

## Generation Housing Advocacy Platform 2023-2024

The following advocacy platform identifies specific housing goals and strategies that advance Generation Housing’s Mission and Vision and bring to life Generation Housing’s Guiding Principles regarding People, Place, Housing Options, Sustainability, Impact, and Collaboration. This list should be seen as providing examples, and not as an exhaustive or specifically prioritized list. Our project and policy endorsement criteria stem from and align with this platform. As an overarching position, we strongly support the policies contemplated by the state’s [Prohousing Designation Program](#) and our local jurisdictions’ efforts to attain the designation.

### People

*We want all of our neighbors to have a place to call home – a mix of ages, races, ethnicities, and socioeconomic status contributes to Sonoma County’s economic and social vibrancy*

- **Promote livable, sustainable, and walkable communities with proximity to transit**
  - Promote reduced parking requirements within one mile of a major transit stop
  - Incentivize development near transit hubs
  - Prioritize alignment with the Metropolitan Transit Commission (“MTC”) Transit-Oriented Communities (“TOC”) policy
- **Support greater diversity of homes in high-opportunity neighborhoods**
  - Incentivize housing development, both for-rent, and for-sale products, at all income levels
  - Incentivize a range of housing types in neighborhoods historically zoned for single family attached homes only, including, but not limited to “Missing Middle” small plexes, deed-restricted affordable, mixed-income, affordable-by-design multifamily housing, accessory dwelling units, junior accessory dwelling units, and permanent supportive housing
  - Incentivize the donation of public land for affordable housing
  - Revise impact fee structure to assess by square footage rather than per unit

### Place

*Sonoma County’s commitment to vibrant, walkable urban areas, rich agriculture economy, and environmental stewardship requires thoughtful, sustainable housing development*

- **Support financial stability by advancing homeownership opportunities for lower- and moderate-income families**
  - Promote alternative housing mechanisms like community land trusts and shared/limited-equity cooperatives
  - Support the creation, implementation, and use of down payment and closing assistance programs, especially in respect to supporting BIPOC members of our community who have historically been excluded from homeownership opportunities
- **Promote strategies that stabilize neighborhoods at risk of displacement through gentrification**
  - Support the preservation of existing affordable housing
  - Promote enhanced monitoring of deed-restricted affordable units

- Support policies such as right-of-first-refusal or tenant-opportunity-to-purchase, which provides tenant groups the right to purchase an apartment unit that is being put up for sale or being transformed into a condo by the owner, before it hits the market

## Housing Options

*Our community needs a range of housing types, sizes, materials, and affordability levels*

- **Promote new financing tools for local municipalities**
  - Actively explore local finance sources and solutions, such as EIFDs, municipal bonds, voter-approved mechanisms such as Vacant Parcel Tax or Real Estate Transfer Tax to boost the production of affordable homes
  - Prioritize opportunities aimed at increasing access and availability of Low-Income Housing Tax Credits
- **Promote affordability for all income levels, add to the diversity of housing needs**
  - Promote the use of Specific Plans, pre-approved designs, objective design standards, “by right” development opportunities, and advance EIRs
  - Support policies that waive impact fees for deed-restricted affordable projects
  - Support policies that reduce impact fees for affordable “by design” or “workforce” housing
  - Promote policies that advance housing opportunities for underserved and special needs populations (e.g. farmworkers, persons with disabilities)

## Sustainability

*We support the development of energy-efficient and climate-resilient homes and communities that offer access to jobs, schools, parks, and other needed amenities*

- **Advance environmentally conscious and sustainable siting**
  - Prioritize the development of infill, greyfield, and brownfield sites through public/private partnership cultivation, financing opportunities, and fostering of community support for site redevelopment
- **Promote environmental design**
  - Support policies that foster the integration of the latest technologies and practices that reinforce alternative transportation options (bikeshare, carshare), all-electric homes and Net Zero
- **Promote resilience against natural hazards in home production**
  - Support policies that integrate hazard mitigation strategies and building materials into home construction such as defensible perimeters, fire-resistant building materials, and evacuation route planning

## Impact

*Safe, stable, affordable housing near community services is integral to economic mobility, educational opportunity, and individual, family, & community health*

- **Achieve large scale and/or strategic impact in meeting local or regional housing needs**
  - Promote policies that reduce the time, certainty, and cost of project development
  - Promote the use of permit streamlining for qualified projects that meet infill, affordability, and sustainability goals
- **Promote strategies that address the job-housing gap**
  - Encourage and incentivize regional employers to create and/or participate in workforce housing solutions

## **Collaboration**

*We are committed to working collaboratively and transparently – conducting positive advocacy, aligning efforts along with the points of agreement, and working across sectors to create actionable and lasting solutions*

- **Promote robust community outreach and engagement to guide the conversation**
  - Incentivize local agencies and projects to engage in authentic, robust community outreach to collect community input to help clarify issues and strengthen solutions while ensuring that the most impacted communities are included and heard
- **Promote interagency engagement and collaboration**
  - Incentivize faith-based communities to develop housing on privately held land and reduce barriers that facilitate development
  - Create collaborative relationships that remove bureaucratic and financial barriers to development