



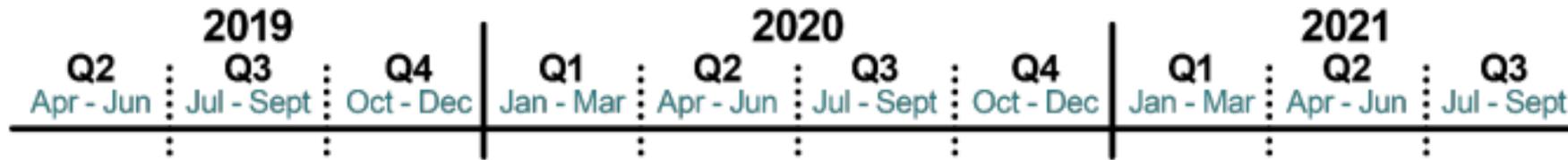
RFI FOR LAND DEVELOPMENT

Community Building Subcommittee
October 21, 2019

COUNCIL GOAL: ECONOMIC VITALITY



STRATEGY 1: Increase the supply of shovel-ready residential land and decrease development costs for needed housing through public investment leveraging private development, City policy and procedural adjustments



Audit Development Code to identify barriers in constructing needed housing, including mobility and parking standards

Create a real-time land inventory database to better monitor land supply within the UGB

Develop 3-5 procedural and policy adjustments to streamline needed housing projects

Implement tax exemption programs that promote housing goals

Develop/conduct request for proposal (RFP) process focused on housing development aligned with Council goals



- Unlock land inside the City Limit for the development of multifamily units
- Income level = Up to 150% of AMI
 - \$560,000 Sale Price
 - \$3,000/month in rent
- Primary focus on issues that arise before Pre-App Meeting



- Early October: internal staff survey development
- October 8: Development Focus Group
- October 9 – 11: Beta testing
- Week of October 14: released to targeted industries and partner organizations

- What we've heard so far.....[very early results]
 - Cost of construction
 - Transportation requirements and cost, called out specifically
 - Parking requirements



- Review Results: Survey Closes Thursday, November 7th
- Will other efforts underway address identified needs?
- Develop the RFI/RFP program
 - What's the funding for Partnerships?
 - Another code package?
 - Review process improvement?
 - Additional Transportation construction commitments?
- Coordination with supplemental CET program development?

QUESTIONS?

