



WHY DOES THE GMO NEED CHANGED?

City of Healdsburg
Community Housing Committee

In an analysis of affordable housing and growth controls the **Brookings Institute** notes:

“ **Successful growth management seeks to preserve public goods, improve social equity and minimize adverse impacts of development while still accommodating new housing and economic growth** ³ ”

The City of Healdsburg’s **Growth Management Ordinance (GMO)** affords many of these qualities, but as currently written, has unintentionally constrained our housing market – limiting the development of anything but single family homes, and contributing to the increase in home prices⁴.

After **Community Workshops** held in 2014 and 2015 education series, many community members asked that the GMO be modified:

1.

To be **more adaptable**, allowing it to be adjusted over long periods of time to better meet changing community priorities. Today those priorities are affordability of housing and providing housing types that better meet the needs of certain populations

2.

To be more specific about **what kind of housing receive allocations** to help accelerate development of housing for seniors, young families and members of our community who work here (workforce)

3.

To provide a better tool for **gaining greater public benefits** from new development (as is done in other communities around the country)

³ [The Link Between Growth Management and Affordability: The Academic Evidence](#); 2002 The Brookings Institute.

⁴ Public documents that explain and/or cite the challenge created by the GMO include [The Central Healdsburg Avenue Plan](#) (2014); [The Healdsburg Housing Element Update](#) (2015); and [The Healdsburg Strategic Plan](#) (2014-2019).