

# Housing Forum Notes

The options listed below, and pros and cons that follow were presented and/or suggested by guest speakers and attendees from housing forum hosted by Mayoral Candidate Kim Norton. This list is meant to summarize the many interesting ideas about how to improve access to affordable housing within our community.

**Flexible Zoning** – This could include turning single family dwellings into multi-family use dwellings; accessory dwelling units such as granny pods; increase duplex and 4-plexes

- *Pros:*
  - Increased affordable options
  - Create “car clubs” or shared cars at apt complexes in-lieu of parking spots
  - Split up and use larger structures as multi-family housing
  - Encouraging multi-family and young single sharing a house is quite common in high-tech areas/communities (Boulder & Austin)
  - More quickly available than new construction
  - Would allow for missing middle-sized homes
- *Cons:* Limited parking
  - Insurance issues w/ shared vehicles need to be addressed
  - “Not in my backyard” (NIMBY) reaction

**Rental Licensing Caps** – Limiting the number of rental licenses of single-family homes by block, ward or neighborhoods

- *Pros:*
  - Mixture of owners and renters in one neighborhood block
  - Consider specifically rent-to-own in the mix
- *Cons:*
  - Lots of movement does not equal neighborhood development
  - Perceived as government interference

**Inclusionary Zoning or Other Zoning Ordinances** – Requiring mixed income use for participating in subsidy; incentive developments; mixed use requirements

- *Pros:*
  - Helps create more housing options for people with limited incomes
  - Shared solution
  - Create neighborhoods: single family, multi family, small business in one area-planned.
- *Cons:*
  - Can limit development
  - Need to revisit restrictive building codes

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- Can increase market rates increase
- NIMBY reaction

**Land purchase** – City or partnerships purchase of specific plots of land for designated development

- *Pros:*
  - City can donate its excessive land
  - Can include mixed income levels (market rate and affordable values)
  - City can work with developer to reduce property tax on land purchases to focus on building housing for all/workforce housing
  - Smaller, more affordable lots. Mini homes.
  - City can control what is built on the lot, where housing is built, and it could reduce building costs for affordable housing.
- *Cons:*
  - Cost – is it the right priority for city funds?

**Partnerships** – Such as Rochester Area Foundation, First Homes etc.

- *Pros:*
  - Mixed use (including housing units) in new school construction?
  - Community services on or near the site
  - Employer subsidized housing – we all need to be part of the solution
  - Rent to own
  - City can donate supplies/home
  - Non-profit matches potential buyers and sellers
  - More personal interaction
  - Creates relationships
  - Keeps selling price lower?
  - Senior and young families?
- *Cons:*
  - Sustainability
  - Mission Change

**Revolving Loan Funds and Other Financing Options** – TIF, fee reductions as incentives, waivers, density bonuses, AirBnB tax targeted for affordable housing....

- *Pros:*
  - Land Trust
  - TIF, fee waivers – i.e. SAC/WAC park land, PIF based on value Income guidelines...
  - Keeps funds focused on housing over time
- *Cons:*
  - Those doing AirBnB will object to additional tax or licensing requirements

# Housing Forum Notes

## Rehabilitation of current (possibly aging) housing stock

- *Pros:*
  - Perhaps more sturdily built homes
  - More immediate or timely availability
  - Small changes could make a significant impact
  - Upgrades to non-functional spaces
  - Focus on sustainable solutions e.g., solar, energy focused, windows, insulation
  - Future (within 5,10, 20 years), all vehicles could be autonomous. Any parking garages should be built with ability to convert to housing.
- *Cons:*
  - Level of work needed
  - Remodel request becomes very specific for the homeowner rather than universal.
  - People remodel to live in their homes for as long as possible, even if they don't use all the rooms.
  - Some neighborhoods will gentrify on their own without added tax dollars

## Modular Homes – i.e., starters for equity and affordable permanent housing.

- *Pros:* Create a “tiny home” area
  - Encourage investment in a modular manufacturer – local entrepreneur.
  - Emphasize rent-to-own
  - Quicker availability
- *Cons:* May cost more per sq. ft. than regular homes
  - Mobile Home stigma (high crime etc.)
  - NIMBY