

## Thoughts to Share April 23, 2019

### Housing Element

Maintaining community identity

Energy efficiency and sustainable construction requires enforcement, education and incentives

How do we define affordable?

Want tourism, but don't want people that come with it

3.03.10: Eliminate incentives for density bonuses/mixed use bonus/reduction in site requirements. These are not effective in creating affordable housing.

Strike 3.03.10

We already did an affordable housing study. No more affordable housing is needed. City supplies 25% of the affordable housing in the County. They need to catch up.

A contributing building adds to the historic character rather than subtracting from it.

Don't subsidize town homes.

Limit capacity of island and City. Determine road capacity before any increase in housing density. Don't allow failing roads.

Encourage redevelopment.

Prevent overdevelopment and tree loss.

I would like to see "home rule" when it comes to strong concurrency of roads, stormwater management facilities, open space, parks and recreation.

Any development order or permit for future development activities shall be issued only if infrastructure facilities (described above) meet the community's standards of service that are stronger than the State requires.

City shall update all ordinances to ensure enforceability.

Volume of traffic must be considered for all changes in land use or zoning.

The City should have an annual traffic concurrency review at the end of each calendar year so we know if thresholds for failing roads have been breached/exceeded.

From 2014-2017, the City averaged 138 new residential units per year (new building permits issued). Housing starts are not as significant as people represent. This averages approximately 12 new home starts per month which is relatively low.

Provide a housing needs assessment as needed, rather than every 5 years.

Put an incentive in for homeowners that are renting their property at a price that is affordable (i.e., 25% of gross income for example.)

Keep incentives in for property owners that invest/choose to build in “run down” areas- keeping a piece of history.

If people are remodeling give an incentive to those that keep a part of history.

Better relationship with County!

How many group homes are there?

Need enforcement for energy efficiency and sustainable construction in new housing.

Generally approve of all housing objectives!