DIVERSE HOUSING

- COOP ✓; BUT CONTEXT SENSITIVE (NEIGHBORHOOD) + (right density) → inflexible; none built = not working
- CONSISTENT CODE ENFORCEMENT - scrap SX + MORE FLEXIBLE - FOCUS ON VIOLATIONS w/ IMPACTS
  - E.G. ADUs, PARKING ✓ → FOR WHO? - residents or employers
  - (→ Limit cars not people) ✓✓
- INTRODUCE DIVERSE HOUSING TYPES... BUT
- HYBRID COOP - MORE FLEXIBILITY FOR HOUSE/UNIT SHARING + EG be able to rent room under code
- INVESTORS TAKING HOUSES FROM LOCALS... $$ UP FRONT ↳ all cash offers → lose min. parking
- TINY HOUSES + MICRO UNITS ✓ make permanent → w/ PUDs too

Denver strategy ↑ - permits open to non-cash offers

DIFF PERMITS for owner vs investor?

- MORE NEIGHBORHOOD NOTIFICATION — ✓ make effort to reach minority renters + not usually invited
  CREATIVITY; FEEDBACK w/ DECISION MAKING
- CREATE COMPLETE NEIGHBORHOODS — E.G. - racial minorities
  SCHOOLS, = MORE DIVERSE POP.
- LIVE/WORK — NEED TO FOSTER IN MIXED USE ✓✓
- COOPS — MORE OPTIONS
- PILOT IN ONE AREA WHERE APPROP. — Artists, vibrant place • in Gunbarn. ?
  - FAR
  - setbacks
  - etc etc
  - experimental zone
- WHITTIER GOOD EG
- FACILITATE LAND TRUSTS
  → pros/cons to that

TOP 3 (DIVERSE CHOICES)

1. NEIGH. INVOLVEMENT
2. COOPS/TINY HOUSES/MOBILE HOMES
3. ZONING + CODE ENFORCEMENT FLEXIBILITY