

**Item No. 8.4**  
**Initial Recommendations of the**  
**Housing Plan Advisory Committee**



# Background

- Housing Action Plan adopted – Sep. 2024
  - Goal 1 – Create and incentivize more housing units and more diverse housing types
  - Goal 2 - Incentivize the production and preservation of housing that is affordable to current and future community members
- Housing Plan Advisory Committee Appointed - Feb. 2025
- First Meeting of Committee – Apr. 2025



# HPAC Recommendation One

Goal 1. Strategy 1. Action 1.

Proactively rezone priority areas for townhome and middle housing options specifically to encourage homeownership

- Set limits that enable growth toward target development goals
- Prioritize rezonings near key activity centers and corridors
- Direct growth where infrastructure can adequately serve it



# HPAC Recommendation Two

Goal 1. Strategy 1. Action 3.

Reduce or waive fees based on how much of the development is dedicated to affordable housing

- Define affordable housing as units rented or sold at below-market rate and restricted to low-and moderate-income households



# HPAC Recommendation Three

Goal 1. Strategy 1. Action 3.

Investigate a tiered system for fees, reduce or waive fees for smaller square footage to incentivize new / future development.

- Investigate impact on the budget from reduced or waived fees
- What would the offset from new development be?
- How much new development would offset not having impact fees?

