Housing Choice vs. Housing Affordability

Income and age profile of residents indicate potential affordability issues.

- If workers cannot live close to work, it increases their transportation costs, affects their quality of life, and increase traffic burdens
- Higher cost of housing is a deterrent to businesses to move and grow in the region
- The City should provide housing choices for 100% it's workforce.

How is the City crafting a Vision to grow inclusively?

1. Grow the MPDU Program
   - Increase MPDU fees to make the production of MPDU units more attractive
   - Allow residential in mixed use zones to incentivize development providing MPDUs will be built
   - Increase MPDU fees to make the production of MPDU units more likely
   - Increase the available MPDU bonus densities

2. Enhance Public Incentives
   - Make new tax abatements to promote desired outcomes
   - Tax reductions and waivers—Fee reductions and waivers—Tier 1 & 2: 10 year abatement, Tier 3 & 4: 30 year abatement
   - PILOT in tiers

3. Activate Space in the Historic District
   - Make new infusion offerings to enhance the Historic District
   - Parking in municipal garages
   - Highest and best categories of uses of spaces in the Historic District
   - Underutilized spaces in the Historic District

4. National Best Practices
   - Mercedes, CA
   - Los Angeles, CA
   - Long Beach, CA
   - Boston, MA

RECOMMENDATIONS

1. Research and Analysis
2. Study the Need for a Director of Housing
3. Meet with the Development Community
4. Educate the Public on Housing Programs
5. Formulate a revised Affordable Housing Strategy

How can the City thrive to provide choice of housing?

Does the City want to be a leader in creating choice in housing?

Does the City want to create a vision of growth and inclusion?