

# Housing Task Force - Phase III Assignment #3

## Challenges, Root Causes, and Potential Solutions Worksheet

March 28, 2024

Common Themes	Regulations (local-state-fed)	Planning (local-state-fed)	Construction (local-state-fed)	Financial (local-state-fed)
<b>Challenges</b> (the WHAT)	Homeowners insurance availability	NIMBY opposition to new housing	Skilled labor shortages	No state housing tax credit
	Minimum lot sizes	Many developments require discretionary approval	Overall construction costs	Housing Choice Vouchers not keeping up with market rates
	Parking requirements	Lawsuits against planning depts.	Infrastructure construction costs	High interest rates
	Building codes:	Spillover effects of one jurisdiction to adjacent jurisdictions		
	- Commercial code 3+ units	Water resource allocation challenges		
	- Multiple stairways	Variable permitting approval timelines		
	- Dorm/co-living restrictions	Unreasonable discretionary approval considerations		
	Variation in rules between communities			
	Shadow regulation			
	Biennial legislative session			
<b>Root Causes</b> (the WHY)	Old regulations misaligned with modern needs of cities. Lack of speed in updating regs.	Contradiction between "housing as investment" vs. "housing as a basic necessity"	Lack of vocational training	Macroeconomic forces, geographic and demographic circumstances
	Minimum lot sizes: desire to maintain rural character, light and air between buildings	Limited planning dept. resources	Lack of affordable workforce housing	
	Fire safety concerns	Risk adversion		
	Local regulatory capture and opposition			
	Required seperation of utilities			
<b>Potential Solutions List</b>	By right approval processes	Rehab existing housing stock	Bond guarantees	Support public / private investments
	Insurance requirement reform	Community Land Trusts	Bulk construction methods	Make public dollars more flexible
	Revize zoning restrictions	Subsidized legal services	Support construction subsidies	Support state-federal rental asistance
	Parking mandate limits or pre-emption	Concurrent review process	Support more \$ for MTEC	Housing project subsidies / trust funds
	Building code reform	Support local housing authorities		Incentivise land donations
	Stacked utlities	Support tribal housing authorities		Create below-market interest rates
		Protections for local planning decisions		Co-op style of property 'shares'
		Permitting shot clocks (hard or incentives based)		Allow resort tax strategies
		Self-certification		State-federal housing tax credits
				Billing & payment policies & practices
				Finance law / policy reform
				Allow impact fee exemptions
				Infrastructure exemptions
<b>Instructions</b>	For <b>Assignment #3</b> , continue to discuss housing development successes and challenges using invited speakers, case study examples, or other project-level information. Identify possible challenges, root causes and potential solutions. <b>Note:</b> Assignment #4 will use, in part, this information to develop draft recommendations.			
<b>Recommendation REVIEW</b>	<b>Assignment #4</b> will use, in part, the 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.			