



2018 City Council Candidate Questions

HOUSING

What changes would you make to the rules allowing Accessory Dwelling Units (ADUs) in single-family residential neighborhoods? Should denser housing development be allowed in single-family residential neighborhoods?

PAT BOONE

I believe we need to revisit zoning options. But I have an issue with dense housing in neighborhoods, I predict it could lead to severe overcrowding.

As for tackling construction and land cost, I believe that every developer we approve for any housing project we must also commit to building a certain number of BMR affordable housing units.

ALISON CORMACK

Since we recently established the rules for ADUs and are seeing permits pulled now, I would like to see how those play out and then evaluate what changes, if any, might be appropriate. Our single-family neighborhoods are integral to the fabric and character of many parts of our city.

TOM DUBOIS

I would re-instate the City's staff recommendations on parking needed for these units. Parking requirements were rashly removed at a Council meeting without evaluation of the impacts. We need to give the ordinance some time and monitor impacts to see if further tweaking is necessary.

ERIC FILSETH

I like ADU's as part of the Housing mix because some of them actually will go to people like relatives and caregivers at below-market rates; whereas purely market-rate housing tends to go to the top 20% of income earners.

I believe the Council erred in going beyond state requirements and eliminating all parking requirements for ADU's. Reasonable parking requirements ought to be restored.

If a given R1 neighborhood decides they want to be rezoned to R2, we ought to have a mechanism for it; as we do with SSO overlays and RPPPs for example. But wholesale conversion of R1 zoning to R2 shouldn't be imposed by the city without neighborhood buy-in.

The ADU "resident-landlord" provision needs to be retained; otherwise ADU's will become an out-of-town financial investment, will go to market rate, and will end up with high-income earners; we really will have rezoned R1 to R2. The city shouldn't do that.

CORY WOLBACH

As for ADUs: First, to ensure neighbors' privacy, explore front of house placement instead of rear-of house placement, and limit windows facing into back or side yards. Second, incentivize making ADUs available to low income renters, seniors, people with disabilities, and public employees (I've been pushing for this for a couple years, and am glad it's coming back to Council soon). I am open to other modifications.

As for denser housing in single-family residential neighborhoods: Generally, I am against this. However, there are likely some some places currently zoned for single-family, but where a slightly denser project would have little to no negative impact, especially for housing types with minimal traffic and parking requirements. I don't think it's appropriate to preemptively say we couldn't consider such sites. But I think our priority areas for moderately more density are (1) those areas best served by our train stations, jobs, and services (e.g. the Downtown core), and (2) areas which are currently non-residential but which are potential re-development sites (e.g. the Fry's site).