

Eunice Kim

From: Robert Cortright <23cort@gmail.com>
Sent: Thursday, January 30, 2025 5:14 PM
To: Eunice Kim
Subject: Housing Production Strategy Suggestions

Eunice

I just listened to the HPS Webinar. I have three comments/suggestions for your consideration.

1. The city should clearly identify proposed "Climate Friendly Areas" (CFAs) as "Opportunity Areas". It was surprising and disappointing to hear the consultant describe opportunity areas (walkable areas along transit routes, near retail, schools etc.) and then say that the city had yet to identify opportunity areas. As you know, the city will have to get lots of new housing built in CFAs to meet the housing goal for CFAs (30% of all housing in CFAs over the next 20 years.) Designating CFAs as "opportunity areas" seems like a logical first step for the HPS.

2. I was pleased to see that webinar participants expressed strong support for revising SDCs to encourage housing production. SDC reform is a key strategy for increasing housing production, especially in CFAs. There was extensive discussion of this issue in the development of the city's climate action plan four years ago (in 2021) and the recommendations in that plan still waiting to be implemented. Accordingly, the HPS should include and advance Strategy TL42 from the city's adopted [climate action plan](#):

Reform the City's system development charges (SDCs) by 1) exempting development in walkable mixed-use neighborhoods in close-in areas (in and around downtown) and development within 1/4 mile walking distance of the core transit network from SDCs, and 2) setting SDCs for individual areas that reflect the actual cost of providing infrastructure needed to serve each area.

3. I agree with Steve Anderson that the consultant should provide a high-level assessment of the effectiveness/importance of individual actions to assure that the strategy includes those actions that we think will be most worthwhile and effective in increasing housing production.

Please include these comments in materials submitted to the Council and Planning Commission at their March 17 Work Session.

Thanks!

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