

Housing Production Strategy Guidance for Cities "HPS Menu 2.0"
Description

Action Ref Number	Category	Action	Description
DS-1	Direct Support	Local Grants/ Low-interest Long-Term loans	Offer or fund a partner to offer grants or low-interest long-term loans for qualifying needed housing projects. Loans can apply to production, rehabilitation, and preservation/conversion to resident ownership.
DS-2	Direct Support	Local short-term loans or revolving loan fund for predevelopment	Provide or fund a partner to provide short term loans for land acquisition and preconstruction activities for qualifying needed housing projects from locally controlled funding sources.
DS-3	Direct Support	Local Government as Developer	Cities or counties or their affiliated housing authorities directly act as an affordable housing developer for 0-30% AMI, 31-60% AMI, and 61-80% AMI.
DS-4	Direct Support	Local Downpayment Assistance Program	Provide local funding to support affordable needed housing (0-30% AMI, 31-60% AMI, and 61-80% AMI) via homeownership providers to offer downpayment assistance to income-eligible first-time homebuyers.
DS-5	Direct Support	Fair Housing Testing	Contract to conduct paired testing of specified housing activities (leasing, homebuying, etc.) for specified protected classes (race, disability, national origin, etc.) to determine the forms of discrimination occurring in the jurisdiction.
DS-6	Direct Support	Public Land Disposition	Establish a policy to prioritize disposition of suitable surplus land for needed housing. Identify suitable sites, rezone, and make them available for needed housing development through a Request for Proposals (RFP) or similar process.
DS-7	Direct Support	Land Banking	Public purchasing of vacant/under-utilized sites of land for future housing development.
DS-8	Direct Support	Infrastructure Support	Plan for, fund and build infrastructure required to serve specific categories of needed housing development, based on CIP and infrastructure planning documents.
DS-9	Direct Support	Facilitate Annexation Eligibility	To facilitate annexation, city jurisdictionally transfers right-of-way to provide for contiguous properties to increase annexation eligibility.
DS-10	Direct Support	Facilitate Annexation	City participates in infrastructure improvements that would otherwise be exacted from private development/owners (i.e. funding, construction, permitting, et al) to facilitate annexation of eligible properties.
DS-11	Direct Support	Facilitate Annexation Process	City will participate in process improvements, such as streamlining Annexation Agreements, city-initiated annexations, to facilitate annexation of eligible properties.
FI-1	Financial Incentives	Nonprofit Low Income Housing Tax Exemptions	Locally authorized full property tax exemption for regulated affordable housing owned and operated by a nonprofit as well as land held by a nonprofit for future regulated affordable housing development.
FI-2	Financial Incentives	Multiple Unit Property Tax Exemption (MUPT)	Locally authorized 10-year partial property tax abatement on new or rehabilitated multi-unit housing development that provides public benefits specified by the adopting jurisdiction
FI-3	Financial Incentives	Single-Unit Property Tax Exemption	Locally authorized 10-year partial property tax exemption for new or rehabilitated 0-30% AMI, 31-60% AMI, 61-80% AMI, and/or 81-120% AMI affordable for-sale housing.
FI-4	Financial Incentives	Vertical Housing Development Zone Tax abatement	Locally authorized 10-year partial property tax abatement on new or rehabilitated multi-story mixed-use development.
FI-5	Financial Incentives	Accessory Dwelling Unit and Multiplex Tax Exemption	Locally authorized 5-year full property tax exemption available for both new construction ADUs and newly converted duplexes, triplexes, or quadplexes that were single-unit dwellings and that are owner occupied or long-term rentals.
FI-6	Financial Incentives	System Development Charge (SDC) exemption, reduction, or transfer	Exemption or reduction on System Development Charges (SDCs) for qualified needed housing developments.
FI-7	Financial Incentives	System Development Charge (SDC) deferral	Allow SDCs to be paid at project completion (certificate of occupancy, final inspection, or water meter installation) or later.
FI-8	Financial Incentives	Scale System Development Charges by unit size	Adopt new System Development Charge (SDC) fee structure that scales by unit size, likely decreasing SDC fees for smaller units.
FI-9	Financial Incentives	Expand "Qualified Public Improvements" for Production	Expand eligibility of project components that qualify for SDC reimbursement.
FI-10	Financial Incentives	Permit fee reductions or waivers	Reduce or waive permit fees for qualified needed housing development.
IS-1	Information / Staff Support	Support housing development on land owned by institutions or other public agencies	Solicit development on land owned by faith-based institutions, other public agencies, and others in areas zoned for needed housing development. Provide staff time or information to support the land disposition process.
IS-2	Information / Staff Support	Local Affordable Housing Inventory	Use OHCS Oregon Affordable Housing Inventory to track expiring affordability provisions and identify needs and opportunities for preservation. Supplement Oregon Affordable Housing Inventory with additional data (including expiration for non- OHCS properties) and identify additional units like naturally occurring affordable housing that may also need preservation support.
IS-3	Information / Staff Support	Vacant Property Inventory	Vacant property inventories provide a list of vacant properties and associated characteristics, such as the date they became vacant, whether it is a commercial or residential property, and the name and contact information for the owner.
IS-4	Information / Staff Support	Resource referrals	Provide information and referrals for residents to local housing providers and nonprofits that provide affordable housing, emergency rent vouchers, weatherization or other home repair, eviction prevention, foreclosure prevention, utility assistance, and/or other related stabilization and support services for 0-30% AMI, 31-60% AMI, 61-80% AMI, and/or 81-120% AMI, households as applicable.
IS-5	Information / Staff Support	Advertise incentives for specific housing developments	Provide clear information on all available local regulatory and financial development incentives for qualifying housing online and in other local media.
IS-6	Information / Staff Support	Developer fact sheets	Provide clear and concise information on development standards and permitting requirements for specific types of needed housing.

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IS-7	Information / Staff Support	SDC estimates	Publish and make readily available to applicants estimates or typical ranges of SDCs per unit for all applicable SDCs (including those collected by the jurisdiction on behalf of other service providers) and/or provide an SDC estimator tool that applicants can use to estimate the SDCs that will apply to their project. Include clear information on available discounts, exemptions, and credit for advance use.
IS-8	Information / Staff Support	Voluntary certification process for Accessible Housing	Create or support a voluntary certification process for owners/property managers to evaluate the accessibility and adaptability of existing homes. Provide information on universal/inclusive design practices and standards.
IS-9	Information / Staff Support	Fair Housing Training	Fund or provide Fair Housing and tenant rights training for property owners and managers of rental housing, tenants, and others from locally-controlled funding sources.
IS-10	Information / Staff Support	Pro-Housing Staff Training	Provide pro-housing training for staff, commissioners, councilors, and other local officials to support collective understanding of housing issues and opportunities in the community related to development process, affirmatively furthering fair housing (AFFH), locational fair housing choice, anti-displacement, and other topics.
PP-1	Partnerships	Partner with Developers	Align and leverage financial, staff, or other resources to work with market rate and affordable developers help communities provide needed housing.
PP-2	Partnerships	Partner with Employers	Align and leverage financial, staff, or other resources with employers to help communities provide needed housing. May include specific significant employers (hospitals, universities, etc.) or industries/groups (medical, education, tech, etc.).
PP-3	Partnerships	Partner with Special Districts	Partner with special districts related to infrastructure planning and provision. Improve service agreements with special districts when infrastructure is owned and maintained by special districts.
PP-4	Partnerships	Partner with Critical Path Landowners	Align and leverage financial, staff, or other resources to work with landowners to proactively recruit land to be annexed by offering a few "smooth pathways" to annex into city limits. Use intentional criteria to determine that participating with a landowner is in the public interest to provide housing.
PP-5	Partnerships	Publicly Traded REIT	Partner with publicly traded investment trusts that specialize in residential real estate. This collaboration allows local governments to access private capital for housing development.
LF-1	Locally-Controlled Funding Source	Tax Increment Financing (TIF)	Within an existing or proposed TIF (aka Urban Renewal) district, use funds to support needed housing development.
LF-2	Locally-Controlled Funding Source	Local Improvement District	Establish a district to fund eligible infrastructure project work
LF-3	Locally-Controlled Funding Source	Reimbursement District	Establish a district to reimburse responsible parties for eligible infrastructure work that serves multiple current or future users.
LF-4	Locally-Controlled Funding Source	Construction Excise Tax	Adopt a Construction Excise Tax (CET) to raise funds for affordable (0-30%, 31-60%, or 61-80% AMI) housing developments by taxing the value of new construction projects.
LF-5	Locally-Controlled Funding Source	General Obligation Bond for Affordable Housing	Issue voter-approved general obligation bonds to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing.
LF-6	Locally-Controlled Funding Source	Local Housing Trust Fund	Housing Trust Funds are a flexible source of funding that can be used to support a variety of affordable housing (0-30%, 31-60%, or 61-80%, and/or 81-120% activities.
LF-7	Locally-Controlled Funding Source	Demolition Taxes	Establish demolition taxes and condo conversion fees to generate revenue to reinvest in needed housing through locally controlled funding streams.
LF-8	Locally-Controlled Funding Source	Apply for HUD Funding	Apply for HUD funding which may include HOME, CDBG or other programs.
RR-1	Regulatory Requirements or Policy	Inclusionary Zoning	Require inclusion of affordable (0-30%, 31-60%, or 61-80% AMI) units in development with more than 20 units per building. Per statute, must be paired with financial incentives to offset the cost of the affordability requirements.
RR-2	Regulatory Requirements or Policy	Manufactured Housing Community Preservation Zone	Change the zoning of existing manufactured housing communities to be preserved to a single-use zone that only allows manufactured housing communities.
RR-3	Regulatory Requirements or Policy	Minimum Densities	Establish minimum density standards, prohibit new single-family detached housing in high density zones, and/or allow single-family detached homes in medium density zones only if they meet minimum density or maximum lot size requirements.
RR-4	Regulatory Requirements or Policy	Conversion Limitations	Ensure that conversions do not result in fewer residential units. For example, prohibit a duplex from being converted into a single-family home
RR-5	Regulatory Requirements or Policy	Short-term Rental Regulations	Measure the impact of short-term rentals within a community and apply the appropriate regulatory response for the circumstances.
RR-6	Regulatory Requirements or Policy	Leasing Priority for Households with Disabilities	Require that landlords offer households with disabilities the opportunity to learn about the availability of suitably accessible units and have a chance to apply for them before the general public.
RR-7	Regulatory Requirements or Policy	Affirmative Marketing Requirement for City-Funded Units	Require that developments that receive city financial incentives or direct support participate in a program to affirmatively market available units to members of protected classes, to help ensure these households are aware of housing units when they become available.
RR-8	Regulatory Requirements or Policy	Rental Housing License Program	Create a rental housing licensing program to license, register, and track the stock of rental housing. This type of program yields valuable data on the rental stock, and can be customized to meet the needs of the jurisdiction.
RR-9	Regulatory Requirements or Policy	Right to Return Policy	Establish right to return policies to prioritize residents who were displaced, or faced displacement, due to high housing costs, redevelopment projects or natural hazards in their original communities for new affordable housing units in areas that are or have recently experienced gentrification and displacement.

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RR-10	Regulatory Requirements or Policy	Community Benefits Agreements (Affordability Provisions)	Draft or facilitate community benefits agreements (CBAs) related to new development or redevelopment can incorporate affordability requirements (0-30%, 31-60%, or 61-80%,and/or 81-120% AMI) .
RR-11	Regulatory Requirements or Policy	Negotiated requirements for needed types in new urban areas	Negotiate agreements for needed types within larger developments in newly urbanizing areas as part of UGB expansion decisions, annexation agreements, and/or area planning processes.
RB-1	Reduce Regulatory and Permitting Barriers	Priority Permit Review	Prioritize permit review for needed housing types.
RB-2	Reduce Regulatory and Permitting Barriers	Single point of contact for permitting	Provide a single office or individual to oversee the permitting process to reduce timeline and improve efficiency for development approvals.
RB-3	Reduce Regulatory and Permitting Barriers	Reduce permitting time	Increase the FTE devoted to staffing the permit "counter" and application review to facilitate quicker review of development applications, or update processes, procedures, or technology to make permit review more efficient and faster.
RB-4	Reduce Regulatory and Permitting Barriers	Permit Ready Plans	Allow development of housing units using a pre-approved set of plans for housing types that increase choice and needed housing characteristics
RB-5	Reduce Regulatory and Permitting Barriers	Permitting outcomes review / audit and process revisions	Analyze the share of development applications that were reviewed through a discretionary vs. clear and objective process, and the share that were approved, approved with conditions, or denied through each process. Revise permit process based on findings within audit.
RB-6	Reduce Regulatory and Permitting Barriers	Code Audit and Amendments	Conduct an audit of the development code to identify barriers to production of housing generally for locally-specific barriers and/or for needed housing types. Based on findings, adjust development code requirements to reduce barriers.
RB-7	Reduce Regulatory and Permitting Barriers	Upzone residential land	Rezone buildable residential land or modify existing zoning regulations (including maximum density, height limits, allowed housing types, minimum lot sizes, maximum lot coverage, and floor area ratio, as applicable) to allow, encourage, or require needed housing types and/or higher intensity residential development
RB-8	Reduce Regulatory and Permitting Barriers	Expand residential options in commercial zones	Allow mixed use residential in commercial zones where residential use is appropriate; allow stand-alone residential use in commercial zones or areas where commercial use is not essential to meeting local goals and land needs.
ZI-1	Zoning or Regulatory Incentives	Development Intensity Bonuses	Use incentive zoning that provides more height, density (units, including multiple ADUs), floor area ratio, and/or building footprint (as applicable) for needed housing types.
ZI-2	Zoning or Regulatory Incentives	Parking Reductions	Offer lower parking ratios for needed housing types.
ZI-3	Zoning or Regulatory Incentives	Design and Development Standard Flexibility	Offer additional flexibility on design and development standards other than those listed for development intensity (such as setbacks, landscaping or open space requirements, public works & access requirements, articulation or entrance requirements) for needed housing types.
A-1	Advocacy	Luxury Tax	Advocate for Oregon State sales tax on luxury items, 2nd homes, etc. dedicated to providing funds for needed housing.
A-2	Advocacy	Land Value Tax	Advocate for a land value tax to generate tax revenue for needed housing by taxing vacant or underutilized land inside city limits.
A-3	Advocacy	Residential Vacancy Tax	Advocate for allowing a tax on vacant or seasonally vacant units to generate revenue for needed housing.
A-4	Advocacy	Homestead Tax	Advocate for a Homestead Tax to create a differential taxing structure for primary dwellings v. secondary dwellings. New revenue can be used to invest in needed housing.
A-5	Advocacy	Property Tax Exemption for Affordable Housing Tied to Level of Affordability	Advocate for a Property Tax Exemption for affordable housing that is tied to level of affordability (0-30%, 31-60%, or 61-80%) instead of the ownership structure. For example, grant a property tax exemption for affordable housing that serves households making less than 60% of AMI at initial lease up.
A-6	Advocacy	Delayed Tax Exemptions	Advocate for allowing housing to be built and operated at market rate while allowing developers to choose a path that maintains or reduces rents over time. Once the property falls below 80%AMI (but maintains HUD quality standards), tax exemptions would kick in.

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							Housing Types that Increase Choice	Affordability (Extremely Low, Very Low, Low, or Moderate Income)	Accessible & Adaptable Housing	Affordable Homeownership & Wealth-Building Tenure Options	High-Asset, Low-Harm Areas	Racially/Ethnically Concentrated Areas of Affluence	Displacement Risk Areas	Racially and Ethnically Concentrated Areas of Poverty
DS-1	Local Grants/ Low-interest Long-Term loans					Production, Preservation	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-2	Local short-term loans or revolving loan fund for predevelopment					Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-3	Local Government as Developer					Production	Maybe	0-30%, 31-60%, 61-80%AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-4	Local Downpayment Assistance Program					Access	Maybe	0-30%, 31-60%, 61-80%AMI	Maybe	Yes	Maybe	Maybe	Maybe	Maybe
DS-5	Fair Housing Testing					Access	No	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-6	Public Land Disposition	Yes			Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-7	Land Banking				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-8	Infrastructure Support				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-9	Facilitate Annexation Eligibility				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-10	Facilitate Annexation				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
DS-11	Facilitate Annexation Process				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
FI-1	Nonprofit Low Income Housing Tax Exemptions	Yes		Yes		Production, Preservation	No	0-30%, 31-60%, 61-80% AMI	No	Maybe	Maybe	Maybe	Maybe	Maybe
FI-2	Multiple Unit Property Tax Exemption (MUPTE)	Yes		Yes	Yes	Production, Preservation	Yes	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk
FI-3	Single-Unit Property Tax Exemption					Production	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Yes	Maybe	Maybe	Assess Risk	Assess Risk
FI-4	Vertical Housing Development Zone Tax abatement			Yes		Production	Yes	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk
FI-5	Accessory Dwelling Unit and Multiplex Tax Exemption			Yes	Yes	Production	Yes	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
FI-6	System Development Charge (SDC) exemption, reduction, or transfer	Yes		Yes	Maybe	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe

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FI-7	System Development Charge (SDC) deferral	Yes		Yes		Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
FI-8	Scale System Development Charges by unit size			Yes	Maybe	Production	Maybe	No	No	No	No	No	No	No
FI-9	Expand "Qualified Public Improvements" for Production				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
FI-10	Permit fee reductions or waivers					Production	Maybe	Maybe	Maybe	Maybe	No	No	No	No
IS-1	Support housing development on land owned by institutions or other public agencies				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
IS-2	Local Affordable Housing Inventory					Preservation	No	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Yes	No	No	No	No
IS-3	Vacant Property Inventory				Yes	Production	No	Maybe	Maybe	Maybe	No	No	No	No
IS -4	Resource referrals					Access	No	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
IS-5	Advertise incentives for specific housing developments					Production	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
IS-6	Developer fact sheets					Production	Maybe	Maybe	Maybe	Maybe	No	No	No	No
IS-7	SDC estimates				yes	Production	Maybe	Maybe	Maybe	Maybe	No	No	No	No
IS-8	Voluntary certification process for Accessible Housing					Access	No	No	Yes	No	No	No	No	No
IS-9	Fair Housing Training					Access	No	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
IS-10	Pro-Housing Staff Training					Production, Preservation, Access	Maybe	Maybe	Maybe	Maybe	No	No	No	No
PP-1	Partner with Developers				Yes	Production, Preservation	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
PP-2	Partner with Employers				Yes	Production, Preservation	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe

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PP-3	Partner with Special Districts				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
PP-4	Partner with Critical Path Landowners				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
PP-5	Publicly Traded REIT				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
LF-1	Tax Increment Financing (TIF)				Yes	Production, Preservation, Access	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk
LF-2	Local Improvement District				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
LF-3	Reimbursement District				Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
LF-4	Construction Excise Tax					Production, Preservation, Access	Maybe	0-30%, 31-60%, 61-80% AMI	Maybe	Yes	Maybe	Maybe	Maybe	Maybe
LF-5	General Obligation Bond for Affordable Housing			Yes	Yes	Production, Preservation	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
LF-6	Local Housing Trust Fund					Production, Preservation, Access	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
LF-7	Demolition Taxes					Production, Preservation	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
LF-8	Apply for HUD Funding					Production, Preservation	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
RR-1	Inclusionary Zoning					Production	Maybe	0-30%, 31-60%, 61-80% AMI	No	No	Maybe	Maybe	Maybe	Maybe
RR-2	Manufactured Housing Community Preservation Zone					Preservation	Yes	0-30%, 31-60%, 61-80%, 81-120% AMI	No	Yes	Maybe	No	Maybe	Maybe
RR-3	Minimum Densities		Yes	Yes		Production	Maybe	Maybe	Maybe	No	Maybe	Maybe	Assess Risk	Assess Risk
RR-4	Conversion Limitations					Preservation	Yes	Maybe	No	Maybe	Maybe	No	Maybe	Maybe
RR-5	Short-term Rental Regulations		Yes			Preservation	No	No	No	No	Maybe	Maybe	Maybe	Maybe

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RR-6	Leasing Priority for Households with Disabilities					Access	No	No	Yes	No	No	No	No	No
RR-7	Affirmative Marketing Requirement for City-Funded Units	Yes				Access	No	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
RR-8	Rental Housing License Program	Yes				Preservation	No	No	Maybe	No	No	No	No	No
RR-9	Right to Return Policy					Access	No	No	No	No	No	No	Yes	No
RR-10	Community Benefits Agreements (Affordability Provisions)					Production, Preservation, Access	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
RR-11	Negotiated requirements for needed types in new urban areas				Yes	Production	Maybe	0-30%, 31-60%, 61-80%, 81-120% AMI	No	Maybe	Maybe	No	No	No
RB-1	Priority Permit Review					Production	Maybe	Maybe	Maybe	Maybe	No	No	No	No
RB-2	Single point of contact for permitting					Production	Maybe	Maybe	Maybe	Maybe	No	No	No	No
RB-3	Reduce permitting time					Production	No	No	No	No	No	No	No	No
RB-4	Permit Ready Plans			Yes		Production	Maybe	No	Maybe	No	No	No	No	No
RB-5	Permitting outcomes review / audit and process revisions					Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
RB-6	Code Audit and Amendments		Yes		Maybe	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk
RB-7	Upzone residential land		Yes		Yes	Production	Yes	Maybe	Maybe	No	Maybe	Maybe	No	No
RB-8	Expand residential options in commercial zones		Yes	Yes	Yes	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk
ZI-1	Development Intensity Bonuses		Yes	Yes	Yes (qualified)	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe
ZI-2	Parking Reductions		Yes	Yes	Yes (qualified)	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk
ZI-3	Design and Development Standard Flexibility		Yes		Yes (qualified)	Production	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Assess Risk	Assess Risk

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A-1	Luxury Tax					Production, Preservation, Access	Maybe	Maybe	Maybe	Maybe	No	No	No	No
A-2	Land Value Tax					Production, Preservation, Access	Maybe	Maybe	Maybe	Maybe	No	No	No	No
A-3	Residential Vacancy Tax					Production, Preservation, Access	Maybe	Maybe	Maybe	Maybe	No	No	No	No
A-4	Homestead Tax					Production, Preservation, Access	No	Maybe	Maybe	Maybe	No	No	No	No
A-5	Property Tax Exemption for Affordable Housing Tied to Level of Affordability					Production	Maybe	0-30%, 31- 60%, 61-80%	Maybe	No	No	No	No	No
A-6	Delayed Tax Exemptions					Production	Maybe	0-30%, 31- 60%, 61-80%	Maybe	No	No	No	No	No