

Varsh, Tess

From: Jill Shook [REDACTED]
Sent: Wednesday, May 26, 2021 6:26 PM
To: Varsh, Tess
Subject: re: housing solutions menu to be included in the Housing Element

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Dear Planning Commissioners,

Please see the following menu housing solutions for your consideration to be added to the Housing Element. We hope that you will take time to seriously consider each one. Sincerely, Dr. Jill Suzanne Shook

Tenant Protection Solutions:

- 1. Tenant Anti-Harassment Ordinance:**
- 2. Just Cause Eviction Ordinance:**
- 3. A Rental Registry:**
- 4. Fund a Tenant Opportunity to Purchase Program.**
- 5. Tenant's Right to Counsel Funding:**
- 6. Institute Rent Control**

Zoning / Production Solutions:

- 1. Congregational Land Overlay Zone:**
- 2. Incentivize affordable ADUs and JADUs. Allow more flexibility on ADU size (build a second story above parking on 1st floor):**
- 3. Remove Parking Minimums Citywide.**
- 4. Encourage "Missing Middle" housing types:**
- 5. Housing Overlay Zone, such as an Affordable Housing Overlay Zone:**
- 6. Introduce local density bonus program near transit:**
- 7. Allow housing in commercially zoned areas:**
- 8. Streamline the approval of deed-restricted, affordable housing, and permanent supportive housing within 30 days of application.**
- 9. Form-Based Code:**

Funding Solutions:

- 1. Vacancy Tax**
- 2. Unbundle Parking Cost from Rent Cost:**
- 3. Transfer Tax: "**
- 4. Affordable Housing Bond:**
- 5. Create an Affordable Housing Fund, funded by an Impact Fee**

Preservation Solutions:

- 1. Long-Term Preservation of Housing Subsidies – Community Land Trusts:**
- 2. Long-Term Stewardship of Housing – Community Land Trusts:**
- 3. City Purchases and Covenants (Preserves) Naturally Occurring Affordable Housing**

Other Solutions:

1. **Strategic Use of City-Owned Land:**
2. **Transitional Housing, Temporary Housing, and Shelters for Unhoused Folks:**
3. **Strengthen the Inclusionary Housing Ordinance:**

Jill Shook, Missions Door, Catalyst <http://www.missionsdoor.org/missionaries/shook-jill>

Doctor of Ministry, Bakke Graduate School

Blog: makinghousinghappen.net Websites: www.makinghousinghappen.org and makinghousinghappen.com

Author/Editor: *Making Housing Happen: Faith Based Affordable Housing Models*

Jill@ makinghousinghappen.com Phone: [626\) 675-1316](tel:626-675-1316)

