

LRT Community Advisory Committee Housing Survey Highlights

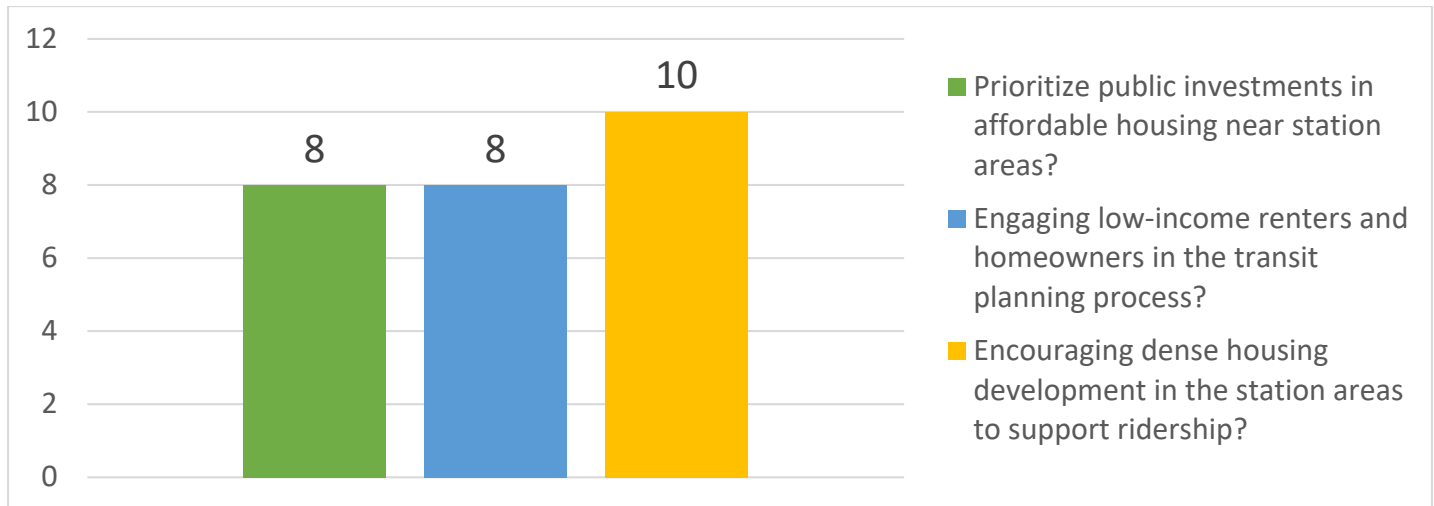
What is the biggest opportunity to increasing housing choice and affordability in the project area that will happen because of the light rail build out?

- Funding. Funding. Funding. For building new housing and to incentive retention of existing de facto affordable housing
- Thoughtful deducted (public/private) housing investments to ensure that the transportation investments do not lead to an overall loss of affordable housing in the area of the project.
- Hopefully additional resources will be made available.
- Minimizing the amount of parking needed if more people use transit, and converting that to housing.
- Light rail will spur development bringing more housing and more housing options (e.g. higher density, apts, townhouses) to previously under-developed areas.
- Even though zoned commercial, there are many parcels along Barbur with very small-scale buildings and marginal businesses, and these parcels could be possibly redeveloped with housing.

What is the biggest challenge to increasing housing choice and affordability in the project area that will happen because of the light rail build out?

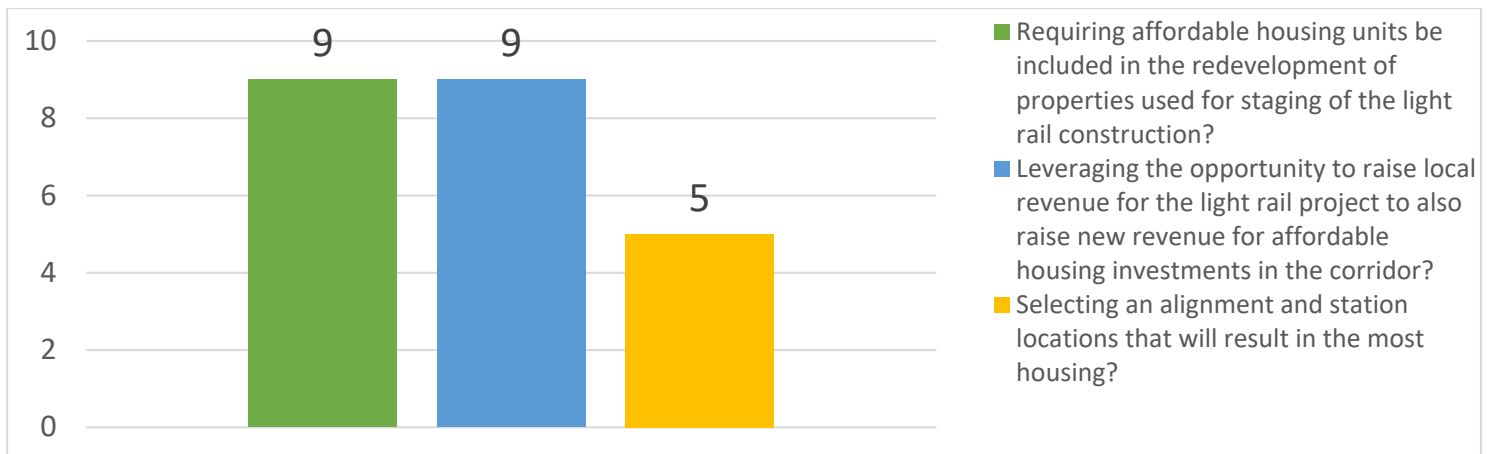
- Revitalization of communities around light rail can drive up housing prices, leading to displacement of low and to moderate income households
- Securing sites, accessing financing for acquisition rehab or new development.
- Availability of land and making the math work for developers to build affordable housing.
- Improvements to infrastructure will increase property values leading to higher rents and house prices, pushing some people out of the area.
- Resistance to large multi-family projects in, or impacting on, single-family neighborhoods.
- Anecdotally, speculative investment is already occurring along potential rail alignments.

What are some ways the housing strategy can support a successful transit project?



- Developing financing strategies and creating land banking opportunities.
- Changes in land use zoning to provide more flexibility in type of housing built including tiny houses.
- I know we are limited by the market but can we encourage a diversity of housing options, so more than just luxury apts and condos are developed?

What are some ways the transit project can support a successful housing strategy?



- Consider affordable housing in selecting a light rail alignment and station location
- Housing should be a component of the alignment choice but I'm not sure it should always be the reason.
- Besides transit, housing also needs to consider safe and convenient access to key destinations such as employment, grocery stores, schools/educational opportunities, parks, shops and services.