

# What are the biggest housing-related challenges facing your jurisdiction?

Lack of staff capacity to fully understand and go after grants, resources etc and devote time needed.

**lack of available infrastructure**

**development barriers in mountains (water rights, development costs, NIMBY)**

Data bases and data systems, too many gaps between them, they don't 'talk'

**concern with density and housing types other than SFD**

**Development costs**

lack of new available housing due to size of town, Wastewater capacity for new development.

**Community support for added development**

**Availability of Water/Cost**

People that "get it", but don't care. I.e., "well...not everyone can live here" is a quote heard from some residents

**Anti-growth sentiment in general**

Business sector needs more housing options to support employees due to labor challenges however they are not proactive enough in support of sound housing policy or strategy

How to preserve existing affordable units before the market drives scrapes and replacement of higher end units

**Providing affordable for sale housing**

Cost of Construction/Inability to include affordable housing within a market rate project

Educating public that "affordable" means the full housing ladder, including people like themselves that got in the door before it became too expensive

Concerns regarding density from surrounding single-family residential areas

**Leveraging state and federal funding**

resistance from officials and residents to AH in older areas/redeveloping areas.

**Community support that is louder than NIMBY voices**

**Funding for Affordable Housing Development**

**Calibrating standards so the market actually produces units**

Too many federal/state restrictions with housing and development financing

lack of understanding about what "affordable housing" means

Lack of current data/assessment on needs

**Clear council policy**

**Need more aligned goals across jurisdictions**

General public doesn't understand the connection between housing affordability and supporting a local workforce

**New home price points are not affordable**

**Lack of current streamlined development review process**

On a per acre basis multi-family is the highest water use. This is very challenging for us given significant water constraints

**Clear Council policy**

**Lack of political will and resident desire**

**HUD**

**Lack of staffing resources**

**lack of staff resources**

complicated & extensive development process with few opportunities for administrative review

**Charter height and density limits**

# the biggest housing-related opportunities facing your jurisdiction?

**Regional collaborations**

Underutilized large, institutional type sites (churches, dying strip malls, etc.)

Lots of people are recognizing the issues

Redevelopment Areas

We do not have any. No room or will for growth within the Town.

**More desire for solutions**

State and legislature have been more proactive

Existing "naturally occurring affordable" and how to preserve them while enabling property upgrades

growth in the region = demand for housing

Emerging/ripening discussion across audiences regarding needs

developable land

Access to multi-jurisdictional housing partnership

Possible creation of new Inclusionary housing requirements

transit investment = more opportunities for increasing density

Greenfield development areas, active private partners

Starting from virtually no affordable housing, so lots of room for improvement

housing challenges are impacting other sectors, shining a light on the importance of needing provide more housing

**Political support, to a point.**

The need for housing is well understood at the elected level

some political will, and growing especially at regional and state levels

Funding assistance for new projects (Prop 123)

New housing is being built - it's matter of getting lower price - points / housing diversity

Good regional (and national) examples for approaches to reform zoning and process

**Some NOAH**

Comprehensive Plan to set clear housing goals and policy direction

**New Funding Mechanisms (i.e., Prop 123)**

land for new, dense development

Support for affordable housing projects from key decision makers

**TOD**

# What challenges are bigger than what your jurisdiction can handle alone?

## Room 1:

state-wide or metro effort around education to deal with NIMBY piece

legislative items impacting communities

cost of development

engage the business sector because elected officials listen to them

role clarification - what each stakeholder can or should play

communication (business sector, resident attitudes)

coordination with increasing transit opportunities (e.g. employment access)

city/county/state

figuring out state items together

legislative pushes too focused on large cities

# What opportunities might benefit from regional coordination?

## Room 1:

guiding of communities - layers (mayors, commissioners, staff) - don't need to come up with own ideas

Opportunity to outline what you can and can't do with certain funding - not just local interpretation

how to tackle for smaller communities, different settings (e.g. rural, mountains)

e.g. small communities can't compete for LIHTC under CHFA's model

system prioritizes large jurisdictions

if it's undeveloped in the city, there's an infrastructure issue that the state could invest in - bring down cost of land that way

water/land

shared funding opportunities

shaping programs, interpretation of programs/funding

find opportunities to save time in review - especially with same building code (clearinghouse?)

identify opportunities for cross-collaboration (especially small communities)

alignment between services and programs (not just housing, but human services offerings)

# Room 2:

## What challenges are bigger than what your jurisdiction can handle alone?

This is complex. Every jurisdictions' codes have gotten more complicated. Tools on the surface seem great. Navigating the complexity takes time

Which "levers" actually work in different contexts? (e.g., produce "affordable units")

understanding of the tools. Which ones will work?

Local role in addressing regional housing needs

challenges with workforce and essential workers

Lack of understanding about changing demographics that will impact housing needs

Difficult to obtain enough funding for housing development when a small city

Competing values. For example...Housing affordability. Not wanting to grow as a region. Managing the trade offs

Concerns with growth in general and lack of understanding about housing challenges in the region (and nation)

Statutory limitations of County government

regional investments in infrastructure

Who has what authority to use the different tools. For example: Counties cannot land bank. Cities can.

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**Water!**

Utilities and related fees (we are not a full service city)

Building trust across counties and cities

spatial and economic decisions

Proving data to elected officials in the regional context. DRCOG in a unique position to connect the dots between different parts of the region.

## Room 2:

# What opportunities might benefit from regional coordination?

access to  
spatial and  
economic  
data.  
workforce  
data

proforma  
templates that  
can  
breakdown  
what it takes  
to build units

Data explanations to  
elected officials.  
More difficult  
for local government  
can't do

Transportation  
investments and  
identifying locations  
for housing. Urban  
centers and  
corridors

Pattern book  
of densities  
and real  
examples

communications to  
change the dialogue

virtual tour of  
what housing  
types and  
densities look  
like

# What challenges are bigger than what your jurisdiction can handle alone?

Costs, need for new  
waste water  
Treatment Plant,  
Lack of desire for  
growth by land  
owners

**Homelessness  
is a challenge  
that is larger  
than one  
jurisdiction**

water is one of the  
larger challenges  
that could benefit  
from regional  
collaboration

**Funding to  
support  
affordability  
gap in market**

**Infrastructure  
costs; water,  
sewer and  
road  
infrastructure**

Educating public  
and local elected  
officials to  
understand the  
affordable housing  
needs.

**Room  
3:**

Having  
enough water  
supply to  
support new  
growth

# What opportunities might benefit from regional coordination?

Encouraging / developing more affordable housing near transit - TOD areas for example

**Water would benefit from regional coordination**

Helping to raise awareness in the community about regional projects and programs that are happening. This can help increase a sense of working with others.

**Regional trainings for elected officials**

State / regional public subsidies to support affordable housing development

Helping to raise awareness in the community about regional projects and programs that are happening. This can help increase a sense of working with others.

Coordination between communities with higher job centers coordinating with adjacent communities with fewer jobs, and more residential.

**Room 3:**



# What challenges are bigger than what your jurisdiction can handle alone?



# What opportunities might benefit from regional coordination?

**Political  
will is  
there**

Model zoning ordinance provisions to support affordability, mixed-income housing, ADUs, etc

construction defects / middle-income

education/facilitation of conversations

**Funding**

Clarity on Prop 123 and what the 90 fast track actually means

Linking politicians who set policy with the staff who actually have to do the work

Serving as gap between local control preference and state mandates re zoning

**Room  
4:**







