



TO: Councilor Duson, Chair
Members of the Housing Committee

FROM: Victoria Volent, Housing Program Manager

DATED: January 18, 2018

SUBJECT: Summary of Public Feedback on Housing Policy Proposals

Introduction

During the October 26, 2017 meeting of the Housing Committee, staff presented a feedback form consisting of eleven housing policy initiatives stemming from the 2016 “bucket list” of policy ideas as well as new policy proposals from staff and Mayor Strimling. A link to the feedback form was posted to the Housing and Community Development webpage to gather public input. On that same page was a link to the 2017 Housing Report noting that the list of housing policy proposals were outlined in detail in the 2017 Housing Report.

The public feedback responses received from October 26 through November 8 were presented to the Housing Committee at their November 8, 2017 meeting. The on-line survey remained active for additional public feedback through January 16, 2018. Between November 8 and January 16, three feedback responses were collected and have been included in the attached public feedback survey.

Summary

The final sample size of forty-six citizens does not allow for statistical significance and results should be viewed accordingly. Participants provided feedback by answering yes or no to fifteen questions. Room was provided to allow for further comment beyond the original yes or no answer. When a participant did not complete a field, the phrase “field not completed” was noted instead. Twenty-four additional comments (the final column on the right) were provided.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Housing Policy Proposal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Develop a strategic homebuyer assistance program ("HomePort 2")	Develop a foreclosure prevention program that will provide emergency grants to low-income homeowners in risk of foreclosure.	Secure Tenant Based Rental Assistance (TBRA) funding at \$250,000 a year minimum, using a combination of City funds and federal funds (roughly 50/50.)	Increase the condominium conversion fee significantly to fund TBRA and/or the Housing Trust.	Review the current condominium conversion ordinance to assess whether the tenant notice and relocation assistance requirements are being followed.	Create a "hotel linkage fee" to fund City housing programs. Community Land	Have the City take the lead in exploring the creation of a Portland Trust (CLT) that would receive consideration at below-market rate for surplus city property for housing development.	Utilize CDBG funding to establish an emergency rehabilitation repair program	Offer rehabilitation funding in conjunction with the Lead Safe Housing Program	Agree to administer Port and Water District's water efficiency and repair services program.	Consider creating a Housing Advisory Board, primarily consisting of housing professionals with some tenant and landlord representations.	Amend the Inclusionary Zoning Ordinance to include a fractional fee-in-lieu payment when units are provided on-site	Amend the Inclusionary Zoning Ordinance to remove the sunset clause.	Amend the Inclusionary Zoning Ordinance to increase the percentage of mandatory affordable units.	Amend the Inclusionary Zoning Ordinance to lower the affordability income level.	
Yes	19	19	25	28	18	26	30	18	21	15	24	16	15	28	24	
No	17	19	12	10	17	11	11	16	11	16	13	14	14	11	11	
Not Completed	10	8	9	8	11	9	5	12	14	15	9	16	17	7	11	

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Response	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes	Yes	Field Not Completed	No ,more affordable housing! We need the city to help the middle, working class to be able to afford to stay in the city and raise a family. These families are getting pushed out! Portland is becoming an either rich or poor city. Bad for Portland	No! Enough with the affordable housing!	Field Not Completed
Response	No. homebuying can be a trap. housing is one part of the dynamic of sustainable living. the ability to "move" to where employment is is critical and ownership can be a fatal hinderance in that process.	No. you mean like HARP that no one used...it could become a bank bailout.	Yes	Yes	Yes	No keep up like this and you will discover that tourists have choices, you cannot fund a city on the back of a tourist	emphatic yes	Yes	Yes	No. too much on your plate now	Yes	Yes	Yes	Yes	Yes	post report on line, link dead
Response	No. Enough other programs.	No, most foreclosures are a result of very fact-specific issues, like health problems or marital difficulties.	Yes. Tenants are most at risk of being forced out in this market. That is where the assistance should be focused.	Yes. Owners stand to profit significantly from the conversion. Charging them a significant fee may increase the price of the condo, but could increase the TBRA fund	No I think there is already enough scrutiny. No low-hanging fruit here.	Yes. The burst if hotels might be over, but if Portland can't impose a city lodging tax, it is the next best thing.	No. Don't believe a land trust is needed for this.	No. Too many other priorities for CBDG money.	No	No	No. Wouldn't be bad, but not in my top 5	No. Not sure what this means	Yes. It should be a permanent part of the ordinance, with amendments to make more far-reaching.	Yes. Increase to 15 or 20% with no buy-out option	Yes, worth evaluating	Not mentioned above, but of critical importance, is the need to reassess the 2015 amendments to the R-6 zone. While I believe the intent was to promote infill housing on vacant or very underutilized lots, it is flawed in not making a distinction between existing housing and vacant/virtually vacant lots. The mismatch in ordinance allowances vs. the existing scale of buildings creates an incentive to tear down perfectly good housing and replace it with over-sized structures that dwarf their neighbors. There should be size limitations where a teardown is proposed that will restrict the new structure to the massing of the structure it will be replacing. There should also be enforceable design criteria for all replacement structures to require compatibility with its surroundings. New architecture is fine, but it should be well-nuanced, now just a container to maximize the interior square footage. A neighborhood conservation district is one idea. Another approach is to revise the R-6 zoning to eliminate the space and height incentives for teardowns.

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Response	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Link to report does not work. Not enough time given to review report. Luxury condo/housing fee to fund housing	Yes	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Link to report does not work. Not enough time given to review report. Establish Luxury condo/housing fee to fund housing.
Response	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Yes	Yes	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Yes	Field Not Completed	As a Portland resident I am strongly supportive of any measures that will increase housing supply and balance the rental market relative to income. Though I am not well enough informed regarding some of the specific projects and policies above, it is clear that Portland must act both progressively and aggressively to increase housing availability at affordable costs. Building higher, attractive yet modest apartment buildings on the peninsula may be are best option, as it would also help to resolve parking and congestion.
Response	Yes	Yes	No	Yes	No	Yes	No	No	No	No	No	Yes	Yes	Yes	No	Field Not Completed
Response	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Field Not Completed
Response	No. Not sure on this one; leveraging private dollars where possible seems like a good idea, but I'm a bit skeptical that incentivizing home ownership rather than renting is the most cost-effective way to support housing affordability.	Yes. Yep, this seems like a good idea, and a good way to have a big impact with a small investment.	Yes. Ditto. Setting aside making it easier to build housing or improving transit, rental assistance seems like dollar-for-dollar the most effective way to helping people afford to keep living in Portland, especially considering the federal matching	No. I'm not wild about this; I'm all for the programs this would support but I'd rather pay for it out of general taxes.	No. Sure, seems sensible; not a top-five priority.	No. This seems really odd to me. Hotels create jobs so we should discourage that with a specific tax? Again, I'd rather pay for these programs with general taxes.	Yes. Seems like an interesting way to guide surplus city property toward housing. Worth exploring, at least.	No. Seems like a good idea, not in my top five	Yes. Seems like a good idea, where small investments in rehabilitation then enable eligibility for other programs.	Yes. Again seems like a good idea I wouldn't put in the top five.	Yes. Excellent idea! This is wonky stuff, and some dedicated professionals advising the committee (and the council) seems like a great idea. I suspect there are a lot of ideas that feel very attractive are not empirically well supported, and that expert advice would be invaluable.	No. I'm not familiar enough with the IZO to have an opinion here.	No. ditto	No. ditto	No. ditto	Overall it seems like good places to focus city dollars and effort are those where marginal investments can have big impacts -- helping people at the threshold of staying in their apartments or affording houses, or places where a small city assistance can make a larger federal program possible (e.g., lead abatement). One thing I don't see much of here are ideas for increasing the supply of commutable housing. Demand for living in Portland is high and growing -- and that's great! It means we're doing things right! But we have to get used to the idea that more people means more housing -- and more transit! Prices on the peninsula, where so many jobs are, wouldn't be such an issue if it were easier to live off-peninsula and commute without a car.
Response	No	Yes	No	No	No	No	No	No	Yes	No	No	Yes	Yes	No	Yes	How do we incentivize developers to not only build a % of affordable apartments, but entire blocks of them? What mechanisms does the city have to help get smaller projects off the ground? Is the city interested in helping a co-op develop housing?

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Response	Yes	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	How will housing professionals be chosen? How will conflicts of interest be avoided?	Field Not Completed	Yes	Field Not Completed	Yes	Field Not Completed
Response	No. There are plenty of low-cost mortgage product for first time homebuyers already integrated in the marketplace.	No. The foreclosure process is already ridiculously skewed in favor of borrowers. For all practical purposes, one can stay in a home for many months after being in default, with numerous opportunities for remedy and workout. There is simply no need for the City to provide any additional layer of protection.	No. The administration of these types of funds is best left to the Portland Housing Authority	No. Absolutely not. Condominium conversion promotes home ownership, prevents sprawl, and increases property values.	No. The City would benefit more by the elimination of the condominium conversion ordinance altogether	No. Why should the burden of funding affordable housing fall disproportionately to developers of hotels?	No. Why not sell the property at full market rate to private developers of market rate and/or affordable housing?	No. This is a nice idea, but it would require additional bureaucracy to administer. I could see this turning into a highly-controversial program with no fair way of awarding funds.	Yes. Placing the burden for lead remediation solely on property owners could have disastrous consequences to Portland's real estate market. If we are going to enact alarmist lead abatement policies, then the City should kick in to fund the remediation.	No. If the program is not a high enough priority for PWD to administer itself, the City should not be the financial backstop.	No. Absolutely not. Such a body is not needed. This would be simply an expansion of government for its own sake.	Yes. Developers should be able to pay a fee-in-lieu for any portion of the required IZ units. They should also be allowed to pay the fee in the future, as long as the affordable units are phased out due to tenants not renewing leases.	No. The Inclusionary Zoning Ordinance should be removed as soon as possible. It is a horribly written ordinance that the City is not equipped to properly administer.	No. Doing so would effectively stifle all development of rental properties greater than 9 units. That is already happening to a large extent.	No. Making the numbers work on a 10+ unit multifamily rental property is difficult enough even with all the units being market rate. Leave affordable housing development to the affordable housing developers who can use tax credits and subsidy in their financing stack.	Field Not Completed

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Response	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Field Not Completed
Response	Yes	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Field Not Completed
Response	Yes	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	Yes	No	No	No	Field Not Completed
Response	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes. Most important.	No	No	Yes	Yes	Please, please keep in mind the renters who are being financed out of their homes from the increasing rent rates. Individual home-owners who rent out typically look online and just price their housing at that value. PortProperty, BellPort, owning most of Portland's rental apartments, are going sky-high with prices, while not providing mandatory upkeep or maintenance.
Response	No. What would the staffing requirements be for this program? Would it be an added burden to the Planning Staff or would it require a new position to be made and filled.	Yes	Yes. Who would be responsible for requesting federal funds?	Yes. Is there a way to increase the cost for non-residents of the condos? So that the spaces used as a second home and occupants not buying more taxes within the City accept a greater burden	Yes	No. Use a penalty but not as a requirement for all new developments.	Yes	Yes	Yes	Yes	No	No. No fee should be required if units are provided on-site. Fees further diminish the incentive	No	Yes. Fix the rounding component so that developers are not tempted to max at 19, 29, etc. units	Yes. The affordability of units seems a bit skewed and not representative of actual affordability with special attention to what is defined as 'affordable' for home ownership	It might be worth providing a definitions page attached to the form so that the user is aware of what the existing 'Inclusionary Zoning Ordinance' or 'sunset clause' is
Response	Yes. There are residents with potential to be excellent homeowners but they lack the resources	A fluctuating economy which does not keep up with the cost of goods and services. It fosters a paycheck to paycheck environment which prevents homeowners from a six month mortgage savings.	Yes. The success of any community is its diversity. Diversity of income develops knowledge of the development of the community.	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes. Property owners should not be thrown up the bus. Resources are needed to make safe dwellings.	Yes. The importance of water quality has been ignored for good health.	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed

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Response	Field Not Completed	Field Not Completed	Yes	Yes	Field Not Completed	Yes	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Yes	No affordable senior housing initiatives? Portland has one of the oldest population demographics in the state-glaring omission.
Response	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Yes	No	No	No	No	Field Not Completed
Response	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Field Not Completed
Response	Yes. (#4) This was an excellent way to get middle class to live in Portland in the past. However, I don't know how effective this will be with the current heated real estate market.	Yes (#5)	No	(#3) Increase the condo conversion fees to \$10,000 per condo. Fees dues at application not at sale.	No. Only a band-aid fix and not getting to the root of the problem	Yes. (#2) Hotel Linkage fee needs to go fund the CLT and other housing programs on this list and not to the developers.	Yes. (#1) This is one of the most important topics. The money should be allocated or stay in the district where the penalty fees are acquired.	No. CDBG is being cut yearly so won't be any grants in the future	No	Yes. It would be great for the older residents.	No, because this means City Councilors will be subjectively selecting people who are pro-development. We have seen how unbalanced other volunteer boards and pro-business... examples are the Planning Board, previous pesticide ordinance task force, etc.	No	Yes. Unless you change the current Inclusionary Zoning Ordinance to increase the percentage of mandatory affordable units AND increase the opt out penalty to 250K per unit, the current Inclusionary ordinance is weak.	Yes, the required mandatory should be 33% with no optout	Yes, But in order for the Inclusionary Zoning Ordinance changes to be effective you have to make all the below changes as well: Increase mandatory percentage to 33%, increase opt-out to 250K/unit, and lower affordable income level, remove sunset clause.	I believe Munjoy Hill needs to quickly obtain a Conservation District status to specifically address in a coordinated and integrated fashion the below issues. Munjoy Hill is losing its character, identity and socio-economic diversity. This has been accelerated by the R6 zone changed which encouraged tear downs, removal of affordable apartments either by condo conversions or by STR (short term rentals), allowed developers to build too large of scale and mass of buildings, and bypass any architectural integrity to existing surrounding properties. -Over 20 Munjoy Hill Properties have been demo'd or will be demo'd and what is going up are over NOT matching architecturally or scale/mass of surrounding Munjoy Hill properties, and majority have been converted to luxury condos. - STR policy needs to be changed immediately to occupied owner unit (not building but 1 housing unit) ONLY. (Backed up by a McGill study from August 2017)
Response	Yes	No	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Thanks for the report and for reaching out with the survey. Next time, a brief paragraph under each question explaining the technical terms would generate a wider and more educated response.

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Response	No	No	Yes	Yes	No	Yes	Yes	No	No	No	Field Not Completed	No	Yes	Yes	Yes	While some of these suggestions might help a bit, they are woefully inadequate to grapple with the housing problems that Portland faces. A good first step for the council to take that would be both cost-efficient and meaningfully inform a reasoned debate would be to include rents as part of the housing registry so that the City can have a set of comprehensive and reliable statistics about rental units in the city.
Response	No	No	Yes. I think this is a high priority to explore since it could help the neediest households bridge the gap of affordability in relation to housing cost.	Yes	No. Prior to increasing the tenant notice/relocation assistance requirements I think it would be best to assess the current system's impact.	Yes	No	No	Yes	Yes. Helping households increase their water efficiency, thereby decreasing cost of operations and environmental impacts, seems like a highly positive outcome for a relatively small amount of annual cost.	Yes	Yes. This type of flexibility seems appropriate and reasonable.	Yes	No. I think the current ordinance should remain in place as-is, allowing for additional time to gather data about the outcomes.	No. I think the current ordinance should remain in place as-is, allowing for additional time to gather data about the outcomes. I think it is important to keep in mind that while lowering the income level that is required sounds very positive on paper, it could have much broader implications and impacts. There are plenty of groups that want to provide affordable housing in Portland. It would likely be more effective to support their efforts via TIFs, TBRA, and continued progressive zoning approaches.	I selected more than 5 options since some of the questions relate to the same "topic" in my opinion. Funding TBRA, removing the sunset clause on the Inclusionary Zoning Ordinance and all for fractional fee-in-lieu, PWD water efficiency and repair program, considering a hotel linkage fee, and considering rehab funding in conjunction with the Lead Safe Housing Program - I think these are all great concepts which could help move the housing affordability needle in the right direction.
Response	No	YES, priority number 1 based on criteria of policies mitigating displacement as the most urgently needed right now	YES, priority number 1 based on criteria of policies mitigating displacement as the most urgently needed right now	YES, if rent stabilization passes we will have to increase the cost of condo conversion much more than this in fact	YES, if rent stabilization passes we will have to increase the cost of condo conversion much more than this in fact	Field Not Completed	YES, priority number 1 based on criteria of policies mitigating displacement as the most urgently needed right now	No	No	No	YES, priority number 1 based on criteria of policies mitigating displacement as the most urgently needed right now	No	No	YES, priority number 1 based on criteria of policies mitigating displacement as the most urgently needed right now	YES, priority number 1 based on criteria of policies mitigating displacement as the most urgently needed right now	the late release of this call for feedback is rather infuriating. i would like to see the deadline for feedback extended and a full fledged civic engagement campaign launched.

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Response	Yes	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Yes	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	The alert for this was posted on Oct. 27, the report is 49 pages of data and policy language, and you want responses back by November 5? That is not nearly enough time to spread the word to others and process the information in the report. This needs to be communicated more broadly, with longer notice. Doesn't the current housing crisis, and the people who worked to put together the report, deserve that?
Response	Yes	No	No	Yes	Yes	No	Yes	No	No	No	No	No. I don't know what this means.	No. I can't comment on this.	Yes	No. This sounds backwards. The income level to get affordability is extremely low. Why should it be lowered even more? Terrible idea.	More focus needs to be brought to working class and middle class housing. Affordable housing currently only applies to poor folks and while it is great their needs be met, the working class and middle class are being ignored and pushed out.
Response	Field Not Completed	Field Not Completed	Yes	Yes	Yes. Why isn't this already being done?	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Yes. For rental units, this need to be Portland median RENTER income. The current renter income level provides for a rent that is HIGHER than current market rent, and so accomplishes no policy goal. For rental workforce housing to be created, target the workers who rent.	Substantially increase the opt-out fee in Inclusionary Zoning, based on a percentage of property value rather than a flat fee, or end it so that inclusionary units are required. Certainly if the percentage of units required is increased, no one will choose to build them with the current, low opt-out option in place. Also, limiting survey choices to 5 is not reasonable. I would have also chosen #1 and #2... You could have asked for a rating in order of priority if that was the purpose in limiting choices. Finally, there was almost no lead time for this survey, and little dissemination, which makes it appear as though this is a purely pro forma exercise. Please review the comments on the Portland Participates Facebook page.

Housing Policy Proposal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Additional Comment
	Develop a strategic homebuyer assistance program ("HomePort 2")	Develop a foreclosure prevention program that will provide emergency grants to low-income homeowners in risk of foreclosure.	Secure Tenant Based Rental Assistance (TBRA) funding at \$250,000 a year minimum, using a combination of City funds and federal funds (roughly 50/50.)	Increase the condominium conversion fee significantly to fund TBRA and/or the Housing Trust.	Review the current condominium conversion ordinance to assess whether the tenant notice and relocation assistance requirements are being followed.	Create a "hotel linkage fee" to fund City housing programs.	Have the City take the lead in exploring the creation of a Portland Community Land Trust (CLT) that would receive consideration at below-market rate for surplus city property for housing development.	Utilize CDBG funding to establish an emergency rehabilitation repair program	Offer rehabilitation funding in conjunction with the Lead Safe Housing Program	Agree to administer Portland Water District's water efficiency and repair services program.	Consider creating a Housing Advisory Board, primarily consisting of housing professionals with some tenant and landlord representations.	Amend the Inclusionary Zoning Ordinance to include a fractional fee-in-lieu payment when units are provided on-site	Amend the Inclusionary Zoning Ordinance to remove the sunset clause.	Amend the Inclusionary Zoning Ordinance to increase the percentage of mandatory affordable units.	Amend the Inclusionary Zoning Ordinance to lower the affordability income level.	
Response	No. Not clear to me that this program would benefit those who need the help most. Seems like more of a benefit to those that can already afford housing, with the PMI assistance.	No. Seems ripe for abuse.	Yes	No	No	Yes. Agree that hotels need workers, they can't afford to live out of city with long commute.	Yes. If I understand this correctly, this would be similar to the Vesper St townhomes arrangement? If so, very much in favor.	Yes	No. Not that this is a bad idea, just not in my top 5.	No. Not that this is a bad idea, just not in my top 5.	Yes. I think this is crucial, so it is clear where these policies come from.	No. Good idea, but seems small in impact, so not top 5	No	No. I'd want to see a lot more information on how this would impact the building of new housing units in the city. I'm worried it would discourage development too much.	No. Might make it even less likely that affordable units are included in development vs. opting out with fee.	I pay a fair amount of attention to housing issues in the city, but I found this to be a hard comment form to complete because the items are so specific and we don't get a lot of details on the recommendations in the housing report.
Response	Field Not Completed	Yes. This could be very helpful to people who are in dire straits who are just trying to stay in their home. This could be very helpful in giving the current workforce the option of staying here in Portland, rather than moving to outlying communities.	Field Not Completed	Field Not Completed	Field Not Completed	Yes. I think hotels are part of the problem here in Portland. They hire people at such low wages, their employees cannot afford to live here. Then, they are forced outside of the city, which means they have to drive in everyday, causing more traffic than is acceptable. The hotels need to do their part. Since we have several new hotels in "the works", this is the time to start this linkage fee.	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes. A Housing Advisory Board that actually helps the City make policy (with teeth) could go a long way in helping us avoid unnecessary and divisive referendums in the future.	Field Not Completed	Field Not Completed	Yes. More affordable units would go a long way in helping us solve the problem of inadequate affordable housing.	Yes. Frankly, the current income level of Inclusionary Zoning units is almost market rate. The current ordinance does not actually help the working class. So, yes, I would like to see it lowered.	Field Not Completed
Response	The report does not describe this initiative enough for me to form an informed opinion on this policy.	No. Meh. Homeowners already receive more benefits and have more protections than renters. I'd like to see similar protections for renters to avoid conviction	The report does not describe this initiative enough for me to form an informed opinion on this policy	Sounds OK but the report does not describe this initiative enough for me to form an informed opinion on this policy.	Yes I think it worthwhile to know if policy is being properly enforced	Yes	Yes	Sounds OK but there are a lot of projects worthy CDBG funding	The report does not describe this initiative enough for me to form an informed opinion on this policy	The report does not describe this initiative enough for me to form an informed opinion on this policy.	Yes. Include activists on this Board	Yes. My Google translate app does not have a setting for "Planerese" so I translated it into Samoan and then back into English it read: "Establish Payment of Payments to include a payment reduction payment when units are provided on the site.	Yes	Yes. 14 & 15 should be one or the other but not both	Yes. 14 & 15 should be one or the other but not both	First of all the definition of 'affordable' has a built in class inequality. Why should a person earning \$10,000 a year be expected to live on \$7,000 for non-housing purposes while someone making \$100,000/year would be expected to live on \$70,000 for non-housing expenses? Why shouldn't the person earning \$100,000 (or \$1,000,000/year) be expected to eat ramen noodles, walk or take a bus to work, not take a vacation, and not save money for the future? Here are a few suggestions: - lower the overall cost of living, e.g.; provide universal WiFi via progressive tax - Deed restrictions. Especially for those who want to buy the public rental units that they live in - Sharing economy. Program for homeowners with big houses to rent rooms - Weatherizations grants/loans to lower the heating costs for tenants - Program to rent AirBnB units during the school year (i.e., no the summer season) - Land tax on open space (e.g., parking lots) as if it were built to maximum density - Modify the R6 so it isn't just used to build luxury \$900,000 condos. That was not the intention of the change - Inclusionary zoning based on total project square footage and/or bedrooms, not simply units. Furthermore: - The report is long on stats but short on analysis and details of recommendations. - The pie charts on page 18 are wicked hard to read, it should be a bar chart - read Edward Tufte on visualization of information. - The fields in this form are very small and hard to edit. - The public outreach on this was not good and the questions in this survey are complex and not for the general public

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Response	Field Not Completed	Yes. This is very important now more than ever as many are living hand to fist one incident (job los, health issues)	Yes. Can cause a tumble that may be impossible to recoup from. Sometimes we all need a little help up!	Yes. \$300. is a meager amount. Not sure if owner occupied condo conversions need to be treated differently than investor conversions (\$1 - 5K) per unit!	Field Not Completed	Yes. Absolutely they are stressing our infrastructure more than any other type of development.	Yes. Absolutely needs to be done ASAP	Yes. This program is very useful. I have utilized it myself to repair my roof & replace my back deck. Almost paid off!	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	(1) Inclusionary Zoning should be 30%. (2) Short Term Rentals (STR) (i.e. AirBnB should be owner occupied only! No exceptions. **McGill University Study 8-20-17, check it oOut!!	
Response	Field Not Completed	Field Not Completed	Field Not Completed	Yes (#3)	Field Not Completed	Yes (#2)	Yes (#1) There is good opportunity for progress here, but any CLT should work closely with Land Bank Committee	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes (#4)	Field Not Completed	Field Not Completed	Yes	Field Not Completed	1) Please consider changing how Inclusionary Zoning Ordinance fee-in-lieu funds are used after placement in the Housing Trust Fund. Some, if not all, of the funds should stay within the neighborhood from which they derive to protect socioeconomic diversity. 2) Implement housing policy 2a (20% affordable) and/or double the \$100,000 fee-in-lieu option; Implement 2b as well. 3) Explore incentives for maintaining and developing owner-occupied units, and avoiding excessive stock of investment properties.
Response	Field Not Completed	Yes	Yes	Yes	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	I just found out about this today so hopefully my response will still be counted. I found some of these concepts would require further research to make a truly informed recommendation but I did my best.
Response	Field Not Completed	Yes	Field Not Completed	Yes	Field Not Completed	Yes	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Field Not Completed	
Response	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	Yes	No	Yes	Field Not Completed	Field Not Completed	

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Response	Yes	Yes	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes. With Much Tenant Representation	Yes	Yes	Yes	Yes	<p>This form, it's deadline, it's format and language is exclusionary design. Asking a multi diverse city of 65-75 k people to fill a survey about an important issue like housing with a one week notice, with specialized language and acronyms is just shameful. I am a native english speaker, with some time to even fill out this form - and I am incredibly frustrated. You have to do better City Hall. You are not serving us well with practices like this.</p> <p>These surveys are a good idea but next time please use accessible language and link to the policies referenced in the survey. For example, the "current condominium conversion ordinance" is referenced but how are respondents supposed to know what that entails? Please provide accessible information on the zoning ordinances and the impact of proposed changes.</p> <p>Honestly, I'd like to see all of these topics addressed to some degree, if possible.</p>
Response	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes	Yes	
Response	No	No	Yes	Yes	No	Yes	Yes	No	No	No	No	No	No	Yes	Yes	
Response	Yes	Yes	Field Not Completed	Yes	Yes	Field Not Completed	Yes	Yes	Yes	Field Not Completed	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	
Response	No	No	Yes. Also fund it by instituting a city income tax that only applies to folks making over \$300,000/year	Yes	Yes	Yes	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Field Not Completed	Yes. make sure that those making min wage can afford a place here	
Response	No	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	No	No	No	Field Not Completed
Response	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Field Not Completed