

Breakout Group 1

Goal H.1: Increase equal housing opportunities (Increase housing opportunities for a variety of populations, including racial minorities, persons with disabilities, etc.)



ACTION: Assist in providing fair housing workshops for tenants and landlords, and include information on complying with American Disability Act (ADA) laws

DISCUSSION:

- Strong support and value in conducting the workshops and letting people know what resources are available to help them
- Expand to a wider range of participants
- More reach-out is needed on very low/low income residents who may be more reluctant to speak-up and participate
- Disabled community members may be more limited in participating and efforts need to be more inclusive
- Access/advocacy is needed in promoting the program
- Realtors need to know and share this information to buyers of properties to be used as rentals

TAKEAWAY:

- Continue
- Do more outreach to let people know the workshops are available

Parking Lot

- Permanent micro-sheltering environments are needed

Breakout Group 1

Goal H.1: Increase equal housing opportunities (Increase housing opportunities for a variety of populations, including racial minorities, persons with disabilities, etc.)



ACTION: Ensure that the City does not have regulatory constraints that impede protected classes from obtaining housing. Annually review the City's fair housing procedure to maintain compliance.

DISCUSSION:

- More awareness of and what the definitions of "protected classes" are needed

TAKEAWAY:

- Make information prominently available of what the definitions of "protected classes" are and how these protections apply

Parking Lot

.

Breakout Group 1

Goal H.1: Increase equal housing opportunities (Increase housing opportunities for a variety of populations, including racial minorities, persons with disabilities, etc.)



ACTION: Explore funding and resource options to partner with the Disability Action Center to maintain an inventory of units accessible to people with disabilities. Share information with architects and builders to encourage accessible design in new developments.

DISCUSSION:

- Realtors play a key role in getting the information out to the community
- Building codes address the majority of accessibility factors
- Consider adding incentives to providing more accessible building design and products

TAKEAWAY:

- Continue with the program
- Explore possible incentives/resources for market-rate developers to build accessible units

Parking Lot

.

Breakout Group 1

Goal H.1: Increase equal housing opportunities (Increase housing opportunities for a variety of populations, including racial minorities, persons with disabilities, etc.)



ADDITIONAL ACTIONS UNDER THIS GOAL?

DISCUSSION:

- Formation of a Racial Equity Committee may be an option to assess issues to inform possible policy or education efforts
- Inform and expand upon any incentives that may be offered by providing ADA units and/or increased accessibility
- Emphasis is needed to allow for and strengthen aging-in-place
- More diversity is needed in the building types and products that allow for aging-in-place

TAKEAWAY:

- Continue and expand on the program
- Look for incentives in providing more housing opportunities to special populations
- Form a Racial Equity Committee

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Implement the Corridor Opportunity Site overlay as described in Land Use Element Goal 2.3.1 through the use of incentives and flexibility in development standards

DISCUSSION:

- Concern regarding gentrification when this development is adjacent to established neighborhoods; don't push people out of their neighborhoods
- Example—What's happened on Nord Ave issue—the new student complexes
- Off-set the impacts (increased traffic, decreased walkability) to older neighborhoods-- increase public transport with better intervals between buses—lead times are far too long to be meaningfully useful, increase bike parking, alternative transportation
- With the increased density, the impact needs to be softened—make additional improvements to improve conditions for those already in the neighborhood
- Staff mentioned the multi-modal concept encouraged by State/Fed funding sources for infrastructure and mentioned attending B-Line meetings that solicit input on an annual (?) basis

TAKEAWAY:

- Look comprehensively at possible impacts to existing adjacent neighborhood and come up with actions to alleviate impact
- Integrate multi-modal forms of transportation

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Maintain an inventory of vacant and underutilized residential parcels

DISCUSSION:

- Keep doing it and continue to update the list

TAKEAWAY:

- Keep doing it and continue to update the list

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Highlight the incentives to build affordable housing found in the Land Use Element to developers

DISCUSSION:

- The various incentives were described, as well as State laws enacted to expedite affordable housing project review and approval. SB 35 was mentioned that has the goal of streamlining local reviews of projects.
- Issue with SB 35 is that a “skilled and trained workforce” is required and that isn’t available in our area

TAKEAWAY:

- Advocate at State level for changes for more flexibility

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Implement the Downtown Element of the General Plan to support higher density residential development Downtown

DISCUSSION:

- Continue
- It was explained that there are three projects currently in some state of progress, but two are stalled
- Group asked what have been the constraints/holdups? Parking issues? Other?
- Incentives? Focused subsidy? Not inclusionary, but “incentive” zoning

TAKEAWAY:

- Ask current developers of stalled projects downtown the reasons behind the delays to perhaps pursue solutions that may be within the City’s control
- Look at possible incentives

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Continue to implement the Traditional Neighborhood Development Code (TND) that promotes higher density, vertical and horizontal mixed use and greater flexibility in meeting parking requirements

DISCUSSION:

- Minimal discussion—good to keep

TAKEAWAY:

- Keep and continue

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Regularly assess the need to amend the City's Zoning Code and Design Guidelines Manual to promote design flexibility for residential developments

DISCUSSION:

- It was shared that City staff continually reviews and amends code as necessary to be in compliance with State regulation and in response to local need (Camp Fire, etc.)
- Potential new zoning requirements coming from State legislation that will allow up to four dwelling units on parcels currently zoned R-1 (low density)—this could be feasible for larger parcels
- Appreciation was voiced regarding the reduction in impact fees for small units and a desire to continue consideration of lesser fees for studio and one bedroom units—concern that small units have subsidized larger units for a very long time

TAKEAWAY:

- Keep abreast of State requirements and local need to adjust code as needed
- Continue review of fees for small units to encourage their development

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ACTION: Support emerging cost efficient and green housing models

DISCUSSION:

- There is interest in getting more sustainable building materials and types allowed. Staff indicated that the State adopts a building code and that local jurisdictions must follow with locally adapted codes. Increased energy requirements are now a key factor in building design, as all new residential development must have solar energy.

TAKEAWAY:

- Explore how we mesh important safety requirements and sustainability with ability to feasibly (reasonable cost) produce affordable housing?
- Advocacy at State level?

Parking Lot

.

Breakout Group 1

Goal H.3: Promote construction of a wide range of housing types



ADDITIONAL ACTIONS UNDER THIS GOAL:

DISCUSSION:

- How do we strike a balance between need and NIMBY?? Education? Incentives?
- The State has imposed regulations (i.e., Housing Accountability Act) that take away the City's discretion to deny projects on the basis of community opposition. Staff pointed-out that this has been a significant factor in facilitating residential development because in order to reduce the density or deny a residential project, there are now State-required findings that need to be made that the project would impact public health and safety. The allowable criteria for such findings is very narrow.

TAKEAWAY:

- Pursue public education/engagement
- NIMBY resistance to housing has a higher standard to prove there is an impact to public health and safety in order to reduce density or deny projects

DUE TO TIME CONSTRAINTS, THE GROUP WAS NOT ABLE TO DISCUSS THE FOLLOWING ACTIONS:

- Work cooperatively with nonprofits, charitable organizations and training institutions to expedite project processing and reduce regulatory barriers to the development of specialized housing that meets a community need
- Promote the development of an adequate number of one- and two-bedroom apartments to serve small households
- Provide for infrastructure and service demands generated by residential development.

Parking Lot

.

Breakout Group 2

Goal H.2: Provide housing that is affordable to low-income households



ACTION: Provide federal and state financial assistance, as available, to affordable housing developers and require that units are affordable to low, very low and extremely low-income households for at least 30 years.

DISCUSSION:

- In terms of housing goals and accomplishments, extremely low income is below target goals to address need. What is the major factor contributing to the inability to meet those goals?
 - Limited public funding is the main contributing factor. Loss of redevelopment funds.
- The target number of housing is established, and funding is substantially less than what is needed. How could the city meet the goals that are established in the plan?
 - Unable to with current funding levels. Local government can provide a below market rate loan via soft loan, upfront subsidy. Developers can apply for grants from the city or state. But the funding levels are inadequate to meet the need.
- This is frustrating because it is a huge problem and causing a tremendous amount of difficulty. Housing is a need, yet the funding does not exist. What is the solution? How does the housing element fit in?
 - Two local strategies are a housing trust fund, and inclusionary zoning policy. The City has helped set up the North Valley Housing Trust, which pools public and private money, and uses those funds to leverage other public and private funding from outside the community. Inclusionary zoning uses the private market to require a percentage of newly built units to be set aside at rents/prices affordable to lower income households.
- Is there was a way to collate the smaller organizations funding and make them easily accessible?
 - That is the idea behind trust funds.
- Affordable housing is very important for the community.
- Funding does not match the goals. Housing trust is an option. With inclusionary zoning that cost is not subsidized by public funds. Inclusionary zoning means that the developer must build so many so the market can subsidize the cost of the low market housing. No identified funding source, so what is the limiting principle for submarket housing? How can we support subsidized housing in the community?
 - Inclusionary zoning policy, local trust funds.
- Concern: Making units more affordable will make units less available because developers would have to compensate for the lower rents that they have to set aside.
- Many cities have done this, and it has worked

TAKEAWAY:

- Follow up on inclusionary housing- research case studies and potential impacts; most participants supported the concept; two participants were skeptical it would work.
- How do we meet housing needs given the lack of funding?

Parking Lot

- Inclusionary Housing and Zoning
- Infill Housing

Breakout Group 2

Goal H.2: Provide housing that is affordable to low-income households



ACTION: Inform the community and decision-makers of the benefit of smaller and more affordable housing such as SROs and ADUs through annual Housing Element reviews and housing market reports.

DISCUSSION:

- In Chico, we used to have owner occupancy requirement for ADUs, now there is doubling of density for a single-family lot. Developers buy single family, add ADU in the back and rent both units out. A good way to provide additional units, yet there are other impacts. We will find out those impacts in a few years.
- I would like to give a shoutout to Chico for encouraging the production of ADUs and making more rooms available. Those are good steps in providing housing that does not require a lot of new development and that is affordable. That is something that I would support strongly as a goal.
- There is a housing crisis for a reason. Happy that it is more sustainable, but it is not cheap. The idea that building new can be affordable is a real challenge. We are so far off that in my mind if we have limited resources and we are trying to help as many people as we can, we need to look at existing housing. We need to preserve our public resources and spend them judiciously. You walk into a community, what is most affordable? The older stock. Looking at existing housing stock, if we can spend more time doing that would be a legitimate way to address this.
- ADUs really have a place in our community. ADUs are components of affordable, environmentally friendly housing as opposed to large-scale single-family housing development. Those type of units are going to be more affordable and they are an important component especially for affordable housing in the future.

TAKEAWAY:

- General support for ADUs and SROs. Important to look at existing housing as opposed to creating new developments.
- Questions around future impacts of increased ADUs.
- Location of housing, given environmental constraints must be taken into account when talking about the production of housing.

Parking Lot

.

Breakout Group 2

Goal H.2: Provide housing that is affordable to low-income households



ADDITIONAL ACTIONS UNDER THIS GOAL: None.

DUE TO TIME CONSTRAINTS, THE GROUP WAS NOT ABLE TO DISCUSS THE FOLLOWING ACTIONS:

- Develop a range of Mixed Income/Inclusionary Policy options that are responsive to the economic and political environment for City Council consideration
- Update the Affordable Housing Resource Guide and make it available online.
- Annually complete a Housing Element review on implementation progress and make findings available to the community and City Council.

Parking Lot

.

Breakout Group 3

Goal H.4: Encourage the creation of housing for persons with special needs



ACTION: Encourage the development of a variety of housing options for seniors. Promote programs that allow seniors to age in place

DISCUSSION:

- Aging in place for seniors is important, undocumented need
- Prioritize senior housing. CHIP senior housing for has a waitlist of 83 people—Very current list. Need for affordable housing demonstrated by report.
- Housing Rehabilitation is important for seniors to stay in their homes
- Americans struggle to save for retirement, as people age, I fear that seniors may find themselves unhoused, affordable housing should remain the focus
- Grandma is getting older, limited transportation availability. Affordable senior housing is often too far away from services and will continue to need increasing support.
- Passages does not provide hands on housing support. Home sharing is a part of the solution. Seniors have housing and should remain in it. Caretaking needs to be considered in housing solutions.
- Is the need still there? Absolutely. Senior housing on Park Ave has a waitlist 2 years long.
- As a senior housing model, consider construction of smaller of cottage units (like the ones behind Safeway), to make more affordable fee structure should not be per unit, but based on sq footage. Incorporate power back ups for outages, seniors are more likely dependent on medical devices
- As an older person, we need to think about how isolating it can be when you are old. Having community housing projects that have easy access to getting places where people can form community and get around. Transportation is a huge part of barriers. Access to services and activities, like museums and things that help you feel a part of the community should be considered when deciding where to locate senior housing.

TAKEAWAY:

- There is a substantial need for senior housing, it should be a priority
- We need new units that accommodate the unique needs of seniors in terms of access to services, transportation and not being isolated from community
- We need programs to help seniors age in place, like housing rehabilitation, home sharing
- Options to construct smaller, cottage style homes with lower fees should be considered and encouraged

Parking Lot

.

Breakout Group 3

Goal H.4: Encourage the creation of housing for persons with special needs



ACTION: Support the development of Single Room Occupancy (SRO) apartments and ADUs through funding and highlighting code incentives found in the General Plan Land Use Element

DISCUSSION:

- Not many SROs in Chico
- CHIP has some but have found it would be helpful for supportive services at these spaces and associated funding
- Used to have SROs downtown, unsure of why they were turned into offices. Large houses or individual leases with a common space is seen with students but could work with seniors too.
- Are there Zoning restrictions for SROs? Could this impact new construction?
- Need for higher density development to offset operational costs of SROs due to lower rents
- We used to have about 4,000 SROs downtown, there is historical stigma (they were referred to as “flop houses”)
- New SROs face hookup fees and parking minimums—can these be minimized?
- Neighborhood opposition ongoing issue
- Concerned that profitability of affordable properties is tied to density and why should special needs housing be tied to SROs? Are other housing models an option? In future meetings, rent control should be talked about it, so people can maintain their housing—Will help with aging in place
- From experience in Orange County, saw funding go to a rental project for rehabilitation, maintaining older buildings, and as a result gentrification happened. Maintenance and rehab conversations should include rent control. Otherwise, it raises prices.
- It's unfortunate that people can't maintain housing, something put in place to make sure there wasn't an increase in rents would be helpful. Concerned about loopholes where people are forced to move after their unit is rehabilitated and offered at higher prices. Concern post-rehab would not serve the same populations.
- My life is better if I know I'm not getting rent increases
- Is there a way for occupants in rental projects to have equity in projects? Modeled on ownership-equity? Would this keep people in place?
- My rent went up in January and the week after I got a letter informing me that it will go up again in May.
- Most SROs have a 2-3 year waitlist currently in chico

TAKEAWAY:

- Most participants felt that Chico should consider rent control as a way to curb housing costs and provide housing security
- SROs have a role to play in providing affordable housing, but typically need services and the funding to support those services to be truly successful
- SROs face challenges with neighborhood opposition, infrastructure costs—how can these issues be addressed?

Parking Lot

.

Breakout Group 3

Goal H.4: Encourage the creation of housing for persons with special needs



NEW ACTIONS UNDER THIS GOAL: None.

DUE TO TIME CONSTRAINTS, THE GROUP WAS NOT ABLE TO DISCUSS THE FOLLOWING ACTIONS:

- Encourage CSU Chico to continue involvement with the community in campus housing plans.
- Continue the Tenant Based Rental Assistance Program (TBRA) to assist households at risk of becoming homeless and who are participating in a self-sufficiency program

Parking Lot

.

Breakout Group 3

Goal H.6: Increase homeownership



The group had a general discussion about Home Ownership rather than focusing on the current Housing Element Actions under this Goal

DISCUSSION:

- I think we should not focus so much on homeownership and focus more on renters. Chico has more renters than homeowners. I fear that monetary incentives on homeownership could lead to gentrification like it has in other communities.
- Many who would like to buy a house cannot finance or find units. Feel we need training for lenders on how to work with these households and find more innovative ways to help them.
- It seems like monetary supports for homeowners is a “feel good” solution and not addressing needs for the majority of low-income households who need a rental.
- How much energy can be generated around encouraging property ownership (buy land/lots instead of already built homes) and build alternative materials affordable homes – i.e. prefab. I am not very knowledgeable about alternative materials but have seen examples of beautiful prefab homes that are affordable.
- Homeownership does change people’s lives. Having a fixed asset, building equity, moving forward financially. Self-Help models take away the pressure on low-income households to buy more than they need in housing.
- Healthy communities have a diverse selection of housing types and solutions. If there is enough housing, we will have a flow of people in and out depending on their stage in life. Home ownership for low-income households is a part of this, but we do need a full spectrum of housing for everyone.

OTHER:

- Quality rental products that serve people at different points in their life are needed. Private market providing it less and less. It pushes into finding creative solutions or subsidies.
- Creating affordable housing and maintaining affordable housing must be a part of the same conversation. Rent control has to be included to ensure that not only are people getting affordable housing, but are able to keep affordable housing. Otherwise, the problem is perpetuated.
- How do we change our structural barriers to creating and sustaining affordable housing, including planning processes, excessive single-family zoning, permitting costs, and standards that prevent non-traditional building methods?

TAKEAWAYS:

- Some people felt the City should stay focused on assistance to develop affordable rental housing, others see the benefit in also assisting with self-help home ownership for low income households.
- We need innovative methods and non-traditional models, like helping with the purchase of land and buying manufactured homes. Work with lenders on innovative ways to finance and provide mortgages.

Parking Lot

- We have plenty of evidence that the kind of development being encouraged by the Chamber of Commerce ends up costing more in the long run that it generates for the city. Since funds are so tight, how is that impact/result being considered?
 - The 2014 Housing Element mentioned both the elimination of redevelopment agencies and the City’s downsizing of departments as reasons we were seeing an enormous shortfall of low-income housing. Should the City be looking at reviving the Housing and Neighborhood Services Department? How would it be funded?
 - How do you ensure progress on the Housing Element? How do you hold the city accountable to these goals?

Breakout Group 3

Goal H.6: Increase homeownership



NEW ACTIONS UNDER THIS GOAL: None.

DUE TO TIME CONSTRAINTS, THE GROUP WAS NOT ABLE TO DISCUSS THE FOLLOWING ACTIONS:

- To the extent possible, promote homeownership through the Mortgage Subsidy Program for low- and moderate-income first-time homebuyers. A funding source is not currently available, but may become available through State HCD in the future. Apply for potential funding sources for this program
- Pursue resources to offer self-help housing, such as Habitat for Humanity and CHIP homes, to low-income first-time homebuyers.
- Support, to the extent possible, counseling on the responsibilities of homeownership and debt management through assistance to local housing and credit counseling service providers

Parking Lot

Breakout Group 4

Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods



ACTION: Continue to support planning at the neighborhood scale

DISCUSSION:

- Neighborhood watch was really important but has fizzled out.
- Helps with neighborhood connectiveness
- Infill development
- Fresh ideas for energy efficiency
- Conversation about Chamber report about high end housing
- Address needs of people living in Chico
- Chamber report
- ADUs may revitalize neighborhoods
- Want to see options, instead of subdivisions
- Valley oak village "co-op" shared composting, shared garden, shared facilities in a more affordable format

TAKEAWAY:

- Citizens would like to see more options for keeping uniqueness of neighborhoods
- Neighborhood revitalization through new ADUs

Parking Lot

- Ask PD to assist with re-energizing neighborhood watch

Breakout Group 4

Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods



ACTION: Maintain a list of existing affordable housing developments that are at risk of losing affordability covenants and collaborate with other housing entities and developers to preserve their affordability.

DISCUSSION:

- Cottages behind Safeway on Mangrove – Walker Commons
- Housing Trust be involved with preservation of affordable units?
- East/Cohasset – parking lot – possibly develop small cottage units
- Look at vacant parcels for RHNA numbers – focus on infill
- Does Chico State factor in student housing at CSUC?
- Risk of covenants – does study have a way to extend the covenants? – there are programs out there to extend affordability of housing, typically through rehabilitation of a unit
- IIG – gear toward larger development, R3 lots, access for private homeowners for grant funds
- Want to drive infill development – should come from City zoning
- Incentivize infill
- As long as its established as a development ready area, then neighbors may be more willing to accept infill
- Upzone single family R1 lots to encourage additional buildings on those lots – is there funding to go toward a project like this?

TAKEAWAY:

- Track developments to ensure they remain affordable
- Look at vacant parcels to create small cottage units that are affordable
- Focus on in-fill development, incentivize infill development

Parking Lot

- Land availability study done in 2018 before fire, has anything been done with this document?

Breakout Group 4

Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods



ACTION: Continue the City's Sewer Connection Assistance program for low-income homeowners

DISCUSSION:

- Yes, supportive of this program
- Maybe include multiple families/property owners to reduce the infrastructure costs of connecting to city sewer
- Encourage city to have more outreach to target populations to get connected to city sewer (even if not low-income qualified)

TAKEAWAY:

- Continue programs but look at funding sources to assist those who are above the low-income category
- Continue to target populations to encourage connection to city sewer

Parking Lot

.

Breakout Group 4

Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods



ACTION: Continue the City's Code Enforcement efforts to preserve existing neighborhoods through the elimination of blight and improvement of substandard housing

DISCUSSION:

- Reviewed what 'blight' could mean and look at health and safety of the property (weeds/trash/abandoned cars/sewer)
- Fire risks handled both by code enforcement officers and fire (weeds)
- Encourage code enforcement to enforce the code (not encourage something new)

TAKEAWAY:

- Review what 'blight' means and continue to enforcement what is existing policy in City Municipal Code

Parking Lot

.

Breakout Group 4

Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods



ACTION: Collaborate with stakeholders to expand the annual “Drop and Dash” Programs that cleans up neighborhoods by hauling away unwanted items

DISCUSSION:

- Agree this is a great service
- Need to be more organized to find better places for items, such as recycling items (slow growth of landfill)
- Churches take Sunday off to clean buildings/schools called “LOVE CHICO”
- Mayor announced City-wide clean up of parks in April – should expand this to all of Chico
- City looking into drop and dash event that encompasses more of City
- Chapman town used to do a ‘free’ dumpster drop off for blighted properties – good idea to consider code enforcement/city wide effort

TAKEAWAY:

- Expand ‘drop and dash’ program to City-wide

Parking Lot

.

Breakout Group 4

Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods



OTHER ACTIONS UNDER THIS GOAL: None.

Parking Lot

.

Breakout Group 4

Goal H.7: Encourage energy efficiency in housing



ACTION: Effectively implement periodic updates to the California Building Code through increased staff training to achieve improved energy efficiency and reduce waste.

DISCUSSION:

- Impacts new development and rehabilitation of existing homes (depending on level of rehabilitation)

TAKEAWAY:

- None.

Parking Lot

.

Breakout Group 4

Goal H.7: Encourage energy efficiency in housing



ACTION: Incorporate green building concepts into City funding housing developments, such as the use of solar and electro voltaic cell technologies

DISCUSSION:

- Encourage solar companies to go door-to-door to get solar put on their house (free or affordable/realistic to average consumer) who may not be knowledgeable about solar
- City should look into wind powered energy source

TAKEAWAY:

- None.

Parking Lot

.

Breakout Group 4

Goal H.7: Encourage energy efficiency in housing



ACTION: Increase energy efficiency of homes through on-going implementation of various City programs such as the City Retrofit Program (RECO), Cool Roof Program, providing home energy rating system (HERS) certifications upon completion of preapproved ADUs, etc. Explore grant funding opportunities for low-income households to participate in these programs.

DISCUSSION:

- ADUs are not easy to get financed – not too many companies willing to finance and want a 1/3 or acre more in order to put an ADU
- Is City contracted with any financiers for ADU development?
- City has ADU plans available
- Additional ADUs = more financing options
- Solar contracting communities (encourage chamber or local folks to support local solar industry)? Good for business, environment, provides savings to families – recommend working this through the business sector
- ADU – why all one-story designs? Decreasing footprint, should be a part of these. Multi-story ADU options should be added to City's pre-approved
- Electrify everything (happening in next decade) retrofitting should all be green

TAKEAWAY:

- Look for funding sources to assist with financing ADUs
- Continue to expand and support green retrofitting

Parking Lot

- Not much discussion about multifamily housing

Breakout Group 4

Goal H.7: Encourage energy efficiency in housing



OTHER ACTIONS UNDER THIS GOAL: None.

Parking Lot

.