Planning Commission - The Housing Working Group

Examine existing code and processes to develop strategies to increase the housing yield through the reduction of inefficiencies and obstructions in the public and private sector.

Areas of Regulations to Focus On / Professionals who navigate the code to create housing
Create 3 groups to focus on these three categories
- Group 1: Entitlements
    - City Staff, Commissioners, Land Attorneys, Developers
- Group 2: Site development
    - CIty Staff, Landscape architects, Planners, Civil Engineer, Developers
- Group 3: Vertical development
    - City Staff, Architects, Designers, Builders, Developers

Each Group can reach out to City, Professionals, and the Community to gather data and use the below as a guide.

Listen and learn from those in the public sector who review projects using COA processes. Identify:
- Processes which are difficult to train
- Processes which take lengthy review times
- Processes which are onerous compared to other municipalities
- Project requests which require Commission / Council oversight which are typically approved
- Regulations that are laborious to review and yet lack alignment with our comprehensive plan and other City visions.
- Potential updates to Code

Listen and learn from those who work in the private and nonprofit sector in creating housing and are tasked with navigating, using, and crafting to the regulations. Identify:
- Processes which are onerous compared to other municipalities
- Recent processes (past few years) which have been implemented which increase the cost of creating housing whether they
    - Limit where housing can be built
    - Increase the work (hence time and cost) needed to prepare the design submittals
- Regulations which lack predictability during feasibility studies
- Regulations that are laborious to adhere to and document, yet lack alignment with our comprehensive plan and other City visions.
- Potential updates to Code

Listen and learn from the general community about ideas for creating more housing. (ADU's, secondary apartments, attic conversions, duplexes. etc.) Identify:
- Challenges they may have had in remodeling / additions
- Costs for the processes
- Ease of navigation of the process
- Community hurdles / opportunities
- Potential updates to code

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Working Group tasks
- Analyze findings
- Organize findings
- Develop recommendations
- Prioritize recommendations based on readiness for action
- Present findings to Planning Commission

Planning Commission tasks
- Identify which recommendations to consider for further study
- Identify which recommendations to send to council as recommendation to initiate code amendment
- Identify which recommendations the Planning Commission would like to recommend to initiate code amendment.