



# DRAFT

#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
1	<b>Incentivize Adaptive Reuse and Redevelopment</b>	<p>Commercial and industrial vacancy.</p> <p>Fewer infill development opportunities on vacant sites.</p>	<p>Increased availability of affordable units.</p> <p>Decreased neighborhood slum and blight.</p> <p>Increased tax revenue.</p> <p>Increased access to services and amenities.</p> <p>Increased access to public transportation.</p>	<p>Rental Housing.</p> <p>Neighborhood Revitalization.</p> <p>Transportation.</p>	<p>General Funds</p> <p>SHIP</p> <p>HOME</p> <p>Private Funds</p>

**Metrics/Milestones/Recommendations:**

- Within 1 year, establish a formal process for the review and revision of rules, regulations, and development standards that impact the supply of affordable housing, including review of zoning code for impediments to adaptive reuse in commercial and industrial zones.
- Within 1 year, create an inventory of properties appropriate for adaptive reuse. Develop an interactive map identifying sites in high opportunity areas of the City.
- Within 3 years, seek partnerships with local banks and credit unions, along with larger funders interested in adaptive reuse.

#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
2	<b>Support Community Land Trusts (CLT)</b>	<p>Gentrification in historically low-income and racial minority areas.</p> <p>Loss of affordable housing units.</p> <p>Source of income discrimination.(includes Housing Choice Vouchers)</p>	<p>Increased homeownership opportunities for low income, minorities, and persons with disabilities.</p> <p>Increased availability of affordable units.</p> <p>Permanent affordability.</p>	<p>Owner-Occupied Housing.</p> <p>Avoiding Gentrification.</p>	<p>General Funds</p> <p>Municipal Bonds</p> <p>Donated Land</p> <p>SHIP</p> <p>HOME</p>

**Metrics/Milestones/Recommendations:**

- Within 6 months, meet with potential CLT's to identify partnerships.
- Within 6 months, incorporate language within existing programs, such as purchase assistance, to support CLT's.
- Within 1 year, develop and adopt a public land policy that prioritizes permanent affordability and donations to CLT's.

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#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
3	<b>Increase funding for Housing Rehabilitation Programs</b>	Age of housing stock. Lack of affordable units in a range of sizes Number of vacant or abandoned units. Absentee landlords. Loss of affordable housing units.	Preservation of existing affordable housing stock. Increased number of affordable units in a range of sizes. Enable seniors to age in place. Increased access to accessible, affordable units for persons with disabilities. Promotion of public and private investment.	Owner-Occupied Housing. Rental Housing. Senior Housing. Accessible Housing. Neighborhood revitalization.	General Funds CDBG HOME SHIP

**Metrics/Milestones/Recommendations:**

- Within 1 year, coordinate with the Housing and Community Development Department to review housing rehabilitation policy and revise as necessary.
- Within 2 years, establish a policy to supplement state and federal dollars allocated toward the City’s current housing rehabilitation program.
- Within 5 years, review LHAP and Consolidated Plan projects and adjust accordingly to increase funding for housing rehabilitation.

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4	<b>Support Accessory Dwelling Units</b>	<p>Lack of affordable units in a range of sizes.</p> <p>Affordable housing concentrated in certain geographical areas.</p> <p>Loss of affordable housing units.</p>	<p>Increased housing supply.</p> <p>Enable seniors to age in place.</p> <p>Increased access to accessible, affordable units for persons with disabilities.</p> <p>Increased income incentivizes property owners to participate in subsidy programs.</p> <p>Preservation of neighborhood integrity.</p>	<p>Rental Housing.</p> <p>Senior Housing.</p> <p>Accessible Housing.</p>	<p>Private Funds</p> <p>General Funds</p>

**Metrics/Milestones/Recommendations:**

- Within 1 year, establish a formal process for the review and revision of rules, regulations, and development standards that impact the supply of affordable housing, including review of zoning code for impediments to accessory dwelling units.
- Within 2 years, create an inventory of resources for property owners interested in accessory dwelling units, including a preferred contractor list.
- Within 2 years, create and adopt an accessory dwelling unit application and permitting process for property owners.
- Within 3 years, develop a coordinated system to track and document new ADU's to ensure compliance with local regulations.

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#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
5	<b>Enhance Public Land Policy</b>	Lack of a transparent policy for public land disposal.  Lack of access to a public land inventory.  Lack of criteria for evaluating public land.	Coordinated process for timely disposal of land.  Established criteria for property evaluation.  Creation of affordable units more quickly.  Decreased holding and maintenance costs for the City.  Compliance with State Statues.	Developable Land Suitable for Affordable Housing	General Funds

**Metrics/Milestones/Recommendations:**

- Within 1 year, establish criteria for evaluation and disposition of public land and its suitability for affordable housing.
- Within 1 year, create a transparent policy for the disposal of public properties (specific to land) make it accessible to the public.
- Within 2 years, create an inventory of public lands suitable for development of affordable housing and make it accessible to the public.

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#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
6	<b>Implement Linkage Fees</b>	<p style="text-align: center;">Increased commercial development.</p> <p style="text-align: center;">Lack of public and private funding.</p> <p style="text-align: center;">Increased low wage jobs</p> <p style="text-align: center;">Decreased state and federal funding.</p>	<p style="text-align: center;">Additional funding source for affordable housing.</p> <p style="text-align: center;">Leverages local, state, and federal resources increasing availability of funds.</p> <p style="text-align: center;">Establishes a means of addressing increased need for affordable housing due to new commercial development that generates low wage employment.</p>	<p style="text-align: center;">Owner-Occupied Housing</p> <p style="text-align: center;">Rental Housing.</p> <p style="text-align: center;">Workforce Housing.</p> <p style="text-align: center;">Funding for Affordable housing.</p>	Commercial Development

**Metrics/Milestones/Recommendations:**

- Within 1 year, conduct a nexus study to determine the feasibility of linkage fees.
- Within 1 year, determine the potential of linkage fee revenue, proposed uses, and confirm the ability to hold linkage fees in the existing local housing trust fund.
- Within 2 years, draft a linkage fee ordinance for consideration

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#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
7	<b>Implement Zoning Flexibility</b>	Lack of affordable units in a range of sizes. Lack of developable land. High construction costs. Concentration of Affordable Housing in certain geographic areas	Increased number of affordable units in a range of sizes. Higher density allowances, supporting multi-family development and accessory dwelling units. Relaxed parking restrictions, supporting decreased construction costs. Increased housing choice throughout the city	Owner-Occupied Housing Rental Housing. Multi-family Housing. Increased Housing Choice	General Funds

**Metrics/Milestones/Recommendations:**

- Within 1 year, establish a formal process for the review of zoning codes and identify regulations that may impede the supply of affordable housing.
- Within 1 year, identify neighborhoods and locations where zoning flexibility for a greater variety of housing types would be appropriate and acceptable
- Within 2 years, revise zoning codes addressing barriers to affordable housing and allowing zoning flexibility.

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#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
8	<b>Implement Inclusionary Housing Policy</b>	<p>Lack of affordable units in low poverty neighborhoods.</p> <p>Loss of affordable housing units.</p> <p>Lack of resources to replace/produce new subsidized units.</p>	<p>High volume production of affordable units.</p> <p>Increased production of affordable housing through the private market.</p> <p>Increased support for equitable housing. Increase housing choice throughout the city.</p>	<p>Rental Housing.</p> <p>Owner-Occupied Housing.</p> <p>Workforce Housing.</p> <p>Increase Housing Choice</p>	<p>Private Funds</p> <p>City Incentives</p>

**Metrics/Milestones/Recommendations:**

- Within 1 year, establish a formal process for the review of zoning codes and identify regulations that may impede the supply of affordable housing.
- Within 2 years, revise zoning codes acting as barriers to affordable housing.
- Within 2 years coordinate meetings with developers and stakeholders to solicit input and encourage transparency in creating an inclusionary housing policy.
- Within 3 years, create and adopt an inclusionary housing policy, including identifying incentives in accordance with House Bill 7103.



# DRAFT

#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
9					

**Metrics/Milestones/Recommendations:**

**Discussion:**

# DRAFT

#	Tool	Problems to be Addressed	Intended Outcomes	Primary Needs Addressed	Potential Funding Sources
10					

**Metrics/Milestones/Recommendations:**

**Discussion:**