

## November 14, 2024 Housing Forum Meeting Notes

### Housing Forum on Housing Affordability (and House Bill 4006)

- City fees are a large reason why we have a housing affordability problem. The proposed CET will add costs to housing. For every \$1,000 in fees it costs a homeowner \$4,200 if mortgaged for 30 years at current rates. (Home builder)
- Housing accessibility is important. Also concerned that the cost of housing will cause younger people to leave the community rather than stay in the community. Need more affordable housing options. Albany Ward 3 resident for 17 years
- Growth raises costs of housing. There is underutilization of housing – many own several houses. Housing has become a wealth generator.
- Monthly housing costs have gone up – especially water and sewer expenses. Property taxes have also gone up. If the city charges more fees (CET) and more fees will increase these costs and make housing less affordable.
- Victims of domestic violence are also impacted by housing affordability
- Will the tax exemption be enough on its own to make a difference in getting affordable housing built?
- Will all of the units have to be affordable to qualify for these incentives?
- If people who have a low income get into subsidized housing and then get a raise at work, will they be required to move out?
- I don't think we should put a fee on some types of housing when we need all types of housing.
- Appreciate what staff is doing to make it easier to build housing but against the CET adding costs to housing and tax exemption because of lost revenue to the City. Tax exemption creates an underclass of residents because they aren't contributing to needed city services and infrastructure.
- ADU fees are too high and permit times are too long.
- Other property taxpayers will bear the burden of the tax exemption for low income rental housing.
- Support smaller homes on smaller lots
- Would prefer City do other strategies (code changes and surplus property) before CET.
- The city should sell surplus property to generate revenue for affordable housing instead of the CET
- What about wetland banks?
- How many projects go over the \$50,000 in permit value? How many projects would be affected?
- When would these policies go into effect?
- We should make it easier for multi-unit developments to be created, instead of doing the CET which will add costs. Then more housing can be created which will bring housing costs down.
- I'm worried about people leaving this town because they won't be able to afford to live here. I want my children to be able to afford to live here as adults.
- All housing is needed – what incentives are there for all housing types? Answer: City is working to adopt a 10-year tax exemption for housing in climate friendly areas (the "MUPTE" or multiple unit property tax exemption)
- Remove ADUs from the CET
- Too much government taxes and regulation
- Newburg's CET program ended in July, 2023

