

# Brilliant Ideas

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1. Deed restricted ADUs to reduce impact fees
2. existing commercial houses to convert back to residential (i.e. Main St.)
  - commercial land may be used for residential
3. City parking lots used for residential and not retail

## Priorities

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- 1 Consider restrictions on vacation rentals
- 2 ~~Simply~~ Simplify ADU process with assistance & reduce fees
- 3 identify funding sources
  - TOT increases
  - housing bond
  - community loan fund

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- triage for people 'on the fence'

so they can stay here

- mediation

- tenant assistance

- right to lease program

- ~~rental~~ center & ~~to~~ owner education

- rent control

## Non-market solutions

- Housing land trust

- community awareness

- room mate matching

- homesharing - (i.e. SHARE in Petaluma)



• Work with land owners to build more housing. Provide examples for other land owners.

• get creative about new housing & existing housing

• Volunteers to identify properties for renovation / additional housing opportunities

• Develop ~~to~~ professional jobs to increase job availability.

• Land Trust model

• Sweat equity housing

• Protection for vulnerable populations

Community / neighborhood gatherings to spread information about housing.

- Civic dinners

- Sprawl? expand city limits?

- Do we want to accommodate new people in Sebastopol?

- Survey of ~~the~~ rental properties in town

- Outreach coordinator position in city.

Volunteer housing group in the Cittaslow model

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- mobile home parks
- mobile homes as ADUs
- require business license for all rental property
- transfer tax for housing
  - dedicate portion to housing fund
- Sebastopol version of Section 8
  - include higher income ~~low~~ earners as well