

# Housing Task Force - Phase III Assignment #2

## Common Themes and Key Factors Worksheet

February 9, 2024

Common Themes	Regulations (local-state-fed)	Planning (local-state-fed)	Construction (local-state-fed)	Financial (local-state-fed)
<p style="text-align: center;"><b>Key Factors</b></p> <p>A topic summary from a variety of HTF references</p>	Lot size restrictions	Subdivision review	Supply chain	Available lenders
	Code compliance	Architecture review	Skilled labor shortages	Building permit fees
	Zoning / easements	Landscaping review	Labor quarantines	Impact fees
	Setback requirements	Stormwater review	Delivery timelines	Inflation
	Parking requirements	Soils / geotech surveys	Product quality	Mortgage insurance
	Utilities	Covenants	Out-of-state investors	Homeowner's insurance
	Infrastructure requirements	NIMBY concerns	Building lot availability	Market pricing
	Lawsuits / indemnification	Land entitlement	Skilled labor training	Interest rates
	Non-conforming lots	Rezoning process	Building lot costs	Access to capital
	State Trust land eligibility	Gov. employee shortages	Infrastructure costs	Community funding
	Fire Marshal review	Local growth policies / plans	Construction costs	Partnerships
	Development use by-right	Discretionary requirements	Building material costs	Revolving funds
	State-local regulatory roles	Public participation		Finance policy change
	Discretionary approvals			Cashflow for services
	<p style="text-align: center;"><b>Instructions</b></p>	<p>For <b>Assignment #2</b>, HTF members listened to invited speakers and discussed project-level examples from the Case Study Examples and other sources. Applicable <b>Common Themes</b> and <b>Key Factors</b> were captured and included in the Summary Tool. <b>Note: Assignment #3</b> will use this information (and others) to identify <b>Root Causes</b> and <b>Potential Solutions</b> to be used in <b>Assignment #4 Final Recommendations</b>.</p>		