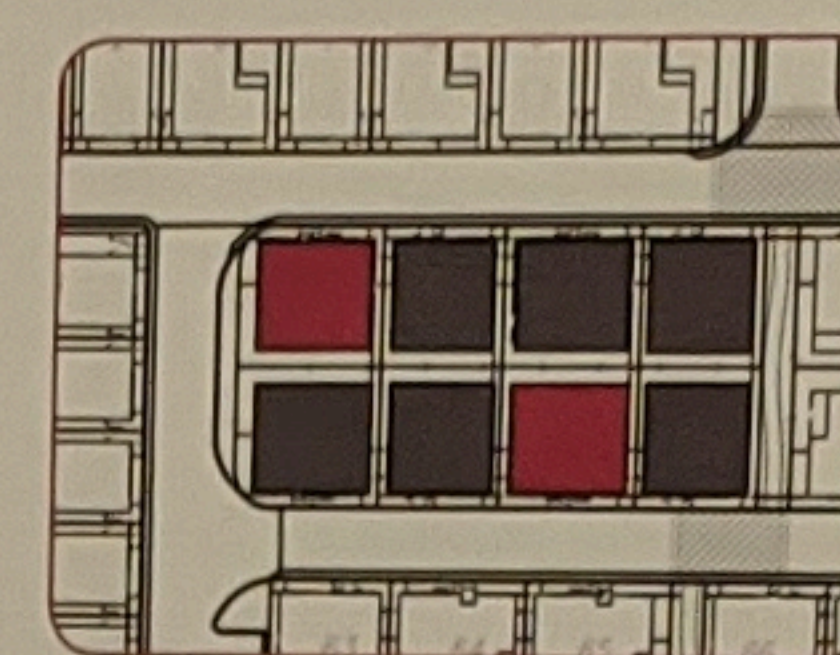
Supply-Side Housing Policy Options

Rank with dots!

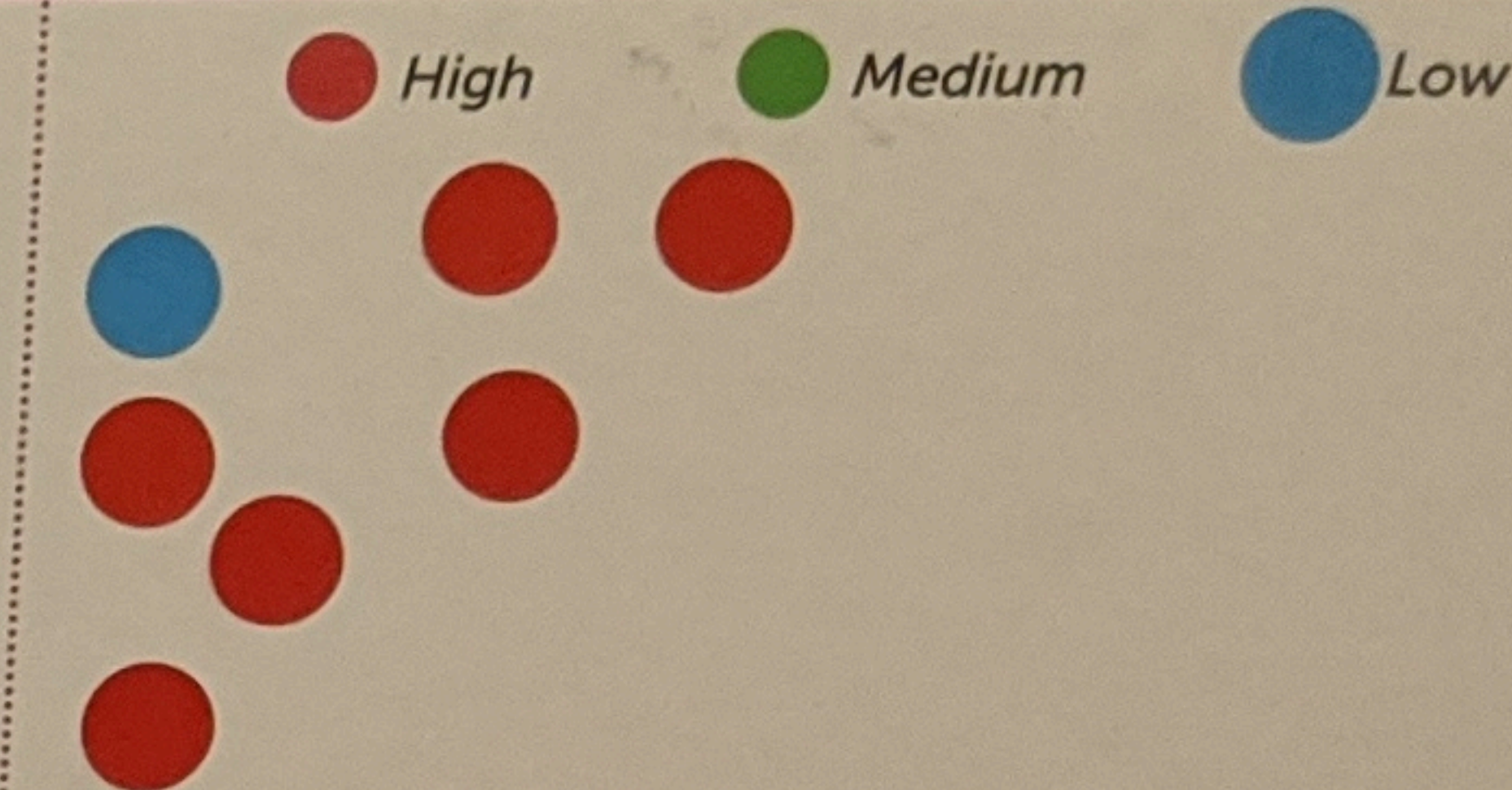


● High ● Medium ● Low

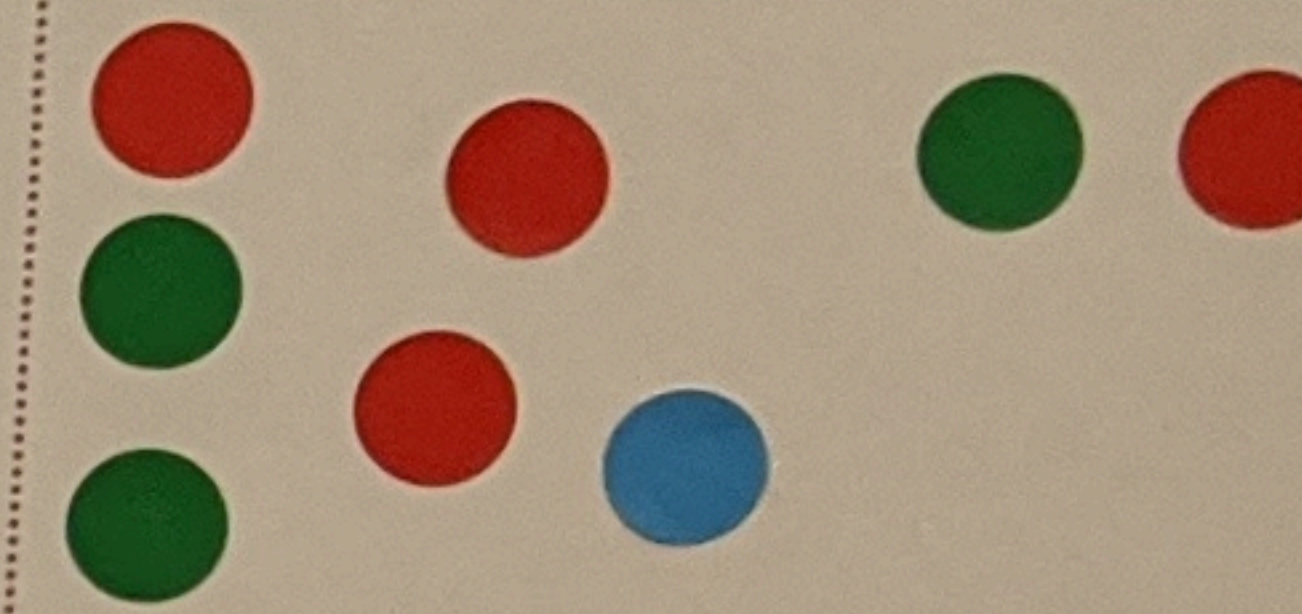
Increase Ownership Inclusionary Percentage to 15%



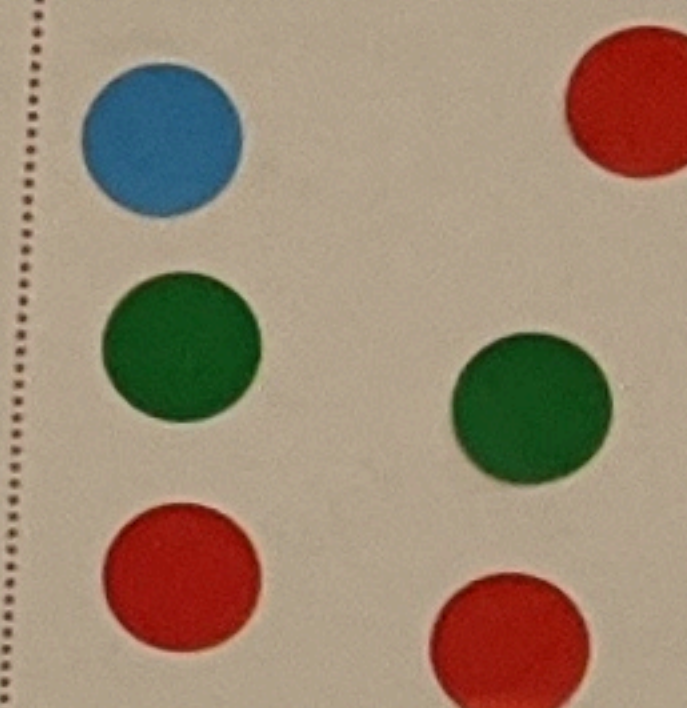
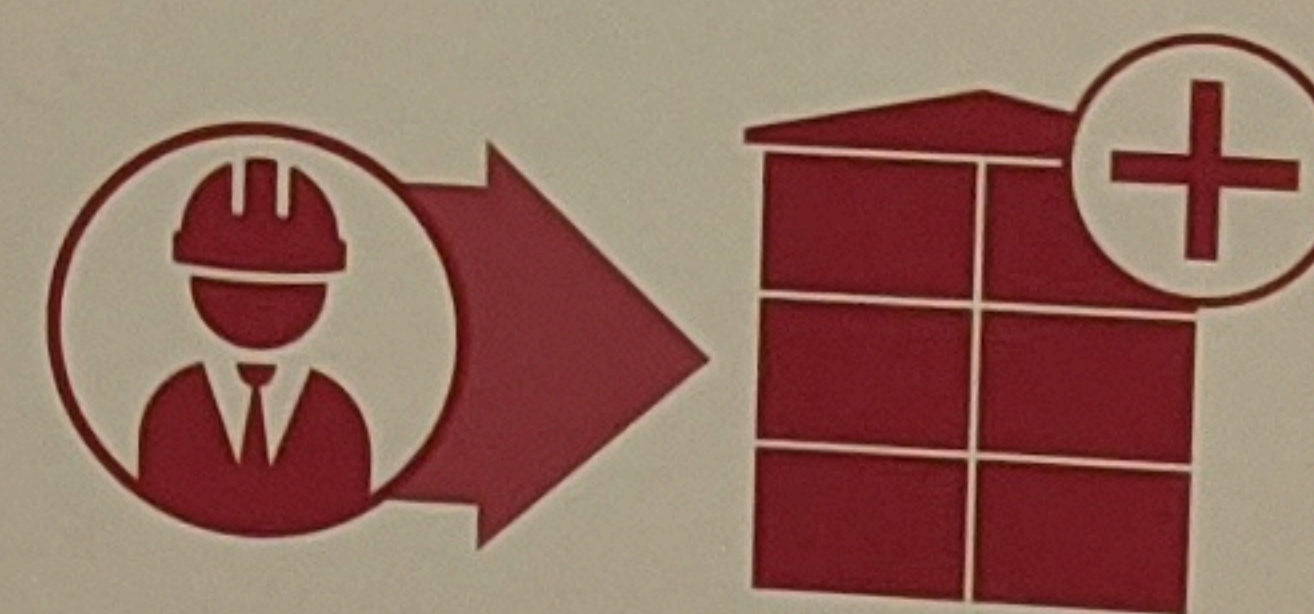
Affordable units or house with rents or sale prices capped per designated AMI
Market-rate units or house
15% of 8 houses = 2 affordable houses



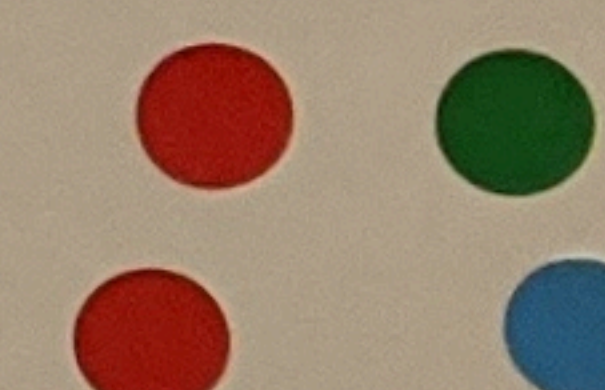
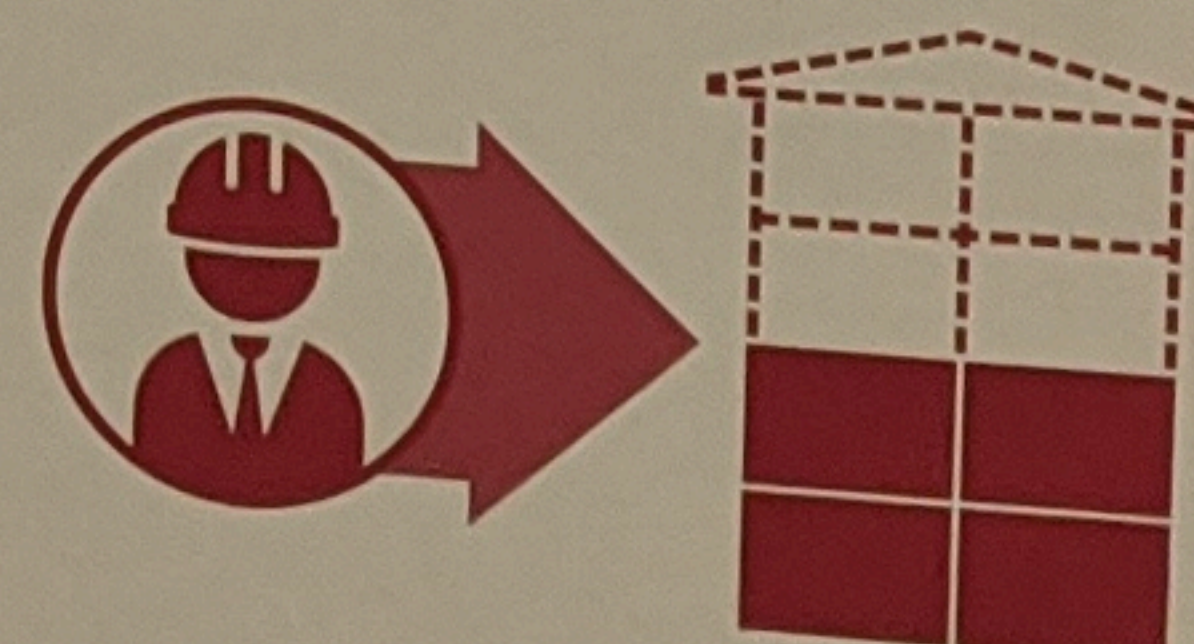
Promote Accessory Dwelling Units (ADUs)



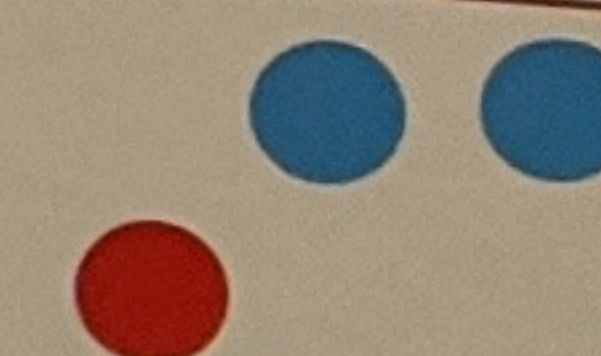
Add Developer Incentives for Unit Production into Rental Inclusionary Program



Modify Density Bonus Program to Allow Requests Greater Than 35%



Add Ongoing Affordable Housing Payment Option In-Lieu of Inclusionary Units or Up-Front In-Lieu Fee



Age-Friendly Housing Policy Options

Rank with dots!



Protect At-risk Affordable Senior Housing Projects and/or Preserve Mobile Home Parks



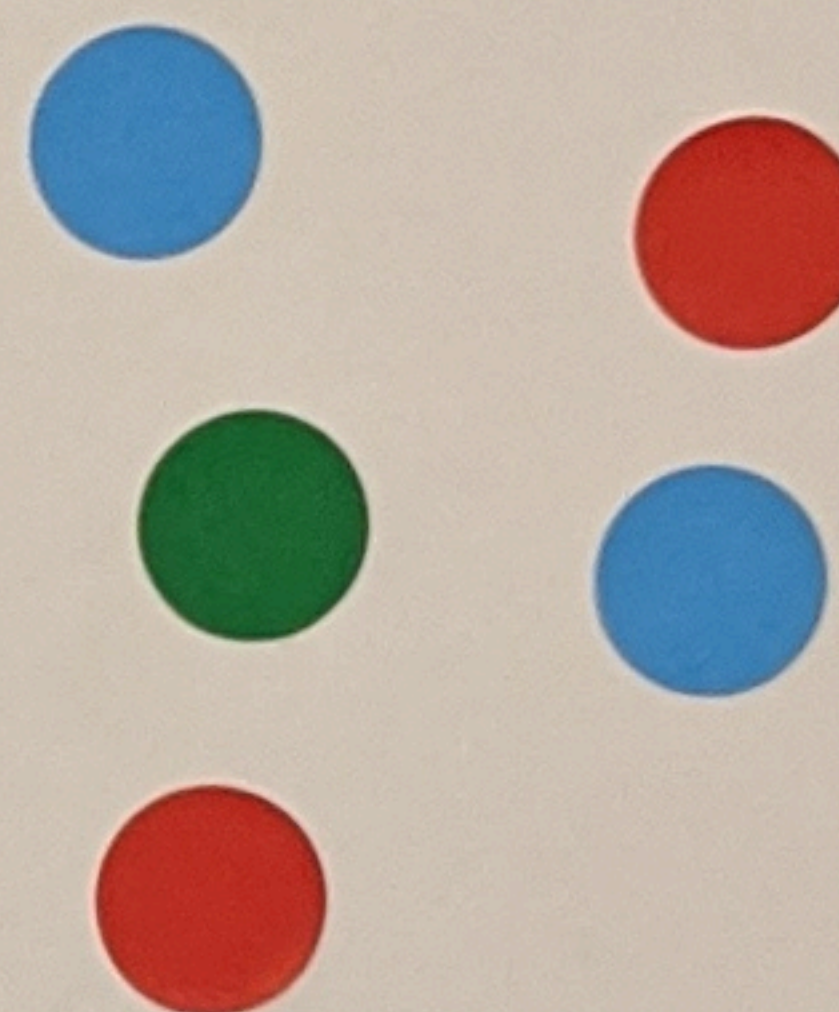
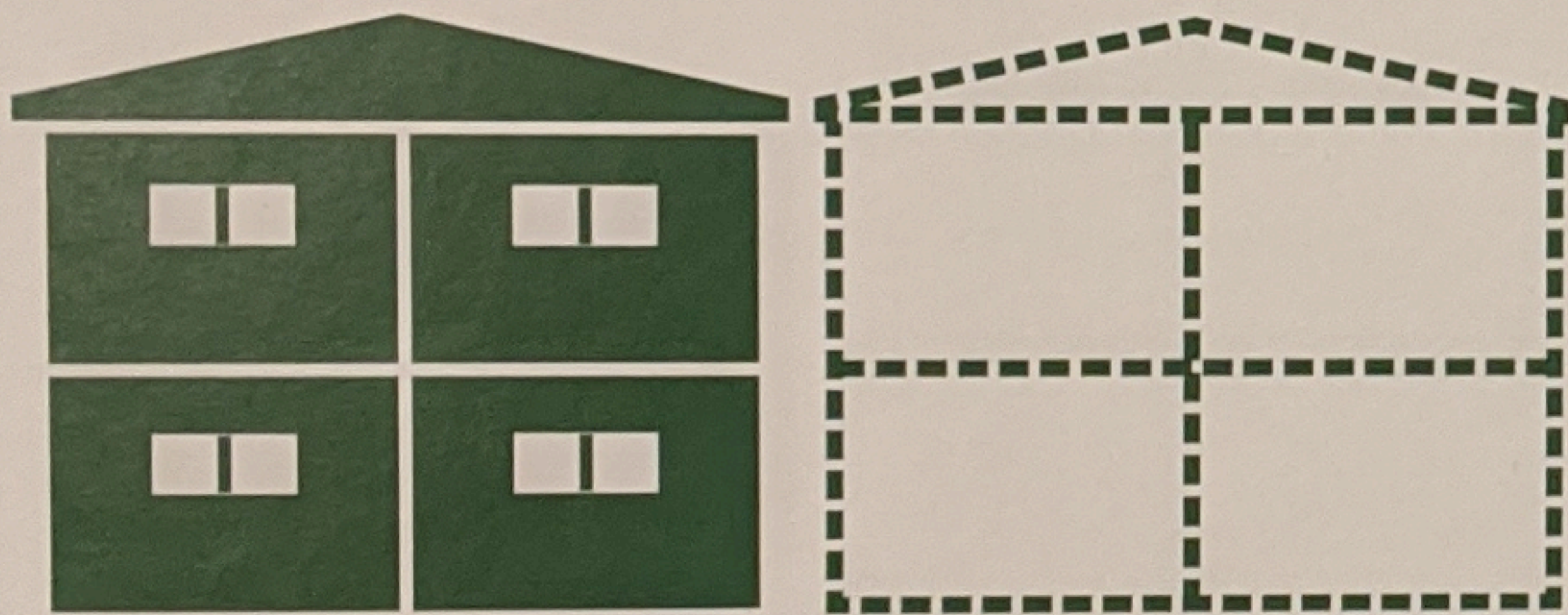
High

Medium

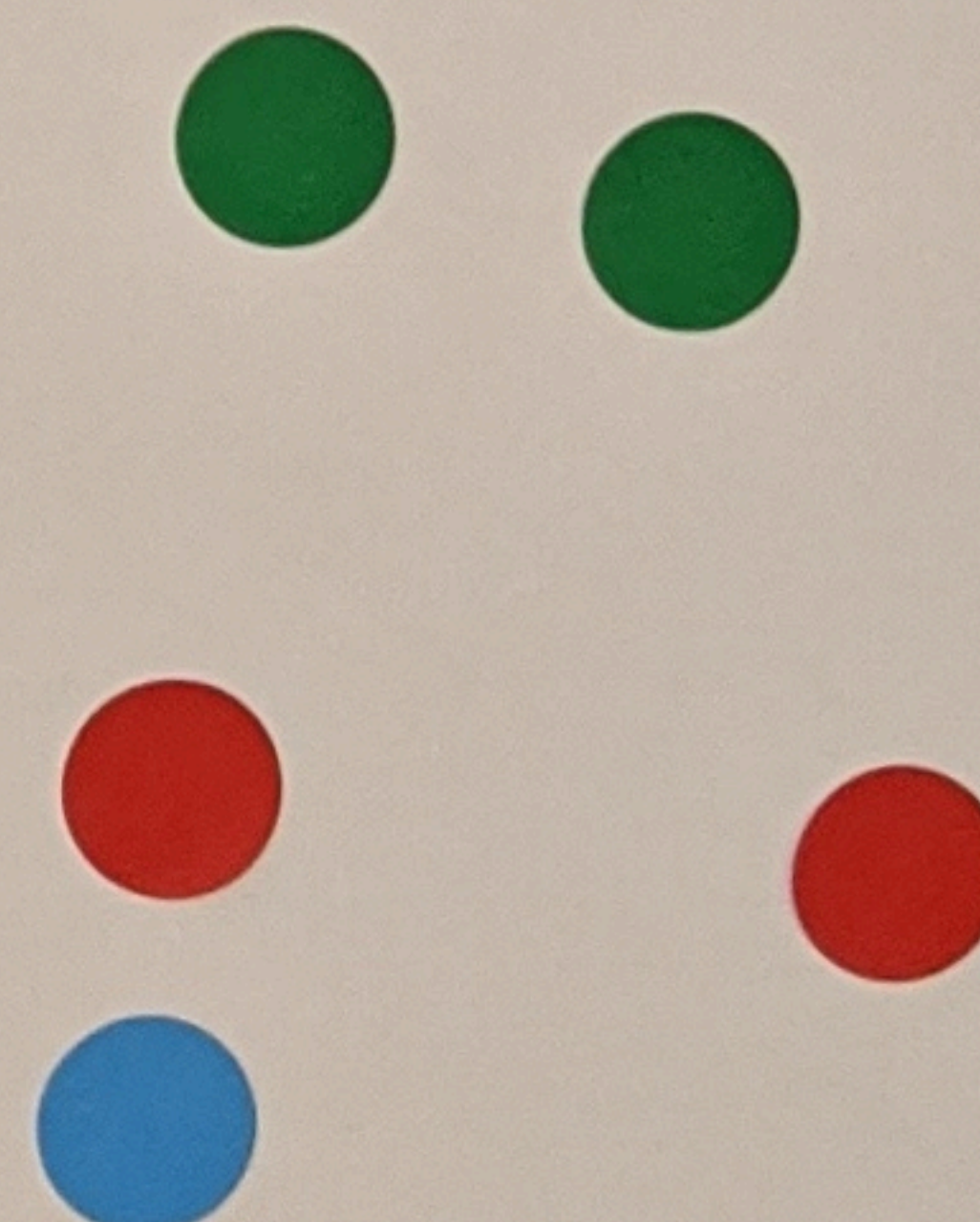
Low



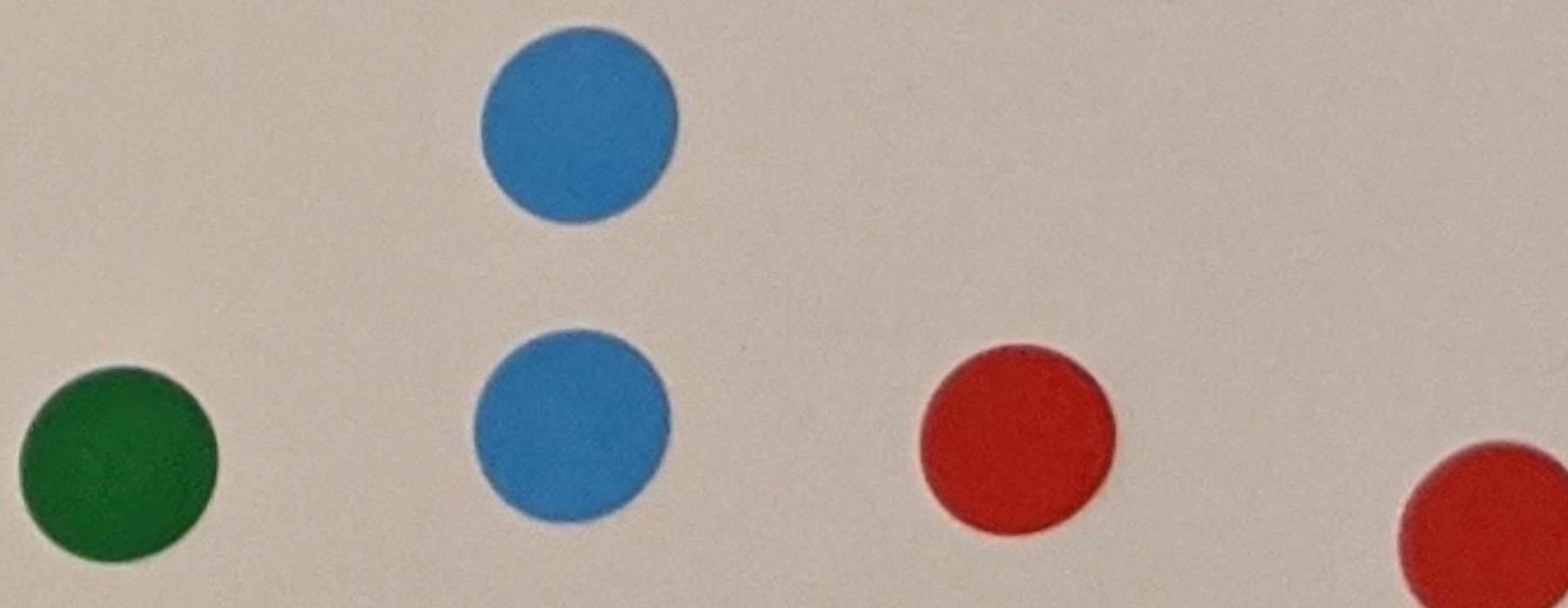
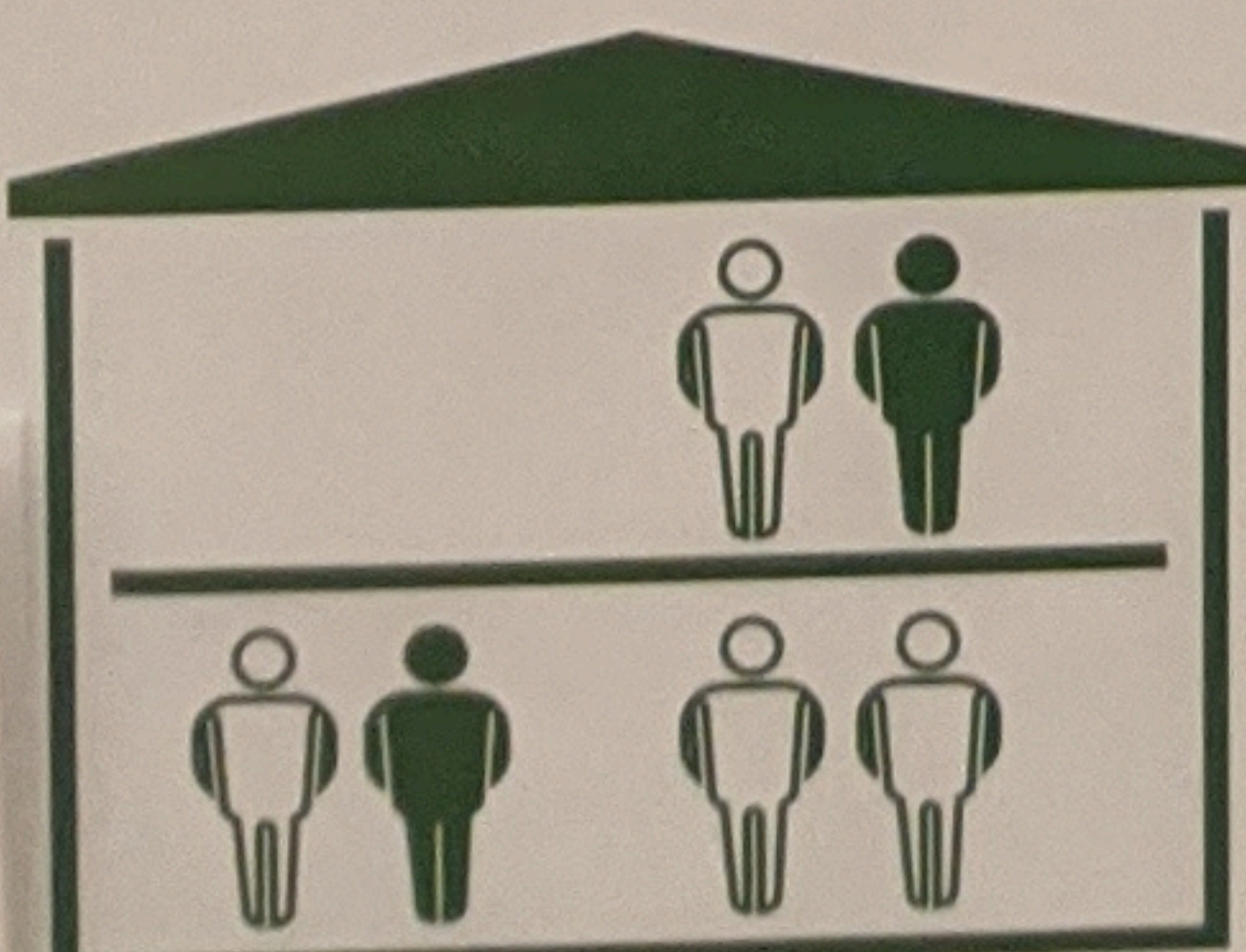
Promote New Age-Friendly Housing



Adapt Homes to Age in Place



Facilitate New Ways to Use Homes

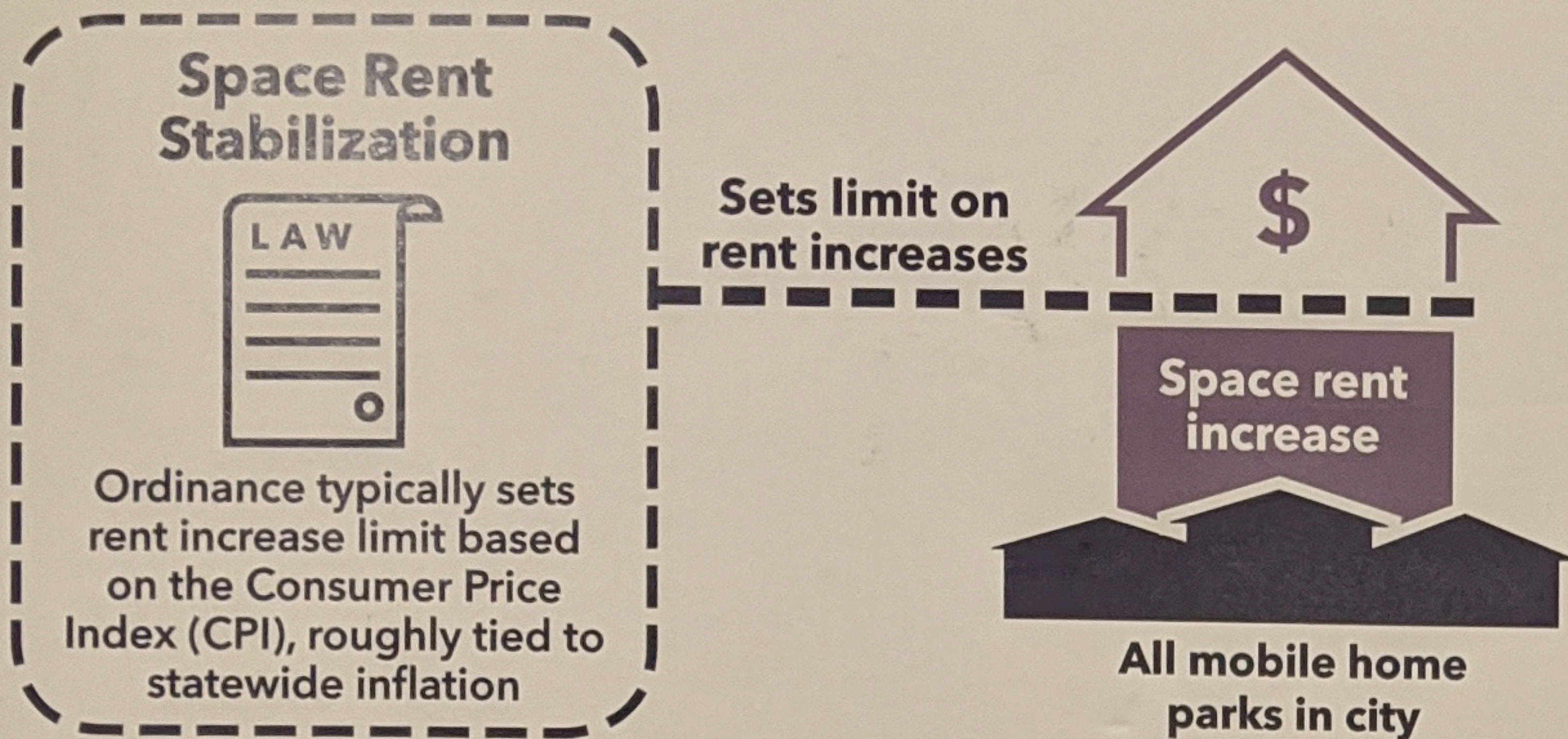


Mobile Home Park Policy Options

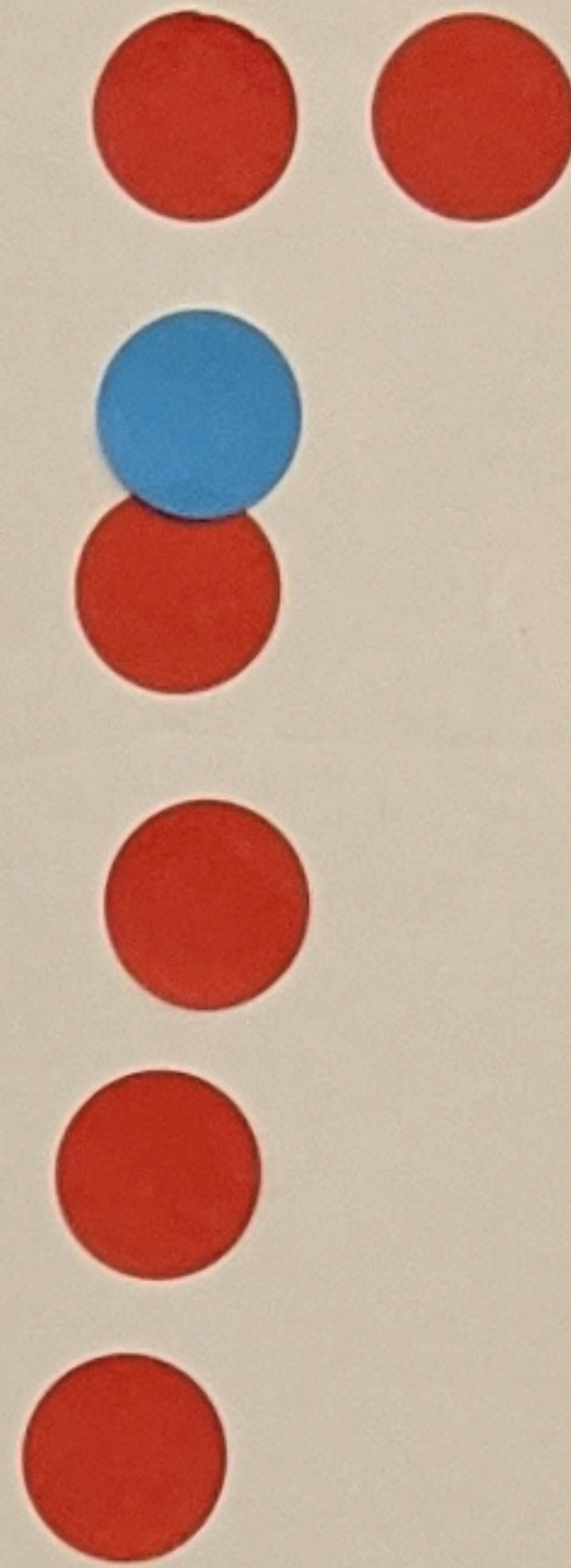
Rank with dots!



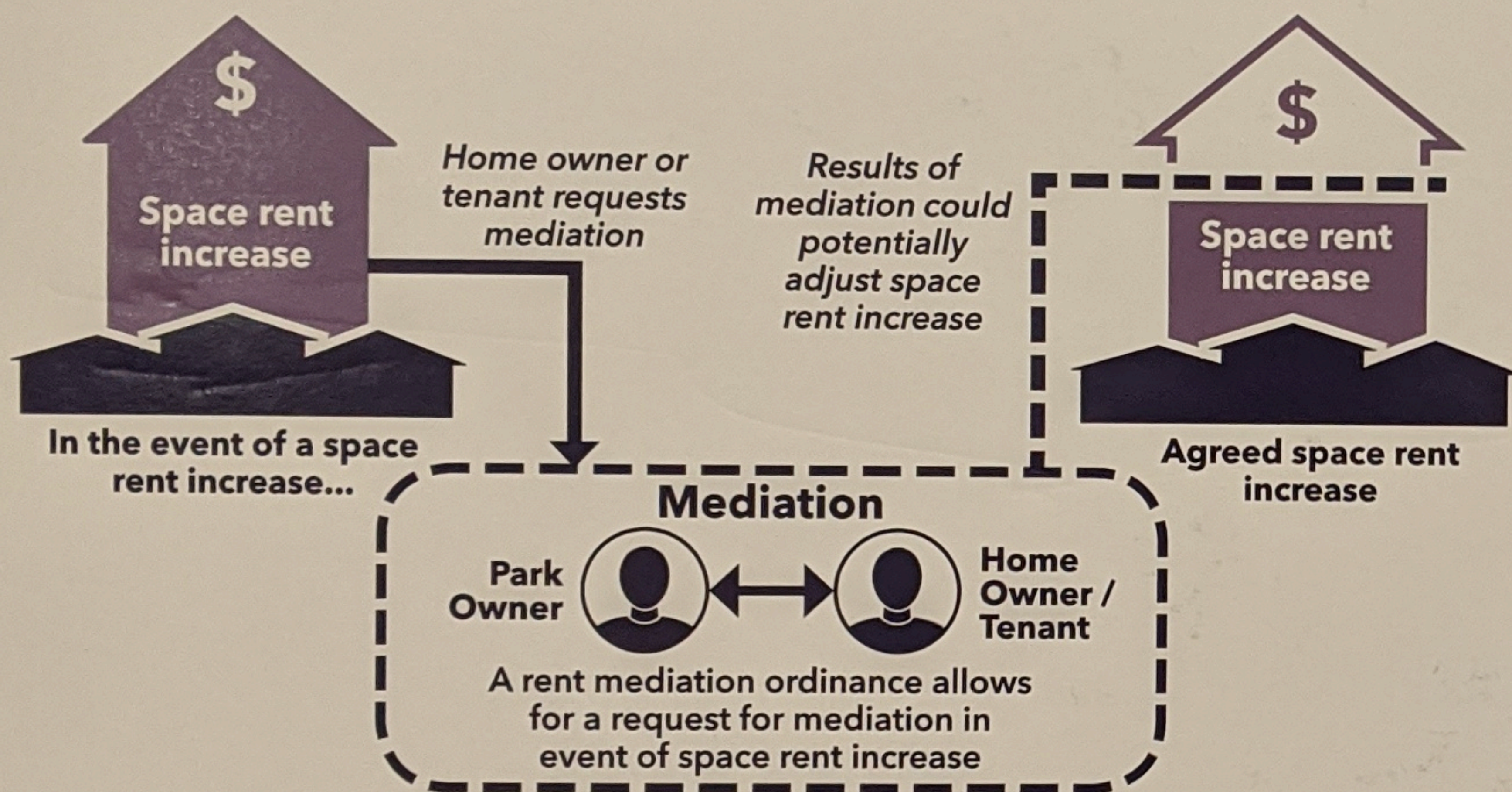
Mobile Home Space Rent Stabilization



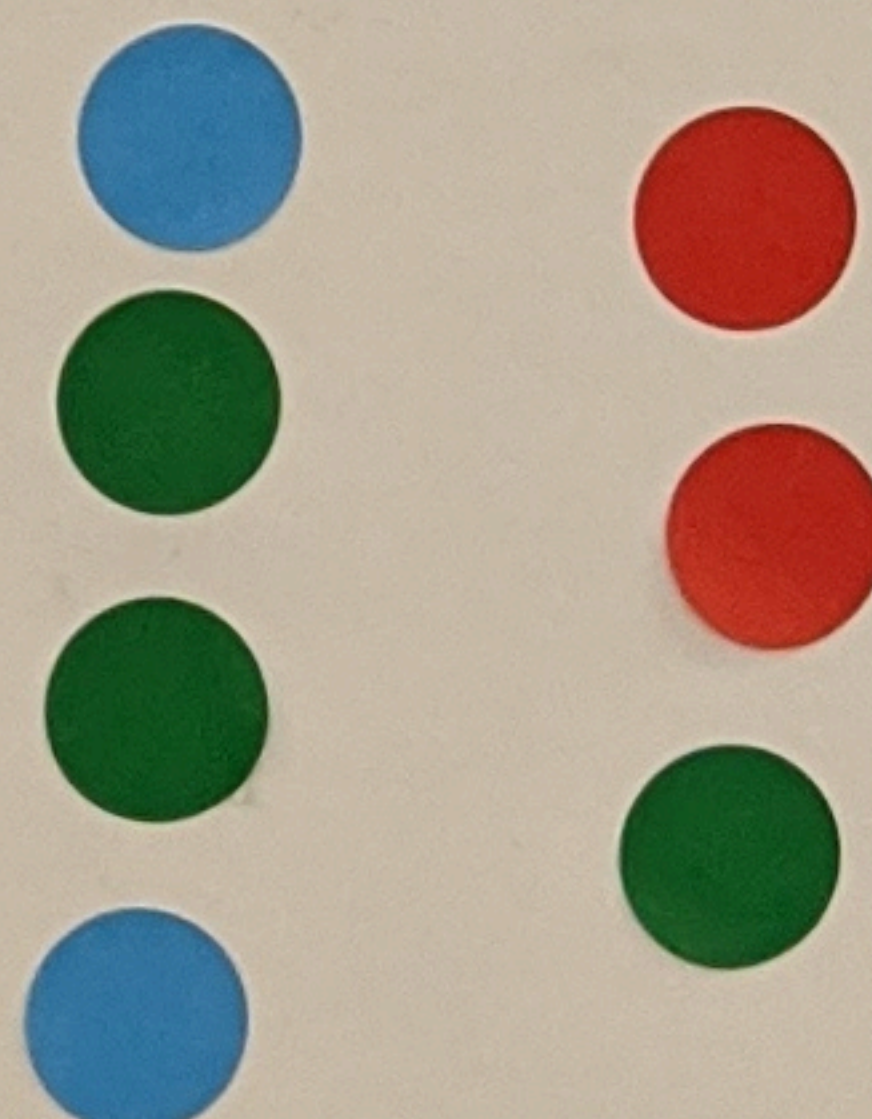
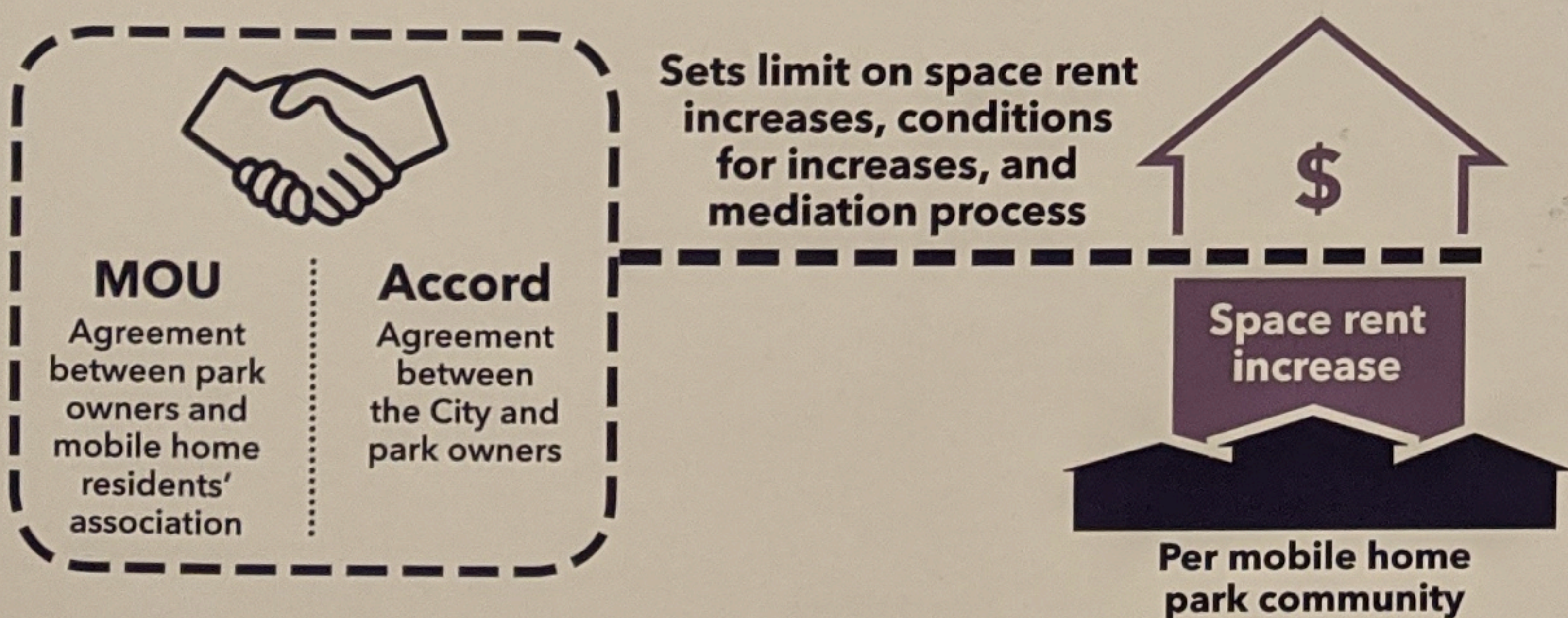
High Medium Low



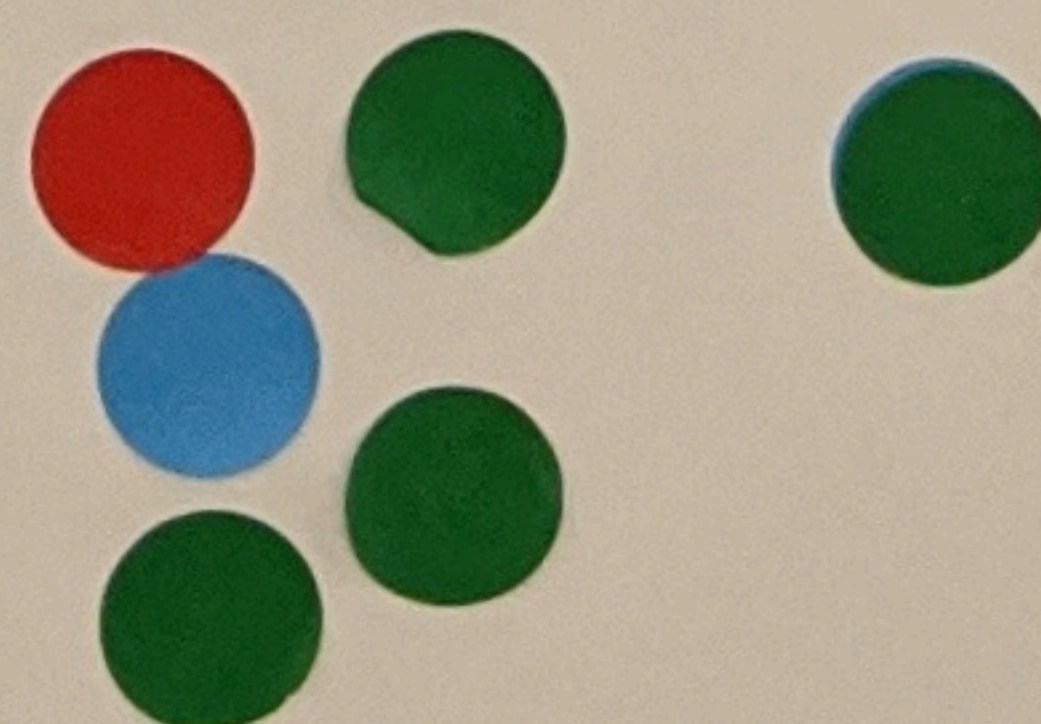
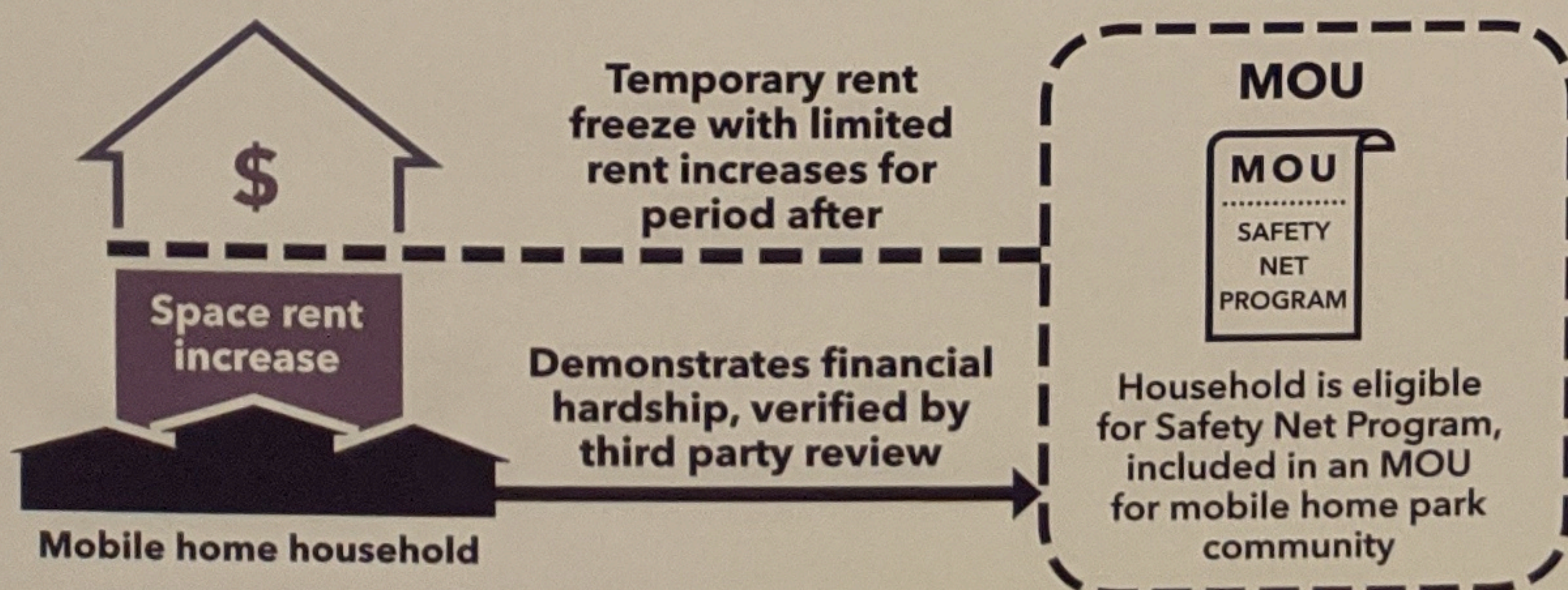
Mobile Home Space Rent Mediation

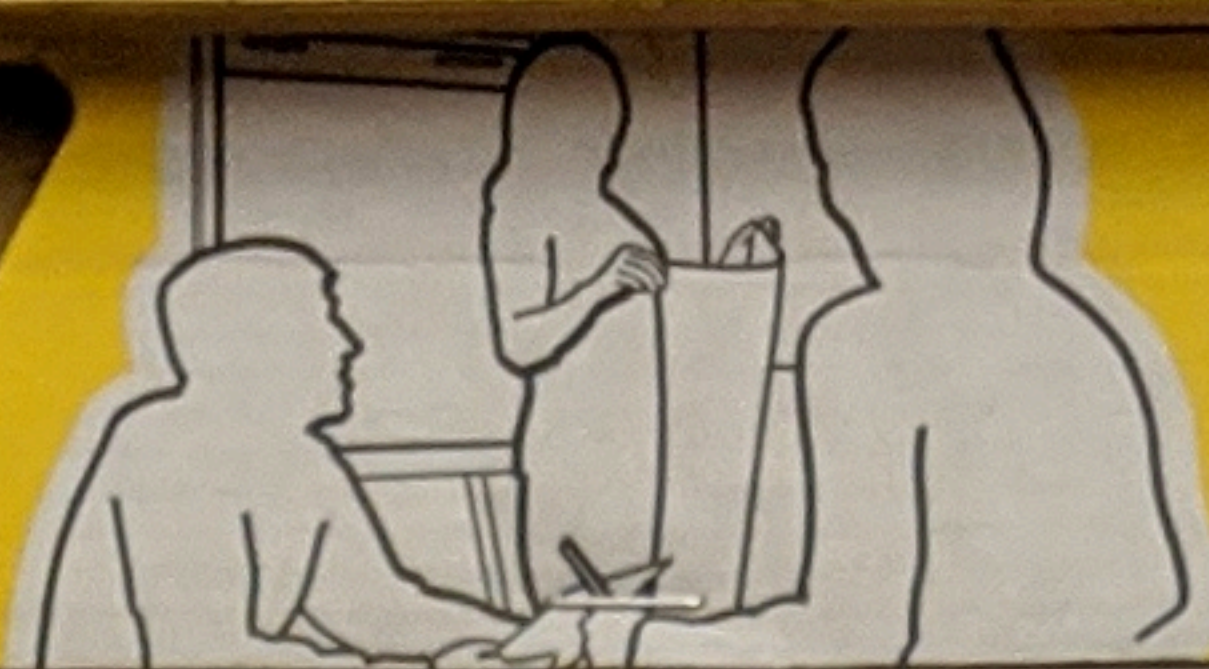


Memorandum of Understanding / Accord



Safety Net Program





Comments OR OTHER HOUSING IDEAS?

• Consider developing inter-generational housing. Units for seniors, families, youth.

• Affordable rental housing for youth aging out of Foster Care

City being partner to buy/rent space or land with other interested stakeholders and financiers such as Google & Facebook

Invest/support alternative materials for building as well as new techniques. (Relax zoning for innovation, allow encourage demo's of different processes.)



Comments OR

Other housing ideas

- Financial help/incentives to bring out of code ADU's up to code. [safety issue]
- Rezoning R-2 and R-3 to allow/encourage construction of duplexes, triplexes, 4-plexes, garden apartments rather than large single family homes on that lot.
- Rent stabilization?
- Do not Displace Current Long-time residents who own Single Family homes. Where R2 zoning exists, ~~the~~ Long-term home OWNERS need to be protected & NOT Displaced.
- Concern - redevelopment of old ^{affordable} rental units (~2-~~4~~ units/parcel) into ownership units or high-rental units $\Rightarrow$ displacement of residents who need affordable units. $\Rightarrow$ desire - policies that ~~will~~ ~~should~~ ~~protect~~ ~~help~~ keep such people in our city (if not on the same parcel)