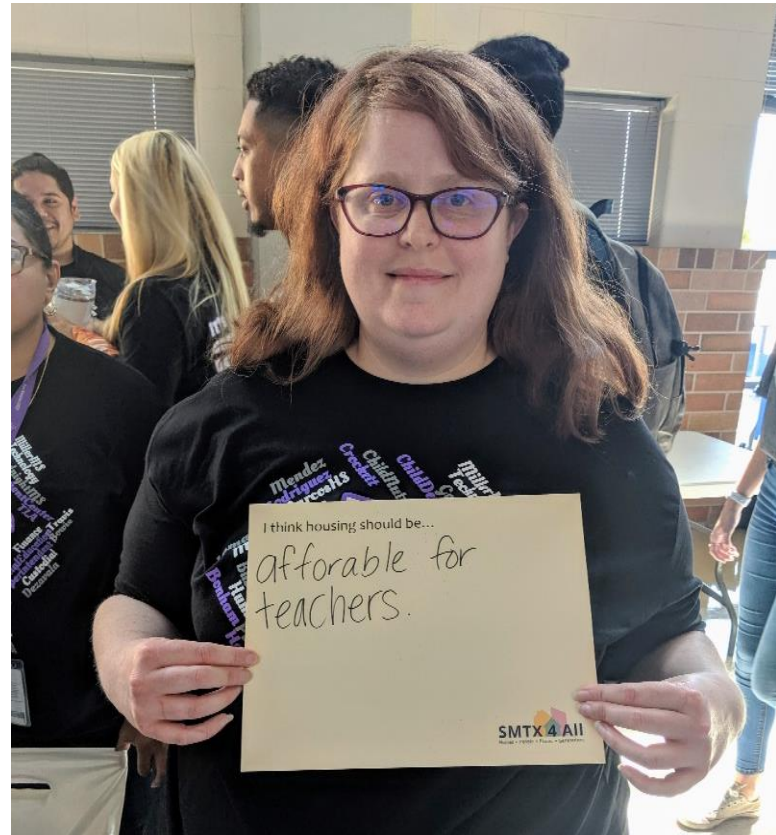


Strategic Housing Action Plan

Hold a Public Hearing and consider approval of the proposed Strategic Housing Action Plan.

SMTX 4 All Housing Initiative

- City Council Strategic Initiative
- Workforce Housing Task Force
 - 19 Members
- Housing Needs Assessment
 - 2,000 respondents
- Public Outreach Efforts
 - 38 different organizations
 - 250 written comments
 - 100 housing stories
- Housing Action Plan
 - 4 goals
 - 6 strategies
 - 23 actions



Background

Housing Task Force Formed

- September 2018

Council Committee Mtgs

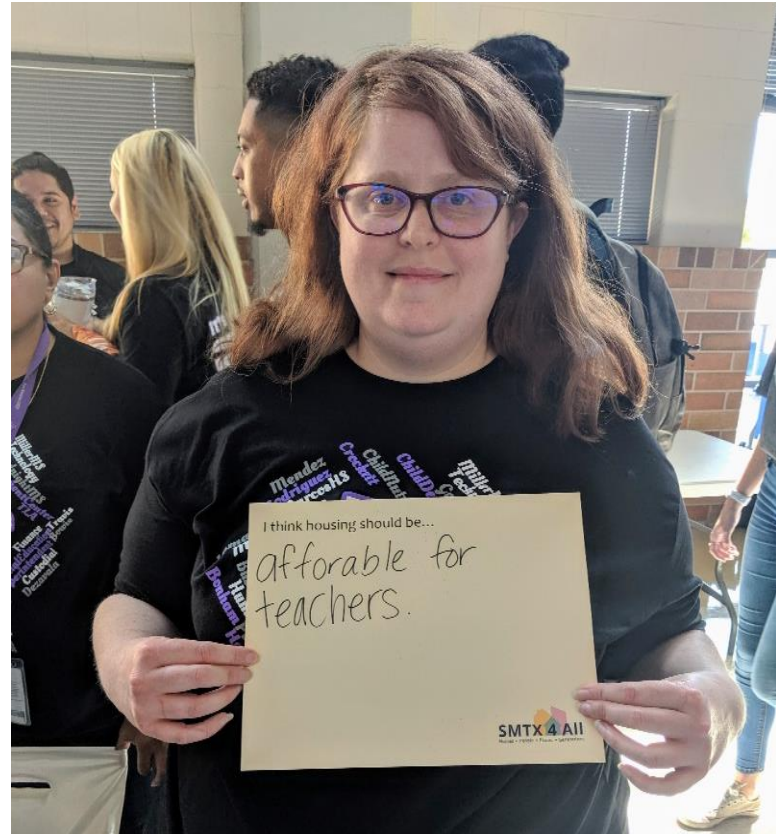
- September 2018
- February 2019
- March 2019
- June 2019
- August 2019
- September 2019

Council Updates / Work Session

- May 2019
- August 2019

Planning Commission Mtg

- May 2019
- August 2019
- September 2019



P&Z recommends approval with six amendments

1. Remove Action D2. Accommodate Growth through Appropriate Zoning

The City should pro-actively zone both undeveloped and infill areas in accordance with the Comprehensive Plan to ensure that the capacity for residential growth is in excess of the anticipated population growth instead of relying on each individual project to request zoning.

2. Remove Action B1. Development Codes and Zoning

Support diverse and vibrant neighborhoods by expanding the types of zoning districts and building types allowed within existing neighborhoods. Use a community driven process with a focus on accommodating residents through all stages of life.

3. Remove Action B3. Infill Housing Assistance

Assist builders with fee waivers, clear-path permitting, and regulatory incentives like reduced parking or additional units in exchange for permanently affordable housing in pre-identified infill sites.

4. Modify Action D1. Opt-In Zoning Overlay Districts to insert the words High and Medium

Create Opt-In zoning districts in High and Medium Intensity Zones that offer an option for increased density and fast tracked permitting in exchange for affordable housing and other community benefits important to those strategic locations.

5. **Modify Action E4. Remove Regulatory Barriers to Affordable Housing**

Remove regulatory barriers to affordable housing when developments include a percentage of affordability. Barriers may include:

- Impact Fees
- ~~Parking Requirements~~
- ~~Height Requirements~~
- ~~Maximum Density~~
- Requiring full site plan review for projects with 12 units or less
- Material requirements
- Permit fees

6. Modify the implementation steps of the Three-Year Action Plan Item

Accommodate Growth through Appropriate Zoning

Implementation Steps:

1. Identify areas in High and Medium Intensity Zones from the Comprehensive Plan that are vacant or underdeveloped and are appropriate for higher density zoning districts.
- ~~2. Utilize a small area planning process in Existing Neighborhoods on the Comprehensive Plan to build community support for zoning districts that provide opportunities for additional diverse housing that fits in to the neighborhood.~~
- ~~3. Proceed with a rezoning in Intensity Zones while ensuring mixed incomes and diverse communities.~~