

## Equitable Development Referrals from 8/31/2020 City Commission Meeting

Referral Name	Motion Passed	Deliverables	Leads	Required Resources	Steps to implementation	Estimated Completion Date
<b>Moratorium</b>	Direct the City Attorney and the City Manager to come back to the commission with the first draft of an ordinance to enact a moratorium for a period of time to be determined by the city attorney and city manager effective immediately for major residential and non-residential development with a map of boundaries encompassing Fifth Ave, Pleasant Street, Springhill, Duckpond, Duval, Sugarhill, Porters, North Lincoln Heights, Oakview and Northeast Neighbors, not including Downtown. Finding of Fact: The moratorium will include specific types of development where current density is incompatible with current neighborhoods, tied to Section 30. 1-4 of the code of ordinances where the protection and enhancement of specific community areas with special character, interest or value representing and reflecting elements of the city's cultural, social, economic, political, historical and architectural heritage to protect the character, maintain the stability and prevent displacement	Develop findings of fact for a proposed moratorium. Develop moratorium exceptions	Lee, Andrew	N/A	N/A	Commission discussion 10/15 meeting. Need further action by City Commission.
<b>Property Taxes</b>	Staff to come back to the Commission with a variety of options using a property tax mechanism to allow neighborhoods to stay in place.	Whitepaper on options	Legal, Lee, Andrew	N/A	1. CA and CM to prepare whitepaper on possible options	By end of calendar year
<b>Heritage Overlay</b>	Decide neighborhoods to be designated, and work with affected communities on public education, engagement and process for new zoning.	1. Revised Heritage Overlay Ordinance. 2. Individualized neighborhood heritage overlay designations and associated regulations.	Andrew	Staff and neighborhood involvement in drafting specific heritage overlay regulations for individual neighborhoods	1. Draft regulatory changes to existing heritage overlay ordinance. 2. Identify potential neighborhoods for heritage overlay designation. 3. Staff and neighborhoods work together to draft specific heritage overlay regulations applicable to designated neighborhoods. 4. CCOM adopt individual heritage overlay designations and associated regulations via ordinance for each neighborhood.	January/February for CCOM adoption of revised heritage overlay ordinance. May 2021 for adoption of initial neighborhood heritage overlay ordinances

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<b>Predatory Practices Education</b>	Staff come back to the Commission with amount for program to fund an education campaign and engage homeowners about their rights, and the pros and cons of selling, and how to spot predatory practices. This solution will be targeted in the following geographic areas: 5th Avenue, Pleasant Street, Porters, Duval, Lincoln Estates, and Grove Street.	1. RFP for a non-profit to perform these services. 2. Identification of funding source	Deborah, Jackie	For initial program year utilize CDBG program funding. For future program years, identify dedicated funding source to provide services due to CDBG program funding limitations.	1) Draft RFP; 2) Form an evaluation committee to review proposals; 3) rank vendor and submit to CCOM for approval	RFP on the street by Jan/Feb 2021
<b>Legal assistance for eviction/displacement prevention</b>	Staff come back to the Commission with amount for program and funding source. Provide funding to an organization to provide legal assistance and representation that will be targeted in specific geographic areas for renters at risk of displacement.	1. RFP for a non-profit to perform these services. 2. Identification of funding source	Deborah, Jackie	For initial program year utilize CDBG program funding. For future program years, identify dedicated funding source to provide services due to CDBG program funding limitations.	1) Draft RFP; 2) Form an evaluation committee to review proposals; 3) rank vendor and submit to CCOM for approval	RFP on the street by Jan/Feb 2021
<b>Neighborhood compatibility measures</b>	Revise zoning for the following neighborhoods, targeted neighborhoods that is more compatible with the neighborhoods. Ask staff to come back with more compatible zoning and transitions between neighborhoods. Agenda this discussion for a meeting for further action after the neighborhood walks.	List of potential changes/ideas regarding compatibility.	Andrew	1. Scheduling City Commission neighborhood walks. 2. Repurposing planning staff to work on issue	1. Schedule time to walk the neighborhoods. 2. Come back to discuss findings. 3. Incorporate findings into new Comprehensive Plan.	1. Schedule walking tours with interested commissioners by end of calendar year. 2. Schedule workshop to discuss findings February/March 21.

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<b>Welcome Back Program (Relocation program)</b>	Have staff comeback with a more detailed version of this program that focuses on bringing neighbors back to historical neighborhoods and proposed funding	Develop program and reallocate CRA funds from ?	Deborah, Sarah		Chelsea Bakaitis presented initial feedback/thoughts to Affordable Housing Working Group on 09/17. Isolated that proof of original residency needs to be defined. No existing programs could be found. Need to work with Legal on how to define/prove former residency. Eligibility piece needs Sean McDermott. Mtg. w/ him on 10/21 for feedback. Next step is to move Project Charter to GCRA Board 12/15.	1st Draft to GCRA 12/15 and to City Commission at first available slot after Board approval.
<b>All in the Family (Clear title for heirs property)</b>	Have staff comeback with a more detailed version of this program and proposed funding	1. RFP for a non-profit to perform these services. 2. Identification of funding source	Deborah, Sarah		Chelsea Bakaitis presented initial feedback/thoughts to Affordable Housing Working Group on 09/17. Isolated need to understand the criteria for selecting a qualified firm. Will meet with Sean McDermott on 10/21 to discuss what makes a non-profit firm experienced with such cases so we can set the RFP selection criteria. Will create Project Charter and next steps would be to work with Procurement on providing the RFP information so the bid can be drafted and a	Proposed RFP information to be completed/given to Procurement by 11/13. Need insight to length of contractual relationship post-award. Perhaps 1 year w/ 2 extensions in the case of nonperformance or poor performance.
<b>The Price is Right Program (Distribution of city-owned property for AH)</b>	Have staff comeback with a more detailed version of this program and proposed funding.	1. Develop inventory of city-owned land that could be used for housing. 2. Develop inventory of other governmental-owned land that could be used for housing. 3. Solicit non-profits for development of city-owned lots for affordable housing.	Lee, Erik	Work with Colliers team on project and consult with COG HCD and other appropriate staff.	1. Work with staff on mapping of inventory; 2) review mapped inventory for high level development capacity; 3) created solicitation mechanism.	1. Develop inventories by end of 1st quarter FY '21; 2. Develop program of solicitation of non-profits for development of City owned lots by 2nd quarter of FY '21.

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<b>Community Neighborhood Narrative program</b>	Have staff comeback with a more a detailed version of this program and proposed funding	Discussion necessary as to the definition of the "narrative"	Deborah, Jackie, Andrew	1. Repurposing staff to work on program	1. Develop city program to mirror Porters' Narrative work. 2. Identify neighborhoods interested in narrative program. 3. Work with neighborhoods to complete narrative. 4. Incorporate narrative document in City decisions, plans, resources, documents, etc.	Potential overlap with some elements of neighborhood bill of rights item. Bring proposal to CCOM by 1st quarter of 21.
<b>Community Land Trust</b>	Have staff come back with a community land trust plan and proposed funding	Formal Partnership with a Community Land Trust to further Affordable Housing efforts	Erik, Kara	N/A	1. Develop an RFP designed to enter into a formal partnership with a Conservation Land Trust for the purposes of developing affordable housing throughout the community.	1. Complete RFP - 2nd quarter of FY '21; 2. Enter into formal partnership 3rd quarter of FY '21.
<b>Short Term Rentals</b>	Have staff come back with an ordinance to regulate short term rentals in the following areas: occupancy, registration licenses for short term rentals and other regulatory items staff feels would be effective.	List of possible regulatory options	Legal, Lee, Andrew	N/A	1. Analyze what is possible under state law. 2. Return to CCOM with potential options for further guidance.	Before end of calendar year
<b>Inclusionary Housing Program</b>	Have staff come back with a plan for inclusionary zoning.	Discussion as to next steps	Lee, Andrew	Consultant* and staff to implement program once approved	1. Commission authorize CM to waive procurement process to quickly retain a consultant 2. Draft market analysis. 3. Develop program design. 4. Draft implementing ordinance. 5. Adopt IZ ordinance. 6. Stand up program and monitoring.	By end of FY 2021
<b>Exclusionary zoning amendments</b>	Have staff come back with a plan for ending exclusionary zoning.	Discussion as to next steps	Lee, Andrew	Consultant* and staff to implement program once approved	1. Commission authorize CM to waive procurement process to quickly retain a consultant 2. Analyze code for exclusionary elements 3. Work with public on potential amendments 4. Bring amendments through public hearing process for adoption.	By end of FY 2021
<b>Vacant property fees</b>	Have staff come back with a plan for implementing vacancy fees.	Discussion as to the opportunities here. Will need to loop in GRU and PW	Legal, Lee, Andrew, Phil, GRU	N/A	1. Explore optios with leads 2. Bring options to CCOM for direction.	Before end of calendar year