

Housing Task Force - Phase III Assignment #3

Root Causes and Potential Solutions Worksheet

<DRAFT> 3/28/2024 <DRAFT>

Common Themes	Regulations (local-state-fed)	Planning (local-state-fed)	Construction (local-state-fed)	Financial (local-state-fed)
Root Causes (the WHY)	Public health & welfare	Public participation	Living wages	Return on investment
	Environmental safety	Quality of life	Competing markets	Financial certainty / guarantees
Potential Solutions (Recommendations / Appdx B)	Use by-right approval process	Community Land Trusts	Bond guarantees	State housing tax credits / trust funds
	Insurance requirement reform	Concurrent review process	Bulk construction methods	Finance law / policy reform
Instructions	For Assignment #3 , continue to discuss housing development successes and challenges using invited speakers, case study examples, or other project-level examples. Note: Assignment #4 will use this information, in part, to develop draft recommendations.			
Recommendation REVIEW	Assignment #4 will use, in part, the identified potential solutions to draft recommendations. HTF members will conduct additional review of draft recommendations against some basic concepts to ensure the final recommendations are thoughtful, objective, and useful. Additional review includes, but is not limited to: Specific, Measurable, Achievable, Relevant, and Time-Bound (S.M.A.R.T.), legal, mindful of 2023 Legislation, mindful of local and federal jurisdictions, others. Draft recommendations not selected as final recommendations will be summarized in Appendix B.			