

Brookings Affordable Housing Task Force

Tier 1 Recommendations

Affordable housing is not a one size fits all solution. Housing solutions will need to be developed across multiple categories of housing to address the affordability issues in Brookings. It should be noted the following recommendations are intended to be utilized across multiple categories of housing and include, but are not limited to rental housing, owner-occupied, single-family, multi-family, low density, high density, subsidized and unsubsidized. All types of housing should be able to utilize one or more of the following recommendations as a means of diversifying the housing stock through the community. Some of the following recommendations are deemed to be short term initiatives that can begin to show progress towards impacting affordable housing while longer term strategies will require more detailed conversations to occur on much more in-depth opportunities. Some of the solutions we discussed will be specific to some of the above categories (parking reduction and high-density housing for example) while others will be applicable across many categories (storm water retention for example).

Tier 1 (12 – 18 months)

Priority		Responsible Party	
		Council/City Dept	Developers/Community
	1. Implement parking reductions when alternative transportation infrastructure is provided. This could be expanded to provide further reductions if a certain percentage of the units are maintained in an affordable price range.		
	2. Reduce minimum lot size and height restrictions in the zoning ordinance.		
	3. Improve educational programs on affordable housing and styles (i.e. condominium).		
	4. Support concentrated neighborhoods with housing, retail, and service mix in key locations of the community.		
	5. Evaluate fee structure for permits and provide waivers for affordable housing.		
	6. Explore opportunities to leverage state and federal programs.		
	7. Evaluate Accessory Dwelling Units (ADU's) as an affordable housing option.		
	8. Explore creation of Brookings Housing Program/Position.		
	9. Lobby Legislature in property tax reforms addressing multi-family rate, platted lots, etc.		
	10. Explore private sector partnerships to increase housing density above public parking lots (income based vs. market).		
	11. Initiate a creative subdivision design competition with a monetary incentive (SDSU School of Design).		
	12. Communication amongst various stakeholders (Government, Non-Profit, Private Sector).		

Tier II

Priority		Responsible Party	
		Council/City Dept	Developers/Community
	1. Incentivize subdivision design incorporating mixed-incomes and housing varieties.		
	2. Incentivize infill/redevelopment projects incorporating affordable housing.		
	3. Explore a Brookings Housing Trust Fund.		
	4. New house tax deferment program whereby property taxes are phased in over a period of time.		
	5. Explore lease-to-own financing models for homeownership.		
	6. Explore a housing rehab program to ensure older housing stock is maintained as a viable housing solution.		
	7. Employee bounty program whereby new Brookings employees are provided a stipend based upon each completed year of employment while maintaining residency in Brookings (Ex. 3 year program at \$1,000 per year).		
	8. Hire a consultant to study regional storm water solutions.		
	9. Hire an independent consultant to study infrastructure costs and policies and provide a comparative analysis of how Brookings rates to other Midwest cities.		
	10. Create small task force to address specific housing issues: a. Post graduate transitional housing. b. Is Brookings housing overpriced in middle to upper price ranges?		
	11. Create opportunities for small acreages in the County to help free up existing housing stock within the community (upward mobility).		
	12. Collaboration with outlying communities on housing development with an emphasis on affordable housing.		

CONCLUSION

What started out as a task force simply trying to address affordable housing opportunities in Brookings, morphed into a much larger, more complex, issue than intended. Affordable housing has a different meaning for different individuals, thus emphasizing the need to look at the issue from a wholistic perspective. The recommendations range from zoning policy to legislative review to financial incentives. Regardless of strategy, the key component to a successful implementation is establishing public-private partnerships.

The Task Force feels strongly that the community, with leadership from City Council, begin a concerted, organized effort to address affordable housing needs in our community. We ask the Brookings City Council to take action on this issue by making impactful policy decisions that address the solutions outlined in this document and have measurable outcomes for the benefit of the Brookings Community. Those actions can be as simple as proclaiming Affordable Housing Month, tasking staff and/or the Task Force to launch a public awareness campaign, and as complex as determining the need for a Housing staff position for the City to implement the recommendations of the Task Force.