MIDDLE INCOME WORKING GROUP

8.15.2016

- We use County AMI and City housing prices - use same
- funding gap - show monthly payments as a different lens.
- don't use median - not what people will buy
  - big houses distort median - numbers will still be large! Subsidy is very high for detached homes.
  - ~~FOCUS~~ ON DETACHED
- MI INCLUSIONARY HOUSING
  5-10% FEELS RIGHT - needs more analysis of a potential range
- DEV. IMPACT FEES will change cash-in-lieu amounts within the next months
- H2O - can we change program to make it more attractive?
  - first right of refusal for H2O loans
- NUMBER IN GENERAL - OK FOR PPT - need rationale in report and recognition of increasing rates for housing prices (DYNAMIC)
- How DOES IT APPLY TO LARGE PROJECTS? ACQUISITION
  BHP regularly gets outbid - what is gap? $ or timing
- GOAL - very ambitious
  - lots of annexations + upzoning needed - changes to BVCP that are not currently contemplated
  - calculation - what $ would be required to achieve goal
  - focus MI efforts on regulations vs. direct subsidy (needs more analysis)

* need to be more ambitious -
  revisit goal if changes to land use
  map and increase annexations
  - goal should inform how ambitious we should be with tools

- Income is only one part of equation - need to consider assets!
- Rentals - how to get future MI ownership in future with conversions
- Explore ring-fence option to get units on site - or rental to condo conversion reg. (current requirement for 1st 5 years) WHY?
- 20:60:20 = NEW DEVELOPMENT - feels good require big effort!
- Have we over controlled student housing - pushing students into neighborhoods around city - 28th Street e.g. of effort to provide student housing. GET #s
- Not just comp plan - need to be clear about need for changes to regulations (OS reg., FAR, other issues)
  STATE CLEARLY : Give examples:
- Not sure ADU is a middle income tool
  - be explicit how or how not

PUBLIC COMMENT

- ADUs allow MI households to remain (for 1st owner)
- Need to look at allowing more units w/ more MI and stay middle for families
- Develop a culture of innovation - allow group to create a new approach for 200 units (entitled group a proposal)
- NEIGH. PILOT - get change w/ low cost and community support