



HIGHLAND CITY

HIGHLAND CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING

Tuesday, September 10, 2019
Approved November 1, 2019

Highland City Council Chambers, 5400 West Civic Center Drive, Highland UT 84003

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS

PRESENT: Brian Braithwaite, Ed Dennis, Tim Irwin (via phone), Kurt Ostler (excused), Scott L. Smith

PLANNING COMMISSION

MEMBERS PRESENT: Jerry Abbott, Tim Ball, Brittney Bills, Ron Campbell, Christopher Kemp, Claude Jones, Audrey Wright

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Planner GIS Tara Tannahill, City Recorder Cindy Quick

OTHERS: Wayne Tanaka, Helene Pockrus, Wesley Warren, Kim Rodela, Wendell Jung

7:00 P.M. JOINT SESSION

Call to Order – Mayor Rod Mann

Invocation – Helene Pockrus

The meeting was called to order by Mayor Rod Mann as a joint session at **7:03 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Helene Pockrus.

Mayor Mann thanked those present and gave a brief outline of expectations for the meeting.

1. APPROVAL OF MINUTES

Joint Sessions May 8, 2018 and January 15, 2019

City Recorder Cindy Quick proposed a procedure for approving the written minutes from a joint meeting. She explained that minutes would be prepared and distributed to each member of the Council and the Commission (or the applicable group for the joint meeting). The boards would have ten days to review and submit any needed changes to the City Recorder.

If after 10 days there were no changes requested, the minutes would stand approved.

If there were requested changes submitted, the City Recorder would make appropriate modifications and would then distribute the revised draft minutes to the Council and Commission members for approval. The process would continue until all changes were made and the boards were in agreement. Once the boards were in agreement the minutes would stand approved.

Commission Member Ron Campbell MOVED to adopt the process for approving joint meeting minutes as outlined above.

Council Member Brian Braithwaite SECONDED the motion.

All voted in favor and the motion passed unanimously.

Council Member Brian Braithwaite MOVED to approve the joint meeting minutes from May 8, 2018 and January 15, 2019.

Council Member Ed Dennis SECONDED the motion.

All voted in favor and the motion passed unanimously.

2. DISCUSSIONS REGARDING OPTIONS AND STRATEGIES FOR THE MODERATE INCOME HOUSING (MIH) PLAN

The City Council and Planning Commission will review and discuss options and strategies for the Moderate Income Housing (MIH) Plan. This item is being presented for discussion only. No action will be taken.

City Administrator Nathan Crane began the discussion to review options and strategies for the Moderate Income Housing (MIH) Plan. He introduced John Jensen and Meg Ryan and turned the time over to them.

Meg Ryan thanked the Council and Commission for their time. She reviewed what took place during state legislation. She outlined the process for the meeting explaining that she would present why the plan passed, define the plan, outline the requirement for the statute, and look at options for Highland City's plan.

Mayor Mann asked if there was any legislation to modify the plan next year and the response was that there was no plan at this time.

Ms. Ryan explained that the state created an affordable housing commission and that last year the legislation that came from it, was for year one. This next current year they were asking for fiscal appropriations. The promise was to allow cities to conform and adopt the legislation and see what occurs from the requirements.

She explained that what was being placed on the table now, was fiscal participation from the state to fund different housing authorities. However, when the legislative session starts up again in January, all hats were off, so to speak. She noted that they did hope the promise would be maintained.

She reported that Highland has had a Moderate Income Housing Plan for a long time. The changes in the legislation were to put a classification on the people who have to make requirements, strengthening the requirements, and putting teeth to those requirements. There were 82 cities over 5,000 in population that needed to adhere to the requirements and update their plan by December 1, 2019. The state was asking that

cities look at transportation, housing, and population. It was no we were growing at a rapid rate and the state was asking the cities to deal with the issue of connecting housing, transportation, and employment. The agreement was to give cities some time to implement the strategies locally, and see what would work best for each community.

The statutory definition of Affordable Housing was defined as, ‘households with a gross household income that is 80% of the County’s Area Median Income or ‘AMI.’ Which basically states that they are looking at a section for each County with income levels below 80%, and asking those cities to strategize for that target. She explained that a similar term used was ‘Workforce Housing’ which was most often defined as, ‘housing for police, teachers, and firefighters with 60-120% of the AMI.’

Council Member Brian Braithwaite asked for clarification of the difference between moderate income housing and affordable housing.

Ms. Ryan responded that federal says you shouldn’t be spending more than 30% of a household’s gross monthly income on housing. The state of Utah has further refined the definition to say that cities will look at 80% of the AMI and below. For those making 80% of the AMI they shouldn’t be spending more than 30% of that income on housing costs.

Council Member Brian Braithwaite noted that the requirement was for the County’s AMI and not the City’s AMI. He wondered why they went with the County AMI verses the City AMI.

Ms. Ryan responded that the state felt it was a regional issue and that everyone needed to be involved in the solution. She felt that would be the case for the next four years, as they start to implement these plans. The plans would allow them to gather data, as cities begin to report. Cities can then communicate any issues that arise, with the state. This year each city will adopt a plan, and next year they will report about the outcome of the plan and whether or not it worked. With that reporting data, cities will be able to make a better case to the state. She noted that many of the strategies were very open ended which provided a lot of flexibility.

Ms. Ryan then turned the time over to John Jensen to outline the 23 strategies that were provided. Of those strategies, each city would need to pick three. She reminded the Council and Commission that the requirement also had been given teeth, so to speak, or a penalty.

John Jensen explained that the MIH plan has been in place for a long time. He noted that it used to be that cities would submit their MIH plans to the state, but nothing ever came of it; there was no feedback provided. It appeared that it didn’t seem to matter if you completed the plan or not. He had heard that Highland was wondering how important it was that they actually complete the plan. In response to that question, he explained that over the last twelve years the state had been creating laws that impact the city’s zoning ordinances and unfortunately, some cities have not kept up with those laws. The state was getting tired of city’s not complying with laws passed. He felt that because of that trend, you may see the state taking control because cities are not responding. He recommended that they do their best to implement the MIH plan to prevent other kinds of legislation where the state forces more control of communities. Mayor Mann agreed, he explained that the city is a political subdivision of the state and should work together.

Mr. Jensen noted that the “teeth” to the legislation was that if the City does not complete the MIH plan, then they will not have access to the transportation investment fund nor the transit fund.

He reported that although income was part of the equation, the state was really asking cities to tell them what they plan to do regarding the crisis that is taking place throughout the state, and nation.

He reported that Highland City had been doing senior housing projects and improved accessory dwelling units.

He then explained that they would outline the 23 strategies provided by the state. He would then ask the Commission and Council to think about whether or not they could comply with any of the strategies outlined.

1. Rezone for densities necessary to assure the production of MIH.
2. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH.
3. Facilitate the rehabilitation of existing uninhabitable housing stock into MIH.
4. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city.
 - Mr. Jensen noted that this could be accomplished with an impact fee reduction.
5. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
 - Mr. Jensen asked if Highland City felt they could change the process to make it easier to build an accessory unit. He explained that often an accessory unit would rent for less than a unit in a large complex.
6. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
7. Encourage higher density or moderate-income residential development near major transit investment corridors.
8. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities.
 - Mr. Jensen noted that many developers were concerned about how cities treat requirements for parking. As an example, he mentioned Senior Housing developments, or mixed use developments where they share parking. Council Member Brian Braithwaite commented that the City did reduce the requirement for parking in a mixed use development but it quickly became an issue. The residents were parking on the streets and not even using garages. Mr. Jensen understood people use their garages as storage. He suggested that if this was an option they were willing to try that they reevaluate and discover areas where it could work, or areas where it would not. He gave an example of West Jordan and how they had implemented a requirement that driveways are 22'-24' to accommodate trucks.
 - Commission Member Audrey Wright wondered how they would evaluate the growth to accommodate the impact on utilities. Mr. Jensen responded that it should be part of the planning process. Commission Member Wright reiterated that evaluating the growth in different areas would be difficult because some areas would grow due to employment and others might not. Mr. Jensen agreed that it was difficult for many cities to accomplish the things the state was

suggesting and actually get a result. He explained that some cities were contributing funds to the county so the county could determine what community would benefit from those funds.

- Mr. Jensen reminded the Commission that all the state was requiring was a plan of what options the city wanted to try out, just the plan. Next year there would be an assessment. He continued to review the options briefly describing each option.

9. Allow for single room occupancy developments (SRO's)

10. Implement zoning incentives for low to moderate income units in new developments

11. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis

12. Preserve existing MIH

13. Reduce impact fees, related to low and MIH

14. Participate in a community land trust program for low or MIH

15. Implement a mortgage assistance program for employees of the municipality

- Council Member Brian Braithwaite questioned whether or not those employees had to live within the city or not. Mr. Jensen responded that they should think about the specific situations for their employees. He noted that in the City's existing chapter, it states that the city was going to do that and suggested that section be updated and removed, if they were no longer interested in that option.

16. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH

17. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity

18. Apply for or partner with an entity that applies for affordable housing with DWS

19. Apply for or partner with an entity that applies for programs administered by an association of governments (MAG)

- Mayor Mann questioned whether or not they could utilize the partnership they have currently with MAG. Mr. Jensen's response was that the state was requesting they reference one of the options, and work on it throughout the year. Responding to a question of how many options, the City needed to work on, he explained that they were required to come up with three strategies and make progress on them. The Department of Workforce Services will evaluate it next year. The plan has to identify the strategies and the city should talk about what they plan to accomplish next year.

20. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH

21. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance

22. Utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency

23. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Mr. Jensen then identified three ways Highland was already working toward the requirement. The City has Senior Housing. The suggestion was made to look at reducing the requirement for parking over the next year. Regarding Accessory Dwelling Units, the City may want to reevaluate the parking requirement. Next, he suggested that the City could consider allowing more of a variety of housing types. He further explained that those areas already meet the intent of the state requirement and could be reevaluated and worked on this next year following through the next year with a report. He noted that the requirement did not make it clear as to whether or not you'll have to keep coming up with new strategies each year.

Responding to a question of when the plan was due, Mr. Jensen explained that the revised chapter, MIH plan, strategies, and suggestions of where they are headed were due by December 1st. Ms. Ryan further explained that every year after the city will have to provide a report too.

The process for the next few months was outlined. Mr. Jensen explained that there was a lot of changes needed in the current chapters, items that were no longer relevant. The data analysis would be fairly easy to do, they would include three strategies, and what could be done the next year. The Planning Commission does have to hold a public hearing regarding the changes, City Council does not have. Once approved it will be provided to the Department of Workforce Services (DWS). Mayor Mann reiterated the time line encouraging Council and Commission to be prepared and provide changes or concerns to staff prior to the meeting so it could move along and continue in a timely manner.

Council Member Ed Dennis asked if there was a requirement that the city has a certain percentage of moderate income housing? Ms. Ryan responded that there was no requirement, however, next year the state has indicated that they would ask cities to submit a form, looking at how many units would be needed for 80%, 50%, and 30% of the AMI. The report would be required next year and an explanation of how the city was working toward that need. The city would also need to identify and acknowledge what they were doing to work towards the percentages. The report would be due December 1, 2020 and look at it again in 2021, and then again three years after.

Council Member Ed Dennis felt it was difficult to establish a strategy without a target. A target was needed or he believed it waste of time. Ms. Ryan responded that the state provided a target with broad discretion; 80% of the AMI and below.

Council Member Ed Dennis understood that to be \$1,600 per month but it did not tell the city whether or not they would need one unit, or 50 units. Ms. Ryan responded it was a self-generated report and she had the numbers from DWS and could provide them. The Mayor encouraged her to do so.

Planning Commission Member Jerry Abbott felt that the requirement should be for those areas that have a larger employment center and workforce. In Highland, there were not many employment centers, therefore it would be difficult to achieve the requirement for Highland.

Mr. Jensen noted that there were wrinkles that needed to be worked out. He felt that Commissioner Abbott was describing the regional nature of the issue, and that each community should handle their own part of the issue. He again, reiterated that there was a problem to address.

Council Member Brian Braithwaite felt frustrated that they were being asked to create a solution for something that they had no control over, particularly the price of properties. He gave an example of Highland allowing a higher density development. This was an effort to contribute to the lower income housing. However, the price on the properties increased and became unaffordable because of the location and being in Highland. He noted that there were cities within a short distance from Highland with affordable housing. He wondered why Highland was being held at a county level and not a city level and combining with surrounding communities.

Mr. Jensen reminded them about the land trust option suggested by the state. He posed the question of whether or not their money would be spent better somewhere else with more efficient and lower land prices, etc. He suggested a land trust could do that. Summit and Wasatch counties contribute to a county wide housing authority that places the funds within the county where it makes more sense.

Council Member Scott L. Smith wondered where the city would come up with those funds noting that they had a very small budget. He was unclear how that would work. Mr. Jensen agreed that it might not work for them now, but it was something they could study in the next year to see if made sense. The state was just asking them to look at strategies.

Mayor Mann noted that the City has accessory units and staff believed there were possibly ten times more people renting their apartments than had a permit to do so. He believed they could grow the number if the City could figure out a way to make the process easier. Mr. Jensen explained that the City could consider doing that and tweaking the ordinance to make it easier to accomplish. The building code might be the biggest hurdle.

Council Member Brian Braithwaite questioned whether or not the three strategies had to be successful. City Administrator Nathan Crane responded that they did not. The requirement was simply to identify three strategies to study. He further explained that they were required to list out the strategies that the City was willing to study. He provided an outline of what the report might say, for example, the report would list out strategies A, B, and C. Then the City would detail what worked, what did not work, and why. He used the following as an example:

“Highland City researched and implemented Strategy A. This strategy did not work due to the following reasons, and then they would list out the reasons, x, y, and z. Highland implemented Strategy B which did work and here are the reasons why, again x, y, and z. Highland researched and implemented Strategy C which did not work and the reasons why are as follows: x, y, and z.”

The state was not even requiring that the city choose different alternatives at this point. We could even work towards the same three choices again, just evaluating them further. Nor were they requiring the city to provide 300 units and subsidize them, not today. He noted too, that the City was approaching build out and it made him wonder how they would be able provide any further housing, he believed they could not. Which he noted would need to be addressed. There would be things they would have to work through with the state, especially because the city does not control land prices, it just was not their role. He explained that the meeting was to simply make the Council and Commission aware of the requirement and strategies provided. He assumed that once the state collects the data from the reports, some things may change. He noted that Heber, as well as, other cities may have similar issues to theirs. It was going to be a work in progress. For now, the city is just required to tell the state that we heard them, and we are trying to be responsive.

Ms. Ryan reviewed the numbers provided by the self-generated report from DWS. In 2018, for 80% of AMI and below, there would be a shortage of 5 units; for 50% of AMI and below, there would be a shortage of 60 units; and for 30% of AMI and below, the shortage would be 30 units, for a total of 95 units. That's the benchmark of DWS's reporting, that they say the city should be thinking about it. They do not say that you have to produce these units. She continued explaining that in 2020 the state would ask cities to submit those suggested numbers in a report, stating that the city is doing x, y, z to lay the frame work. She noted that the list of strategies gives cities a lot of flexibility in addressing the issue and there were even gray areas; however, she felt that was intentionally done.

Mr. Jensen reiterated the plan moving forward which will be to look at the Senior Housing and ways to reduce the parking requirement. Regarding accessory dwelling units, look at ways to make it easier to obtain. Look around the city to see if there are other areas where mixed-use could be allowed, and look into the land trust option as well. He noted that the plan should be simple to accomplish over a years' worth of time, and would be easy to report on next year, as well.

Planning Commission Member Ron Campbell commented that he felt relieved with the presentation. He had expected more restrictions and requirements. He felt their proposal was manageable and felt they just had to make their best effort as a city and see what takes place. He was encouraged.

Council Member Brian Braithwaite felt that the City and Commission had an obligation to work with legislators and ensure that there would not be more restrictions in the future, especially if the efforts made by cities were not successful. Commission Member Campbell noted that the they should make an earnest effort. Mr. Jensen added that it was important to comply because the state kept asking cities to implement things that were not being done and the state was getting tired of the noncompliance. He suggested that they comply and do some work and see how it all turns out in 2021. His biggest fear was if out of the 82 cities only 20 of them actually do the work, that could be bad for everyone.

Council Member Braithwaite voiced frustration that as a city, they have little input on the problem. City fees and the pricing of property are not the same. The city can lower fees but it's just a small piece of the whole issue. Yet, the state seems to be trying to rest it on the city's shoulders which did not make any sense. He felt the state should be looking at a different solution.

Mr. Jensen acknowledged what Council Member Braithwaite noted. He suggested that there would be about 14 other cities with similar concerns. He reiterated to the Council and Commission that the state was not asking them to solve the problem, they were just asking cities to come up with some strategies that might help a little. He felt the regional issue had not been addressed enough yet. He personally liked what was happening in Summit and Wasatch Counties where they were creating a fund that was going to the right places. They charge an affordable housing fee per unit for which they get an equal amount of density in the development. The fee was collected and given to the County Housing Authority and the County does projects that are affordable where they determine there is a need.

Planning Commission Member Tim Ball questioned how the housing authority dictates home prices. He shared an experience where the City gave a variance to a developer, who claimed affordable housing, but the first spec home that came out of the development was \$1.3 million. However, the City did not have the ability to limit what he charged. Planning Commission Member Ball was unsure how to comply with the requirement being given because it would mean that an 850 square foot lot would be \$80,000 and that seems impossible.

Mr. Jensen recognized options in Highland were limited, however there was flexibility with the strategies provided by the state. He reported that they would present to Planning Commission on September 24, 2019.

Council Member Brian Braithwaite thanked them for their help and appreciated their willingness to listen to their concerns.

Planning Commission Member Jerry Abbott shared that he had been dealing with the affordable housing issue for 18 years as a developer and provided a personal example of working around requirements. They discovered that the real problem in Flagstaff was the down payment and one solution to the problem was a program where the down payment was shared for the next person who needed help and so on. He believed a solution for Highland, could be to provide an option of allowing guest houses which could lower someone's mortgage payment.

Planning Commission Member Audrey Wright said the area she lives in has a lot of empty nesters and either children move in or they have rooms in the basement for an apartment. Which seems to work well, because the owner often wants assistance with taking care of the land. She suggested that strategy as a very viable option for Highland.

Mayor Mann asked when they would see the first draft, and the response was by next week. City Administrator Nathan Crane explained that staff reports would be due next Thursday for the next meeting. He also noted that the city would hold two public hearings, one with Planning Commission and one with City Council. A brief discussion took place regarding the next steps.

ADJOURNMENT

Council Member Brian Braithwaite MOVED to adjourn the meeting and Council Member Ed Dennis SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:25 PM.

I, Cindy Quick, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the joint meeting held on September 10, 2019. This document constitutes the official minutes for the Highland City Council & Planning Commission Joint meeting.



Cindy Quick, MMC
City Recorder

John Janson, AICP
Megan Ryan
September 10, 2019

Expectations for 2020

Moderate
Income
Housing Plan
(MIHP)
Requirements



Major change to existing State Law this past spring to address the housing crisis



All communities over 5k in population are now required to update their General Plan (by 12/1/19)with an analysis of the affordable housing issue in their community – 82 cities total.



Transportation, Housing,& Employment and Population must all be considered together.
Good planning!

What is affordable housing?

Federal and State definition:
*Affordable housing is any housing unit whose gross monthly costs (+utilities) are equal to no more than 30% of a household's gross monthly income.
About \$1600 for rent per month or a mortgage.*

Moderate Income Housing as defined by Utah State Legislature is:

Housing for households with a gross household income that is **≥ 80% of the county's area median income (AMI)**

Workforce Housing is usually defined as housing for police, teachers, firefighters at **60-120% of the AMI.**

Plain speak:

Essentially, it compares rents and housing prices to average incomes and sets a standard for what is considered too much to pay...

- 80% of the average income in Highland is \$103,000
- 80% of the average income in Utah County is \$64,000

Moderate
Income
Housing Plan
(MIHP)
Requirements



Why this updated law?

Rapid Growth on the Wasatch Front
Rising housing prices (rents too)
Lagging housing production



The State says that each community must use the general plan and zoning to:
“Remove barriers to & identify current strategies that help facilitate the creation of affordable housing in their area.”



Highland’s last MIHP was done in 2008

There are 23 State Law defined strategies, to choose from. You must show 3 that you are working towards.



What happens if NO Moderate Income Housing Plan? (MIHP)



A State Mandate?
More intrusion by the State into local government. State is concerned about communities not following the laws they make. If Cities don't make the effort then more mandates may come.

What happened if No Moderate Income Housing Plan? (MIHP)

No State money for roads if no housing plan!

Municipalities will Not be allowed to access the Transportation Investment Fund (TIF) & the TTIF if you don't have an approved MIHP.

TIF is the State Transportation Investment Fund (UDOT). TTIF is the Transit Transportation Investment Fund

Generally projects flow through the Mountainland Association of Government (MAG) (Example: Highland Blvd.)

3 Potential Strategies –
what you are already doing qualifies for this year



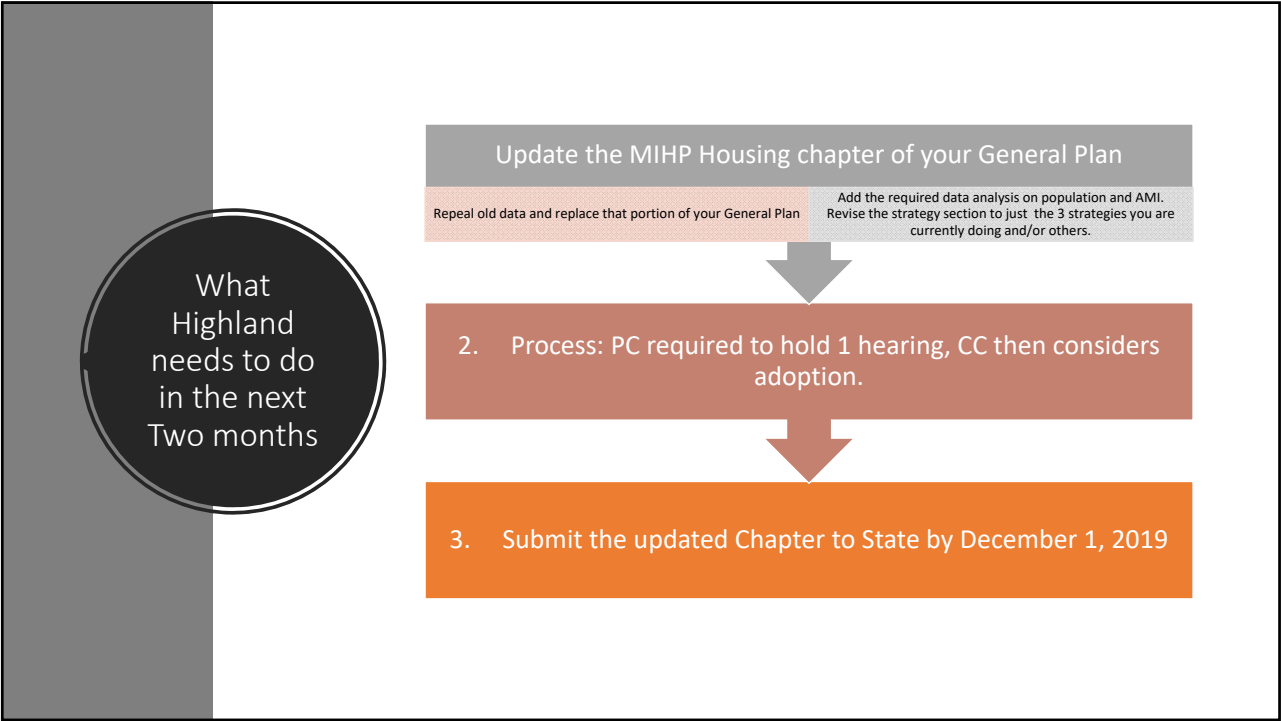
Senior housing projects.
(reduced parking)



Accessory Dwelling Units – you have an ordinance. (May want to update in 2020)



Allow a variety of housing types (Ridgeview) & Mixed Use in your City Center. (Rezoning)



•Let’s talk Strategies

1. Rezone for densities necessary to assure the production of MIH
2. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
3. Facilitate the rehabilitation of existing uninhabitable housing stock into MIH
4. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
5. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
6. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
7. Encourage higher density or moderate-income residential development near major transit investment corridors
8. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities



State Strategies

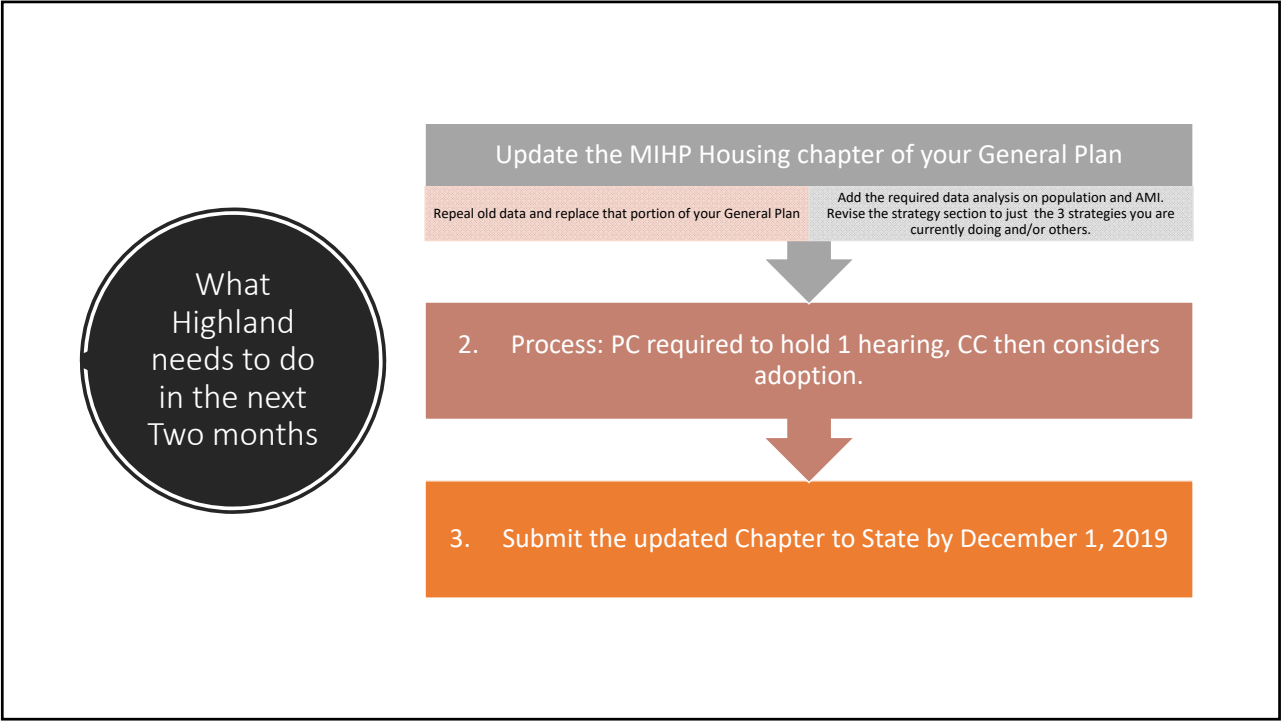


- 9. allow for single room occupancy developments (SRO's)
- 10. implement zoning incentives for low to moderate income units in new developments
- 11. utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- 12. preserve existing MIH
- 13. reduce impact fees, related to low and MIH
- 14. participate in a community land trust program for low or MIH
- 15. implement a mortgage assistance program for employees of the municipality
- 16. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- 17. apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity



State Strategies

- 18. Apply for or partner with an entity that applies for affordable housing with DWS
- 19. Apply for or partner with an entity that applies for programs administered by an association of governments (MAG)
- 20. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- 21. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- 22. Utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- 23. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.



Things to consider in 2020

Progress report due by 12/1/2020

Expectation is that the City will work on the 3 strategies (make some progress)

1. Seniors: Consider promoting deed restrictions for senior housing to assure long term affordability. Look at reduced parking requirements.

2. Accessory Dwelling Units (ADUs): Review current ordinance regulations. Can they be revised to help promote more ADUs? (which generally rent lower than the market)

3. Mixed use: Can more mixed-use areas be considered? Can the ordinance be updated?

4. Other: County Land Trust participation?

