



Legislation Details (With Text)

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On agenda: 3/9/2022 **Final action:** 3/9/2022
Title: Staff Update: Expedited Review of Affordable Housing.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Petition

Date	Ver.	Action By	Action	Result
3/9/2022	1	Town Council		received and filed

Staff Update: Expedited Review of Affordable Housing.

Staff:

Colleen Willger, Director
 Judy Johnson, Assistant Director
 Corey Liles, Planning Manager
 Sarah Viñas, Director
 Nate Broman-Fulks, Affordable Housing Manager
 Emily Holt, Affordable Housing Development Officer

Department:

Planning

 Affordable Housing & Community
 Connections

Overview: On September 22, 2021, Council members submitted a petition calling for strategies to rapidly promote increased production and availability of affordable and missing middle housing. An initial update, with a draft Work Plan to address the full range of interests in the petition, was provided to Council on November 17, 2021. This item provides further details on a specific petition interest, the creation of an expedited application process for projects with a substantial amount of affordable housing.

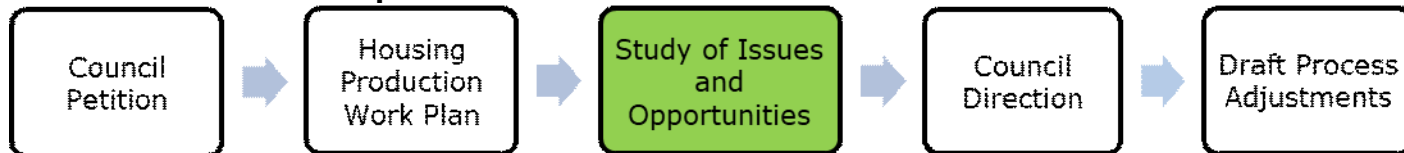
 **Recommendation(s):**

That the Council receive this update on considerations for an affordable housing expedited review process.

Key Considerations:

- The pilot of expedited application review for projects proposing 100% affordable units will continue through the spring and will provide insight on what could work well for subsequent reviews.
- Staff have identified other research and study topics to inform policy solutions.
- A successful review process must balance elements such as timeliness, complexity of application materials, and number of meetings. Improving performance on timeliness requires tradeoffs.
- Staff is exploring high-level policy options responsive to these tradeoffs such as simplified application materials, consolidated Advisory Board review, and additional staff capacity.
- As this effort moves forward, qualifying affordability criteria and performance metrics will also be solidified.

Where is this item in its process?



Next Steps

Over the next few months, staff proposes:

1. Continued pilot of expedited application review of Trinity Court, Jay Street, PEACH Apartments, and Gattis Court
2. Council discussion of high-level policy options to determine preliminary direction

A more detailed Proposed Project Schedule is provided in the Staff Report.



Attachments:

- Staff Report
- Petition

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By accepting this report, the Council acknowledges receipt of this update on Expedited Review of Affordable Housing.