

Stability by Design

Permanent neighborhoods and the Home
Preservation Compact

KEEP HOMES AS HOMES

A voluntary, property-rights-based
housing strategy

Adding units can still mean losing neighborhoods.

THE HOUSING PRESERVATION PROBLEM

A housing unit and a permanent neighborhood are not the same thing.

Tourism creates opportunity, but it can also change the highest-value use of a home.

THE UNIT COUNT

- More homes may be approved
- Existing homes become lodging or second homes
- The permanent supply can still shrink

THE COMMUNITY

- Workers live farther away
- Older residents struggle to remain
- Neighborhood ties weaken

The Compact is a voluntary exchange.

Participation is a choice. The exchange must provide lasting value to both sides.

HOMEOWNER CHOOSES

Keep the property in long-term residential use instead of transient lodging.

OWNER KEEPS

Ownership, ordinary appreciation, sale, inheritance, and the right to build equity.

COMMUNITY INVESTS

Provide meaningful repairs, conservation, safety, or housing improvements.

PUBLIC RECEIVES

A durable home that remains part of the permanent residential supply.

You give the community permanence. The community gives you real value in return.

Meaningful incentives preserve homes.

Much of the public investment stays in the home as safety, efficiency, and durability.

REPAIR

Roofs, plumbing, electrical, heating, septic, structural work, accessibility, and wildfire resilience.

SAVE WATER

Leak repair, efficient fixtures, smart irrigation, landscaping, and purple-pipe readiness where feasible.

ADAPT

Long-term ADUs, caregiver space, multigenerational living, energy efficiency, and aging in place.

Two protections, matched to public support.

THE AGREEMENT SHOULD MATCH WHAT TAXPAYERS BUY

Tier One preserves residential use. Tier Two also preserves affordability.

Both should provide a meaningful opportunity to build equity.

TIER ONE | PERMANENT

Permanent residential use

- Protects long-term residential use
- Market sale and ordinary appreciation
- No automatic resale-price cap

TIER TWO | ATTAINABLE

Permanent residential use + affordability

- Used with substantially more public support
- May include owner occupancy or resale tools
- Protects housing and affordability

Preservation can also add homes.

Use existing homes better, then add housing where it fits.

LONG-TERM ADUs

Add a tenant, family member, caregiver, or accessible smaller home where the property can support it.

AGING IN PLACE

Help older residents stay near their church, friends, services, and community.

SELF-HELP HOUSING

Create lawful sweat-equity paths to ownership and rehabilitation.

NEW NEIGHBORHOODS

Build mixed permanent neighborhoods where the common promise is that homes remain homes.

Preserve first. Retrofit second. Add housing where it fits. Build new where necessary.

Infrastructure first means exactly that.

Do not promise housing capacity that the underlying systems cannot support.

EMERGENCY ACCESS

Evacuation routes and reliable access for fire, ambulance, law enforcement, and road crews.

WATER CAPACITY

Verified long-term water and wastewater capacity, conservation, lawful reuse, and health protections.

ROADS + SERVICES

Road capacity, electricity, fire protection, EMS, schools, and transportation before growth is promised.

Could this help Midway?

Give local feedback. Explore a voluntary pilot. Help shape state enabling legislation.

NO ORDINANCE ADOPTION IS REQUESTED TONIGHT