

Housing

2018/19 Work Plan

L – low effort / time commitment

M – medium effort / time

H – high effort / time

§ Indicates level of consulting resource support


Scope			2018 Q1-2	2018 Q3-4	2019
Staff Effort	Public Engagement	Council / Boards	Planned Actions	Planned Actions	Anticipated Work

HOUSING

A	Housing Advisory Board. Create a city board to provide advice to Council and staff on housing goals and policies.	M	L	L	Council creation, seating, orientation and chartering Board. Initiate ballot measure to increase board membership to 7	Potential workplan items: mobile home strategy; middle-income down payment assistance; tiny homes/microunits; coordination with regional efforts and other city housing committees
B	30th and Pearl Redevelopment. § A mixed-income, mixed-use redevelopment on the city-owned property at 30 th and Pearl.	M	L	L	Council consideration of a joint development agreement in March	Form-based code review submittal Technical document submittal and construction to begin
C	Accessory Dwelling Units / Owner Accessory Units. Identify minor code changes to reduce barriers to accessory housing.	H	M	M	Study Session scheduled for Feb. 27 and Council consideration of changes for May	Monitoring and enforcement Monitoring and enforcement
D	Inclusionary Housing Program Update Implementation. Based on the 2017 update to create a middle-income requirement and incentivize on-site affordable units, create an affordable housing design review process and online incentive calculator.	H	M	M	Design review in place and implementation of new middle income requirement begins Jul. 1	
E	Ponderosa Community Stabilization. § Ensure the upgrade of infrastructure, annexation into the city and the creation of sustainable housing options.	M	L	L	Refine housing options. Concept Plan in the first quarter	Consultant team will bring forward and annexation and site plan in Q3 Complete entitlements and schedule infrastructure improvements
F	Mobile Home Park Strategy. §	H	H	H	Initial scoping	Study Session in Q3 on rent control; ordinance in Q4; develop strategy Implementation
G	Affordable Housing Community Benefit. § Adopt community benefit regulations to establish incentive-based zoning specific to affordable housing.	H	M	M	Support affordable housing component of the larger community benefit initiative	
H	Affordable Commercial Space. Develop a program to preserve permanently affordable commercial space.	M	L	L	Coordinate with the city's retail strategy and community benefit initiatives	Implement pilot at 30th and Pearl Continue to identify strategies/opportunities to secure affordable commercial space
I	Middle Income Down Payment Assistance Pilot. § Explore a pilot program creating a revolving loan for middle-income home purchases.	M	M	M	Initial scoping completed	Study Session in Q4 Develop pilot
J	Regional Housing Strategy Implementation. Support a collaborative approach to addressing affordable housing and establishes regional housing goals (targets for tools/funding by 2035).	M	L	L	Develop regional policy team to support local housing tools. Develop plan to measure the outcomes	Identify best practices for each community. Study Session in Q4 Implement unique housing policies in each community
K	Homeless Strategy Implementation. Support the City's Homeless Strategy by generating affordable units serving those most vulnerable to a lack of housing, including those who are chronically homeless. Create a homeless resource center and coordinated entry facility.	M	L	L	Complete renovations for the opening of the homeless resource center and coordinated entry facility	First year of voucher match. Continue collaboration to place vouchers. Identify opportunity to add new units Second year of voucher match. Continue collaboration to place vouchers. Invest in new units
L	Fair Housing Assessment. § Participate in a regional HUD required assessment that helps communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers.	L	L	L	Complete research/draft plan and solicit public comment	Implementation Implementation

Key to Public Participation Spectrum (level of engagement with community)

 = inform (lower level, mostly communication)

 = consult or involve (medium to high level, listen to concerns and aspirations and reflect in alternatives, may include some collaboration with boards and council)

 = collaborate (high level, with multiple groups, community wide, look for advice and ideas. Incorporate recommendations)

 = collaborate (high level but more focused with a smaller group, look for ideas. Incorporate recommendations)

 = need to scope project and level of effort for 2019 and beyond