

Round 2 Workshops: Proposals for Incentives and Regulatory Changes from Participants

STATE DOMAIN: Monetary Incentives

Source	Use	Reward for...
State matching funds/fines ^{SCL, SF, SM}		exceed/fail to meet housing requirements
State funds ^{MAR}	infrastructure	build housing, especially infill
Shift State and Federal money distribution ^{SC}	sustainable development	
State funds awarded/withheld ^{ALA}		RHN allocations met/not met
State funds for communities ^{SON}		reducing VMT

Fiscal Reform: Allocations

Revenue-sharing at regional and county levels ^{ALA, NAP, SC, SOL, NAP}
Amend sales tax allocation to be per capita/regional ^{NAP}
Return property taxes to cities ^{MAR}
Change/repeal Prop. 13 to reduce reliance on sales tax/Remove Prop 13 from commercial properties (without putting added incentive for commercial development) ^{ALA, MAR, SF, SON}
AB680 Steinberg Bill SM
Larger % of redevelopment fees for capital improvements & affordable housing ^{SON}

Fiscal Reform: Sources of Local Funds

Source	For... (use)
Create housing trusts SM	save endangered n'hoods
Regional Gas Tax ^{SC}	
Alternate source of funding ^{NAP}	
Share transient occupancy tax across county ^{NAP}	fund affordable housing
Property tax split inside UGBs (give local jurisdictions tax \$\$ if built within UGBs) ^{MAR}	

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STATE DOMAIN: Regulatory Changes

Allow and incentivize or require in-law/accessory units (I.e., streamline approvals, modify fee structures, allow as part of same structure, property tax incentives), and create program to bring existing units to code, but also enforce that they're used for housing, and allow non-owner-occupied two-unit buildings, and make second units affordable with rent control. Also reduce parking requirements for secondary units. Fewer restrictions on sec. units development and easier processing and approvals. If second units meet design criteria, allow approval without public hearings.^{MAR}

Remedy construction defect litigation (I.e., make it harder to sue, especially related to condo/townhouse development; impose warranties rather than litigation)SM

CEQA exemptions for TOD/mixed-use/affordable housing^{AL, SM}

Eliminate need for 2/3 vote in state legislature on taxes^{SON}

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LOCAL DOMAIN: Monetary Incentives: Developers

Development Type

Incentives/zoning for mixed-use development, with income-generating uses to subsidize affordable units, especially in residential neighborhoods -- to make communities more self-contained and with better jobs/housing match and less car dependency ^{NAP, SF}
Incentives for mixed income, especially in high density areas but also countywide ^{MAR}
Incentives/bonuses/rezoning for high-density development/along transit corridors/infill (for example, incentives for 'village concept' or 3-story/parking garage/mixed use development that creates affordable housing), or set-aside CDBG funds for high-density, or tax abatement grants (e.g. TLC. Revise CEQA to incentivize. ^{NAP}
Equalize costs of infill and greenfield development ^{SF}
Increase level of certainty for developers who build within smart growth guidelines ^{SF}

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LOCAL DOMAIN: Monetary Incentives: Business and Employers

Incentives (tax incentives) to small, local businesses rather than large businesses, especially in new development and local businesses that offer living wages. Include real protection zones for local industrial/production jobs^{MAR}

Incentives to employers to provide or contribute to affordable housing, or prevent job creation without available housing (perhaps countywide)^{MAR}

Incentives to employers for local hiring^{SC}

Incentives for more effective planning of corporate campuses^{SC}

Provide private sector incentives for vanpools & other transportation^{SOL}

Help for business owners to build housing above businessesSM

LOCAL DOMAIN: Regulatory Changes: Developers

Types of Development

Incentives for TOD, including density bonuses, reduced traffic impact fees, reduced parking requirements^{ALA}

Parking

Lower parking requirements^{SF, SM}

Urban traffic and parking requirements for urban projects^{SON}

Flexible parking requirements^{SC}

Require cities to unbundle housing & parking^{ALA}

Planning/Permit Approvals

Facilitate development assistance.^{MAR}

Expedite current and future smart growth plans^{ALA}

Design

Small developers & building on top of existing development instead of tearing down and reconstructingSM

Design assistance to encourage smart growth^{MAR}

Development/Linkage Fees

Linkage fees for business parks/non-residential uses^{MAR}

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LOCAL DOMAIN: Regulatory Changes: Housing

Reduce constraints on affordable housing & provide incentives ^{MAR}
HCD housing requirements county-wide-- not by municipality (develop jointly) ^{NAP}
Restricting affordable housing to local workers or residents & broaden definition of affordable housing with regard to preference to locals ^{NAP}
Community land trusts to create/maintain affordable housing ^{MAR}
SB1227 housing bond to fund housing programs ^{SC}
AB1891 to fund housing ^{SC}
No housing funding linkage to a community's fulfillment of regional housing needs SM
Eliminate state certification of housing element ^{SOL}
Inclusionary Housing ^{SOL}
Link above moderate housing permits to amount of affordable housing produced ^{SON}
Require affordable housing in all development (no in-lieu fees) ^{SON}
Affordability covenants ^{MAR}

LOCAL DOMAIN: Regulatory Changes: Land Use

Mixed-Use/Residential

Mspecial zoning for TOD ^{SC}
Parcel-specific zoning dor density & affordability ^{SON}
Adjust zoning for more mixed-use with housing SM
Flexible zoning ^{SC}

Open Space

Prirority use of state park bonds to support open space in urban areas ^{SF}
Greenfield areas should arise from condemned properties via landfill SM

Density

Measure density in bedrooms per acre ^{ALA}

Ownership

Eliminate eminent domain SM
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LOCAL DOMAIN: Regulatory Changes: Business and Employers

Mandate provision of workforce housing on site of development ^{SON}
County-wide limits on job growth ^{SON}
Ban new office parks or new office development unless a jobs-housing balance is created SM

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LOCAL DOMAIN: Regulatory Changes: Environment/Open Space

Regulatory tie between increased density & protecting open space ^{SF}
Create regional open space linkage fee ^{SF}
Incentivize water conservation ^{MAR}
Higher fees for greenfield development ^{SC}
Support UGBs ^{SM, SC}
Preserve greenfields by providing more funds to buy them before they are developed SM

TRANSPORTATION IMPROVEMENTS

Alternate Means

Construct safe bicycle commute paths^{SC}

General/Multimodal

Use market-based pricing signals to provide incentives to reduce traffic congestion^{SF}

Multimodal transportation (bike & pedestrian)^{MAR}

Design development & transportation to correct job-housing imbalance^{SOL}

Riparian setbacks & commuter corridors for animals^{SC}

Roads

Make corridors safer for bicyclesSM

No more freeway extensionsSM

Local/Regional Regulations

Fiscal

Underwrite mass transit^{MAR}

Regional transportation impact mitigation fee^{MAR}

Developer Controls

Require transportation plans to be in place before every development^{ALA}

State Regulations

Fiscal

Financial incentives to use transit/disincentives to drive^{SF}

Structure tax system so that people w/o cars benefit^{SM, SC}

Carbon Tax^{MAR}

Analysis of impact of \$1-\$5/gallon gas tax^{NAP}

Zoning/Planning

Require bike parking at all new development >6 units & on sidewalks of business districtsSM

INCENTIVES FOR INDIVIDUALS

Housing

Renter/Home Owner Assistance

Base development & service fees on actual costs ^{SON}
Rent Control ^{SON}
Low-interest Loans ^{MAR}
Ceiling on deductability of all mortgage interest ^{ALA}
Require replacement housing for displaced residents in same neighborhood & at same prices ^{SF}

Quality of Life

High quality urban schools ^{SF}
Social equity audit on regional market-based smart growth policies ^{SF}
Smaller schools SM
Arts buildings, community centers SM

Employment

Financial incentives for people who live & work in same community (tolls for long-distance commuters) ^{SF}

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DECISION-MAKING/PLANNING PROCEDURES

Planning

Allow for more public involvement in planning, including honoring local voter decisions SM
Data analysis more reflective of local conditions ^{NAP}
Interregional planning cooperation ^{SON}

Regional Decision-Making Process

Redevelopment agencies must have a majority of non-elected citizens representing the views of local populace on the RDA as members SM
Include school districts on LAFCO ^{SON}
Link development to provision of services needed in impoverished communities ^{SF}
Large development should be put to a vote of the people, not planning commissions, councils, or boards SM
More public input on development SM
Rely on residents & elected officials to determine "holding capacity" (I.e. how many more sq. ft. of office space, people, etc. the infrastructure can support SM
Development Moratorium if any constraints by water, sewer, energy, etc. SM
Unify ABAG & MTC and develop regional plan dor land use and transportation ^{ALA}