

**Ideas Presented in Memo by Nick Lelack**  
For workgroup discussion June 17, 2008

1. Land Banking
  - *Is there an opportunity to amend UGB rules to encourage this? For example, should we consider different ways to treat locally “banked” sites for affordable housing under UGB rule, i.e., in order to encourage this practice? If so, what sort of safeguards would be necessary to ensure sites are used for affordable housing over the long run?*
2. Affordable housing trust fund, and associated funding mechanisms
  - *Is there a problem with enabling legislation for any of the mechanisms described in this paper? Is there any role for LCDC that relates to rulemaking?*
3. Incentives for developers
  - *The incentives on Nick’s list appear to be available to local governments. Is there a role for LCDC in encouraging such incentives? Could additional incentives be provided through state rules?*
4. Zoning initiatives
  - *Same question as for #3, above.*
5. Voluntary inclusionary housing/zoning
  - *Are there ways for the state land use program to encourage voluntary inclusionary zoning that have not been described or discussed so far?*
6. Community land trusts
  - *Any LCDC role in this?*
7. Preservation programs
  - *Any ideas as to how LCDC may encourage the types of programs described by Nick? Should preservation programs be mentioned under Goal 10 rules, and if so, what benefit would the state provide to local governments that pursue these?*
8. First-time homebuyer programs
  - *LCDC role?*
9. Rental assistance
  - *Any LCDC role in this?*
10. Regional consortium

*- Is there an opportunity to use the Regional Problem Solving statutes to assist or encourage this strategy?*

11. Partnerships

12. State and Federal funding programs

13. Tax increment financing

14. Bonds and levies

15. Tax abatement/relief

16. Employer-assisted housing

17. Asset-building techniques

*- Could/should there be any LCDC role in 11 thru 17, above?*

18. Mobile home policies/ordinance

*- This topic should be addressed by the workgroup. We have not discussed ideas specific to mobile home policies, especially for displaced mobile home parks (although the “sites dedicated to affordable housing ideas” discussed so far would also work for this situation).*