

Central City 2035

Advisory Group Meeting 7

January 18, 2011, 4:00 – 6:00 PM

Bureau of Planning & Sustainability: 1900 SW 4th Avenue, Room 2500A



Agenda

- 1. Welcome & Introductions** 4:00 PM
 - Introductions, agenda review & approval of minutes C. Orloff & M. Rudd

- 2. Symposium Series Update** 4:10 PM
 - Establishment and Purpose of AG Working Groups C. Orloff & T. Doss
 - Updated Symposium Schedule

- 3. Recap of Central City 2035 Principles & Themes** 4:20 PM

Recap of principles, themes, and projections presented in earlier CC2035 Introduction that are basis for Concept Plan development. J. Zehnder

 - Do these principles still seem valid based on the conversation thus far?
 - Are there additional issues that need to also be included within the principles and themes?

- 4. Housing & Community Development Work Session: Symposium Follow-Up** 4:30 PM

Staff and AG Working Group members will summarize input received during symposiums and proposal conceptual goals for plan. Mapping session will be conducted with AG to identify how goals might be realized across Central City. T. Doss & M. Raggett

 - Are there additional issues that need to be addressed?
 - What approaches/goals should be focused in different subdistricts?
 - Should additional goals included and can AG support conceptual goals proposed?
 - Are there additional issues the AG recommends staff investigate before the development of policies on housing & community development?

- 5. Public Input** 5:50 PM



Central City 2035 Advisory Group

Meeting Minutes – December 7, 2010

1900 SW 4th Avenue, Room 2500 A

Facilitator: Doug Zenn

Advisory Group members in attendance: Michelle Rudd, Chet Orloff, Craig Sweitzer, Mike Houck, Ethan Seltzer, Tom Shimota, Tad Savinar, Andre Baugh, Scott Langley, Amy Lewin, Mike McCulloch, Ed Blackburn, Stuart Smith, Brad Malsin

Advisory Group members not in attendance: Nancy Davis, Andrew Frazier, Carl Talton, Rick Williams, Phil Wu, Nancy Stueber

Staff in attendance: Troy Doss, Steve Iwata, Joe Zehnder, Elisa Hamblin, John Cole, Kim McCarty, Brett Horner, Kate Allen, Shannon Buono, Diane Hale, Sallie Edmunds

Public in attendance: Wendy Rahm, Shirley Rackner, Linda Nettekoven, Jerry Powell + 2

1. Welcome and Introductions

- Chet Orloff welcomed the group and asked the audience members to introduce themselves.
- Doug Zenn overviewed the agenda and described topics to be discussed.
- The minutes from the November 16, 2010 were approved by the group.

2. Updates of Related Concurrent Planning Efforts

- Joe Zehnder gave an update on the Portland Plan and the relationship to work being done in the Central City. Key points include:
 - The Portland Plan is a 25-year strategic plan with intergovernmental relationships.
 - Work ongoing now is identifying strategies and fleshing out objectives.
 - The Central City Plan will live as part of the Comprehensive Plan and will also be key in economic growth strategies, housing, city green and other topics.
- Chet Orloff had questions about timing for the Portland Plan.
- Tad Savinar commented on innovation and some of the uniquely Portland attributes that should be infused in the Portland Plan conversation.
- Joe Zehnder clarified to the group that there are some drafts of strategies available to the group.
- Brad Malsin stated he felt the work of the Portland Plan and Central City is extremely important and that investment in the Central City is key. We should learn lessons from elsewhere, namely Detroit.

- Steve Iwata gave an update on the N/NE Quadrant process. The project has just finished the existing conditions phase. The project is challenging and interesting due to the relationship with urban design, transportation, and land use. Policies from CC2035 will be integrated with N/NEQ in later phases.
- Mike McCulloch asked about what will actually be included in the N/NEQ as far as freeway scenarios as well as the timeframe.
- Steve stated that it was still an open process with products to be determined; work could include multiple concepts.
- Chet Orloff asked about the other quadrants and how the work from CC2035 will interface.
- Steve clarified about timeline and that the next quadrant would begin in the summer.
- Kate Allen spoke about other ongoing housing planning work, including the limited tax exemption programs. There has been some review and the process will yield some agreed upon goals for the City and County. Emerging policies will likely look less confusing and will better align with some locational goals. The Portland Housing Bureau also has a Draft Strategic Plan available right now for review and comment. Other work includes reviews of the no net loss policy and resource development for affordable housing amongst others.

3. Housing and Community Development Conceptual Policy Directions

- Troy Doss discussed the symposiums briefly and the development of policies on Housing and Community Development. He also noted the existing Housing policy is outdated and needs to address new challenges and the integrated nature of themes.
 - The symposiums pulled together experts on Housing and Community Development. They set course on a number of key issues, including housing diversification, housing affordability, essential public services, neighborhood supportive commercial services, implementation tools and barriers, homelessness, and housing equity.
 - From the discussions at the symposiums comments were distilled down into four policy areas. Objectives are starting points for conversations.
 - The group is being asked to review the policy areas, which include housing production & preservation, essential residential / community services, housing equity, and implementation / ways & means.
- Kate Allen stated preservation is an important tool to have with regards to production over the coming years.
- Peter Englander stated he felt health care could be included in the essential residential / community services area.
- Kate Allen spoke about how often displacement of residents often occurs with redevelopment. Residents that may not have been traditionally included should be, growth should include overall goals of the city and allow for access to opportunity.
- Tad Savinar asked a clarifying question about displacement types.

- Kate stated there has been much research done and that there are tools that could be available to alleviate displacement pressure.
- Troy continued explaining the policy areas and spoke about implementation.
- Brett Horner felt like the areas are grouped fairly nicely and recap a lot of what we talked about. He wanted to talk about implementation strategies 8, 9, and 10.
- Troy and Brett further discussed the system development charge system. Brett felt that they are currently at levels that are appropriate.
- Mike Houck agreed with Brett and offered to pass along his concerns in writing. He also stated that housing affordability should try to be more aggressive on private side. There is concern about those projects flipping eventually.
- Kate Allen stated that for any City investment there is a 60 year affordability covenant, which ensures long-term viability.
- Andre Baugh stated his concerns about getting economic development in line with residential development. There is an opportunity to capture a greater share of the region with affordable and workforce housing production.
- Chet Orloff clarified what he felt the charge of the group is tonight.
- Peter Englander felt Andre was making a very important point. There was a time when there was a closer connection between residents and jobs in the Central City. As we provide the full spectrum there is a great opportunity in the future.
- Troy asked the group if we should be thinking about other policy areas to include.
- Andre felt he was missing the connection and that the timing is not right to discuss.
- Troy stated that the group needs to identify topics and help frame the conversation for the other themes. There will be continual work being conducted throughout the coming months in order to get us to the draft policy concept in the summer. By May we will still make sure all the themes mesh together and have the correct correlation.
- Steve Iwata clarified that the economic development work is including the relationship between development and housing.
- Mike Houck asked about efficiency and housing costs and how displacement is related.
- Kate Allen stated that sometimes the most efficient doesn't mean the lowest land costs. There is a big linkage with people being able to have access within the existing infrastructure.
- Mike McColluch felt there was a lot of information about housing that it is hard to understand in a single evening. He asked the group about prioritization and what is most important to be able to give a direction or program for the city.
- Troy stated the key is turning bullet points into a series of objectives which is the first step.
- Scott Langley felt speaking to the quality of housing is important to preservation. There has to be public and private motivations to create feasible projects. Ownership is important.

- Brad Malsin stated that in mixed use design we should take every public dollar and make the most of it and not partition things into silos. What people are looking for is authenticity to a true mixed use diverse neighborhood.
- Ethan Seltzer stated a good plan is one that creates greater certainty. The means going from 'we might' to 'we will'. We need to synthesize and look at the interest categories. We should look across the themes including branches in location and equity. We should also get specific about the particulars of the Central City and Portland. In a physical sense how does this play out in space? There is a lot of work yet to be done.
- Tad Savinar was unclear about social services and what that actually means. The story that you need to tell is what exists and what you want for Portland.
- Stuart Smith would like to see how some of the contradictions should be resolved. Downtown should be different and the high value area and the economic driver to be a real downtown. He also didn't understand the term equity felt it should be included in other categories.
- Ethan Seltzer stated the Central City has different relationships to areas around it. He felt it's really important to be careful with broad terms to help get us to where we need to be in the policy stage.
- Ed Blackburn felt services are not connected to the people in affordable housing and that we need a better alignment.
- Scott Langley was uneasy about some of the social engineering that is proposed. Concerned about not letting the market telling us what it wants.
- Andre Baugh stated that addressing equity there are some inherent conflicts. It is a broad term and crosses a lot of paths. It is a value that we should reflect throughout the city. It should be marketed to people. Location is a conflict with equity, what is the best place that makes the best sense. How do you leverage equity with ways and means.
- Kate Allen stated that social engineering in the city has done a reasonable job of accommodating low income people where there are services. That is unlikely to change and would be an equity issue. That won't change but needs to be improved. We have a diverse set of communities in the Central City now.
- Mike Houck felt that SDCs get at some inherent contradictions and parks are an essential service.
- Michelle Rudd felt talking about equity and economic development are related.
- Scott Langley stated diversity in Central City is the fabric of the city and it is very important. We can't fabricate that but we can support it. SDCs have not been evenly applied across the board and they can be a great tool.
- Stuart Smith felt the essential services were stated as an increase and not maintenance.
- Chet Orloff felt the areas were useful as discussion points. Maybe this isn't the way to proceed, maybe we need to come out with a slightly different plan to better

articulate the issues. These are not closed silos but open to more. Maybe a smaller meeting would be helpful.

- Tad Savinar stated that staff is doing a great job but be bolder and have fun so there are things we can fight about.
- Tom Shimota stated that a few of the comments statements are full of contradictions. Be bold and take some chances. Let's forget about trying to be everything to everybody lets give the market the tools and framework that it needs.
- Brad Malsin wanted to go in just the opposite direction. We need examples of hardlined examples of where we fit. Let us see it and be able to understand how it's going to impact the Central City. It seems that there is a long road to May from now.

4. Public Input

- Wendy Rahm stated as a resident of the downtown area it is reassuring that this is a good advisory group. One population that you have good reason to maybe talk about is the tourist population. The homeless population can contradict the needs of the tourist population. The siloing of affordable housing has already happened in certain parts of the downtown. Is this compatible with keeping the downtown unique and a tourist destination
- Shirley Rackner stated that overall she felt that this process is complicated and vague. Staff should take in what the advisory group is saying. She appreciates the work being done.

5. Next Steps

- Troy Doss followed up with comments about tourism being included. He felt an endorsement was not appropriate to ask for based on feedback. He also stated the policy areas will get some more work and maps or scenario development might be helpful tools.
- Stuart Smith stated he felt like the policy areas were qualitative statements rather than goals, which he would like to see more of.
- Michelle Rudd thanked the group for their participation.
- Mike Houck stated he felt the symposium idea is great and useful.
- Amy Lewin stated she would like to see some things on the map.
- The meeting was adjourned at 6:00 p.m.



Central City 2035 Advisory Group

Upcoming Events

Dates as of 1/18/11. Please check website for updated information closer to each event.
www.portlandonline.com/bps/cc2035

		Su	M	T	W	Th	F	Sa
February	Friday, February 4 – The Willamette River Symposium 9:00 a.m. – 12:00 p.m. 1900 SW 4 th Avenue, Room 2500A			1	2	3	4	5
	Friday, February 11 – Mobility Symposium 9:00 a.m. – 12:00 p.m. 1900 SW 4 th Avenue, Room 2500A	6	7	8	9	10	11	12
	Tuesday, February 15 – Advisory Group Meeting 4:00 – 6:00 p.m. 1900 SW 4 th Avenue, Room 7A	13	14	15	16	17	18	19
	Thursday, February 17 – Economic Vitality Symposium 7:30 – 9:30 a.m. 1900 SW 4 th Avenue, Room 7A	20	21	22	23	24	25	26
	Friday, February 25 – The Willamette River Symposium 9:00 a.m. – 12:00 p.m. 1900 SW 4 th Avenue, Room 2500A	27	28					
March	Tuesday, March 1 – Advisory Group Meeting 4:00 – 6:00 p.m. 1900 SW 4 th Avenue, Room 7A			1	2	3	4	5
	Tuesday, March 15 – Advisory Group Meeting 4:00 – 6:00 p.m. 1900 SW 4 th Avenue, Room 7A	6	7	8	9	10	11	12
	Other symposium dates in March 2011 TBD Topics include: Civic & Cultural Life Urban Ecosystems	13	14	15	16	17	18	19
		20	21	22	23	24	25	26
		27	28	29	30	31		
April	Tuesday, April 5 – Advisory Group Meeting 4:00 – 6:00 p.m. 1900 SW 4 th Avenue, Room 7A						1	2
	Tuesday, April 19 – Advisory Group Meeting 4:00 – 6:00 p.m. 1900 SW 4 th Avenue, Room 7A	3	4	5	6	7	8	9
	Other symposium dates in April 2011 TBD Topics include: Historic Preservation	10	11	12	13	14	15	16
		17	18	19	20	21	22	23
		24	25	26	27	28	29	30

Central City 2035 Principles & Themes

Introduction & Principles

At the first Advisory Group (AG) meeting in June 2010, staff presented the *Central City 2035: Introduction* background paper. This paper presented a draft set of principles and policy themes that the CC2035 Concept Plan would be based upon. The basic premise presented was that the existing policies for the Central City (originating in the 1988 plan) ran their course and need to be updated to guide decision making and invest in the Central City for the next 25 years. Thus, a new policy framework is needed to address the opportunities and challenges currently facing the Central City and to help meet baseline growth projections of 28,773 new households and 74,412 new jobs by 2035.

The *Central City 2035: Introduction* presented the following draft principles for the review of the AG:

Equity: *In Portland's Central City housing, employment, and educational opportunities will support the needs of all citizens, and will be supported by a range of services, programs and facilities that improve the lives of, and are accessible to, all who live in, work in, or visit the Central City.*

Prosperity: *Portland's Central City will be the center of the regional economy, globally connected, the primary tourism destination in Oregon, and a leader in the green economy, containing a rich diversity of employment sectors, where access to employment and educational opportunities exists for all people.*

Human and Environmental Health: *Portland's Central City will be where the natural and urban environments are jointly developed and managed to improve environmental and human health, as well as global climatic conditions.*

These were found to be consistent with the then draft Portland Plan vision that stated:

We would like Portland to be a thriving and sustainable city, now and in the future. A thriving and sustainable city is one that is prosperous, healthy and rich in opportunity.

Finally, it was noted that as a final policy framework and concept plan for the Central City was developed the AG would help to craft a vision statement for CC2035 that more specifically addressed their vision for the future of the Central City.

Proposed Integrated Themes

CC2035 will begin by focusing on six integrated themes that are interrelated and important to the future of the Central City. This initial set will better enable us to begin this conversation and make early progress towards the development of a concept plan. However, the City will work with the Advisory Group and other stakeholders to refine and possibly expand this set of integrated themes into a draft policy framework for the Central City.

The initial six integrated plan themes are summarized as follows:

- **Economic Vitality.** Enhance the role of the Central City as a regional job center and a place where entrepreneurship, education and work force development are fostered; where tourism and business connections between Portland with the rest of the world are a primary focus; and, make the Central City a globally recognized center of the new green economy.
- **Complete Community (now Housing & Community Development).** Steward the development of more complete and sustainable Central City neighborhoods by developing a more diverse stock of housing affordable to all income levels and compatible with the needs of a rapidly diversifying population, while also expanding access to amenities and services essential to urban living.

- **Urban Design.** Strengthen the character of the Central City’s existing places, districts and structures, while developing vibrant new places for people. Create an integrated approach to both the public and private realms and enhance connections to citywide destinations and natural features.
- **Mobility.** Facilitate implementation of the City and County’s *Climate Action Plan* as well as the full economic development potential of the Central City, by expanding multimodal access and efficiently managing parking resources and the circulation system to meet the needs of businesses, employers, shops, hotels, and residents.
- **The Green City.** Increase the environmental performance and ecological health of the Central City through efforts that: reduce carbon output and energy consumption; increase use of green building practices and higher performing heating and cooling systems; increase use of alternative transportation modes; enhance natural resources, open space and tree canopy; and increase brownfield remediation in order to achieve more sustainable and environmentally responsible growth.
- **Civic and Cultural Life.** Elevate the Central City’s role as the regional center for the performing arts, cultural institutions, and entertainment, while establishing new relationships with the growing creative class, strengthening the local economy, and creating special places for public gatherings and the arts.

In addition to these themes, the AG recommended that issues related to human health, ingenuity & innovation, and the Portland Plan’s “City Green” focus be interwoven into these proposed themes or established as additional policy themes unto themselves.

Metro Growth Forecast

As noted above, the baseline growth assumptions for the Central City are that by 2035 an additional 28,773 new households and 74,412 new jobs will be added to the Central City by 2035. Thus, the CC2035 Concept Plan and follow-up quadrant plans need to consider how this growth can be accommodated in a manner consistent with the vision, policies and objectives developed for the Central City as part of this plan effort. The baseline projections by sub-district (presented in the tables below) serve as a starting point for this conversation.

City Estimates with Metro 2035 Projections: Housing

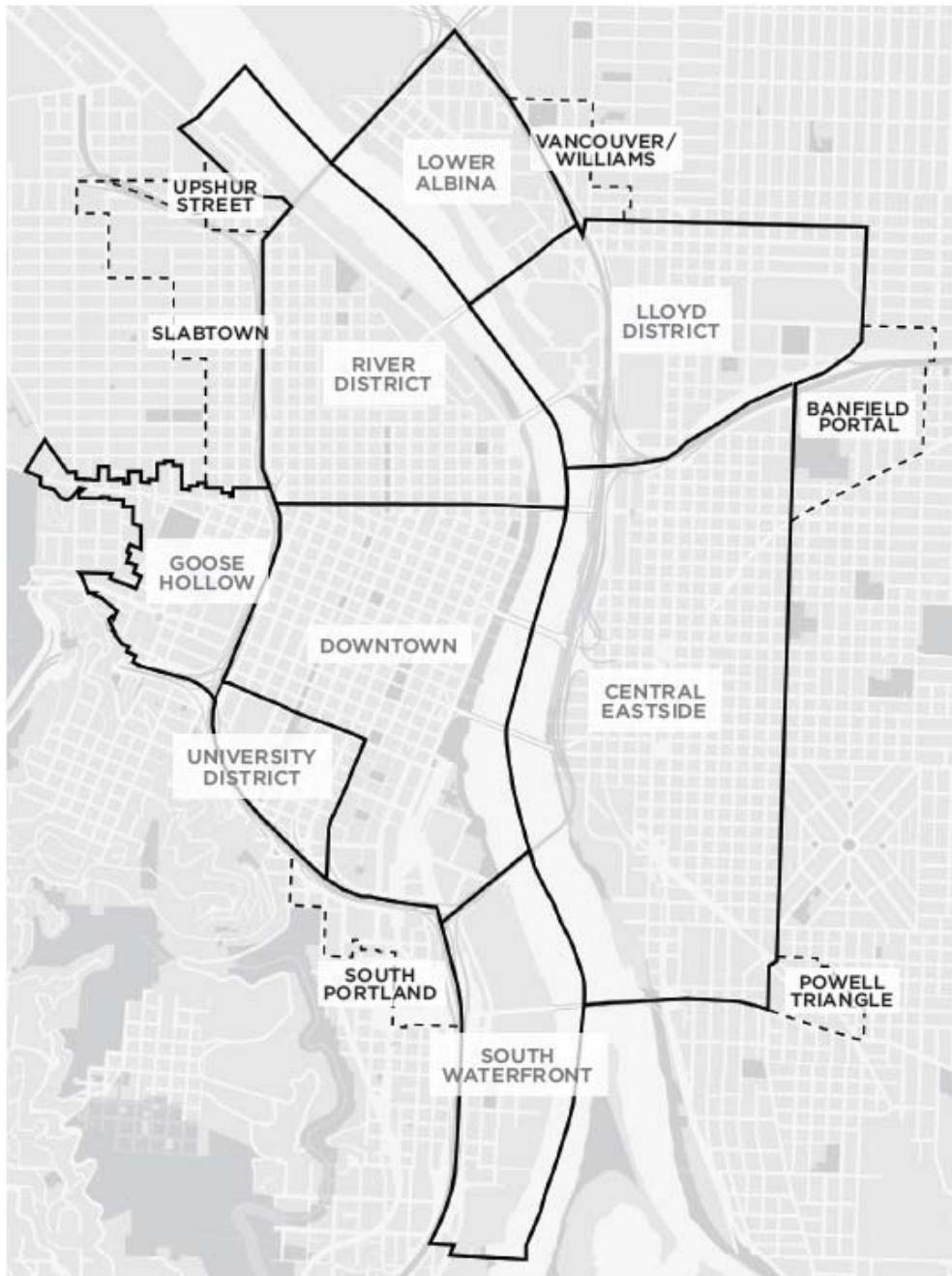
Sub-District	2008 Estimate	2035	Increase
Downtown	6,942	13,959	7,017
River District	8,155	17,331	9,176
Lower Albina	87	66	-21
Lloyd District	1,165	3,817	2,652
Central Eastside	957	3,036	2,079
South Waterfront	1,270	7,101	5,831
University District	1,458	3,113	1,655
Goose Hollow	2,960	3,344	384
Totals	22,994	51,767	28,773

Metro Projections: Employment

Sub-District	2005	2035	Increase
Downtown	79,121	109,033	29,912
River District	18,828	28,829	10,001
Lower Albina	2,474	2,880	406

Metro Projections: Employment (Continued)

Sub-District	2005	2035	Increase
Lloyd District	17,123	27,698	10,575
Central Eastside	16,110	24,265	8,155
South Waterfront	6,361	14,695	8,334
University District	3,883	8,477	4,594
Goose Hollow	6,579	9,014	2,435
Totals	152,484	226,926	74,412



CC2035 Housing & Community Development

Central City Plan: Housing Policy	Issues Presented at CC2035 Symposiums	Draft Housing & Community Development Goals
<p>Policy 3: Housing – Maintain the Central City's status as Oregon's principal high density housing area by keeping housing production in pace with new job creation.</p> <p>Note: Policy adopted in 1988 and amended in 1995 to include new objectives as a result of River and University District Plans.</p> <p>Objectives:</p> <p>A. Promote the construction of at least 15,000 new housing units in the Central City by the year 2010.</p> <p>B. Preserve and encourage rehabilitation of existing housing.</p> <p>C. Encourage the development of housing to meet diverse needs by encouraging a range of housing types, prices, and rent levels. Avoid isolating higher, middle, moderate, low and very low income households. (Amended w/ River District Plan)</p> <p>D. Foster housing development as a key component of a viable urban environment. Encourage a mix of rental and owner-occupied housing that accommodates the variety of households and families attracted to a Central City lifestyle. Include affordable housing in this mix. (Amended w/ River District Plan)</p> <p>E. Secure greater regional participation in addressing the housing needs of the homeless, low-income and other special needs populations.</p> <p>F. Where residential development is required, assure that when development of the housing is deferred to the future the housing site is designated and zoned residential.</p> <p>G. House at least 15 percent of PSU students in university housing. Locate university housing within the District or within walking or bicycling distance of the District, or at a location with a direct transit connection to the District. (Amended w/ University District Plan)</p> <p>H. Facilitate housing ownership in order to foster a vested interest and “stewardship” in the Central City by residents. (Amended w/ River District Plan)</p>	<p>Draft Set of Issues of Concern</p> <p>i. Housing Diversification. <i>The majority of housing in the Central City consists of one-bedroom and studio dwelling units. This lack of diversity also extends to housing compatible with the needs of families with children, seniors, people with disabilities, and students. Issues of concern include:</i></p> <ul style="list-style-type: none"> - Preservation of existing publicly subsidized housing - Acquisition and upgrade of “market” low-cost/poor condition rentals (at risk condo/high rent conversion) - Family compatible, special needs, senior and student housing - Affordable homeownership <p>ii. Housing Affordability. <i>Housing in the Central City is generally not affordable to the majority of people who work in the Central City. Although there are a sizable number of units accessible to lower income residents, supply is not keeping pace with demand. Also, most of the people who work in the Central City, including many in our targeted job sectors, do not earn enough to be able to afford to live in the current housing stock. Issues of concern include:</i></p> <ul style="list-style-type: none"> - 0-30% Housing (Addressing needs of homeless) - Lower Income Housing - Worker-Middle Income Housing <p>iii. Essential Public Services (current and future needs). <i>The demographics of the Central City are changing and increasingly residents are starting families while older residents entering their senior years desire to age within their neighborhoods. To support the needs of this diversifying population a greater range of public services and facilities are needed to maintain sustainable communities in the Central City. Services and facilities necessary to sustain community development include, but are not limited to:</i></p> <ul style="list-style-type: none"> - Public Schools - Parks, Playgrounds & Community Centers - Libraries & Other Services <p>iv. Neighborhood Supportive Commercial Services. <i>In addition to public services and facilities, a host of public sector uses and services are necessary to support more complete neighborhoods and residents at different income and age level. Services and facilities necessary to sustain community development include, but are not limited to:</i></p> <ul style="list-style-type: none"> - Grocery Stores, Daycare, and Medical Care Facilities - Neighborhood Supportive Retail Sales & Services <p>v. Implementation Tools & Barriers. <i>The ways and means necessary to support a more comprehensive approach to housing and community development are challenged by funding constraints and policy decisions and priorities. New strategies, programs, and partnerships will need to be considered to address these constraints and to open up new opportunities. Issues of concern include:</i></p> <ul style="list-style-type: none"> - Financing housing projects - Impact of municipal fees (System Development Charges) on housing projects - Regulatory tools & incentives - 30 percent set aside for affordable housing - Tax incentives and other subsidies - Need for anti-displacement strategies - Anticipating where housing demand is likely - Removing barriers to development in desirable locations such as brown field remediation 	<p>General Goal: Create new housing and community development policies that further the objectives and accomplishments of past plan efforts but that shift focus on the development of sustainable, vibrant and healthy urban communities that are accessible and address the needs of people of all ages, incomes and abilities.</p> <p>Specific Goals:</p> <p>Housing Production & Preservation:</p> <p>Housing Diversity. Develop a diversity of housing types that is compatible with the needs of families with children, students, seniors, and special needs residents.</p> <p>Housing Affordability. Support continued development of affordable housing by prioritizing public investments on critical unmet needs, increasing participation of the private sector, and developing strategies that also address workforce, student and senior housing needs.</p> <p>Housing Quality. Develop housing that is healthy & safe for all residents and that incorporated green and energy efficient technologies.</p> <p>Community Development Strategies. Focus the development of housing as well as public services and amenities in areas where these investments can best support and leverage the establishment of sustainable communities and neighborhoods.</p> <p>Essential Services & Amenities:</p> <p>Public Services: Increase access to and stable funding for transportation systems, parks & recreation facilities, schools, and other public services essential to support sustainable urban communities in the Central City.</p> <p>Neighborhood Services: Encourage develop of a range of neighborhood serving retail and commercial services that support urban living and reduce the need to leave the Central City to access these services.</p> <p>Social Services: Provide a range of social services that address the needs of at risk populations and ensure alignment of strategies and adequate stable funding for services that support those most at risk and that transition people out of homelessness.</p> <p>Housing Equity:</p> <p>Diverse Central City Neighborhoods: Ensure that housing, services, and amenities in the Central City area accessible to and address the needs of people at all age and income levels, ethnicity, race and abilities.</p> <p>Anti-Displacement & Civic Participation: Increase participation of communities, residents and businesses in planning and decision making processes that could result in displacement or have an impact on their ability to remain and thrive in the Central City.</p> <p>Ways & Means:</p> <p>Prioritize Public Investments: Prioritize public investments and strategies that leverage highest return in terms of meeting greatest needs and achieving multiple outcomes.</p> <p>Improve & Align Financial Investments: Improve and align financial investments to highest priority housing and community development needs.</p> <p>Create New Financial Investment Tools: Create new financial investment tools and establish clearer, more sustainable funding strategies for housing and community development in Central City.</p> <p>Regulatory Barriers: Ensure regulations are adequate to fulfill their intended outcomes and provide necessary protections but do not create unintentional barriers that inhibit the housing and community development goals for the Central City.</p> <p>Create Non-Financial Tools: Amend existing and establish new non-financial tools and incentives to better achieve housing and community development goals.</p>

Homework Worksheet (bring filled out to meeting)

Housing & Community Development

Instructions: Please read through each goal and check the box which best describes what you think about it. If you select “Not sure, info needed” or “This needs work” please include a comment or description of what you would like clarification on or to see change.

Agree with idea
Not sure, info needed
This needs work

General Goal:

Create new housing and community development policies that further the objectives and accomplishments of past plan efforts but that shift focus on the development of sustainable, vibrant and healthy urban communities that are accessible and address the needs of people of all ages, incomes and abilities.

Comment: _____

Specific Goals:

Housing Production & Preservation:

Housing Diversity. Develop a diversity of housing types that is compatible with the needs of families with children, students, seniors, and special needs residents.

Comment: _____

Housing Affordability. Support continued development of affordable housing by prioritizing public investments on critical unmet needs, increasing participation of the private sector, and developing strategies that also address workforce, student and senior housing needs.

Comment: _____

Housing Quality. Develop housing that is healthy & safe for all residents and that incorporated green and energy efficient technologies.

Comment: _____

Community Development Strategies. Focus the development of housing as well as public services and amenities in areas where these investments can best support and leverage the establishment of sustainable communities and neighborhoods.

Comment: _____

Essential Services & Amenities:

Public Services: Increase access to and stable funding for transportation systems, parks & recreation facilities, schools, and other public services essential to support sustainable urban communities in the Central City.

Comment: _____

Neighborhood Services: Encourage develop of a range of neighborhood serving retail and commercial services that support urban living and reduce the need to leave the Central City to access these services.

Comment: _____

Social Services: Provide a range of social services that address the needs of at risk populations and ensure alignment of strategies and adequate stable funding for services that support those most at risk and that transition people out of homelessness.

Comment: _____

Housing Equity:

Diverse Central City Neighborhoods: Ensure that housing, services, and amenities in the Central City area accessible to and address the needs of people at all age and income levels, ethnicity, race and abilities.

Comment: _____

Anti-Displacement & Civic Participation: Increase participation of communities, residents and businesses in planning and decision making processes that could result in displacement or have an impact on their ability to remain and thrive in the Central City.

Comment: _____

Ways & Means:

Prioritize Public Investments: Prioritize public investments and strategies that leverage highest return in terms of meeting greatest needs and achieving multiple outcomes.

Comment: _____

Improve & Align Financial Investments: Improve and align financial investments to highest priority housing and community development needs.

Comment: _____

Create New Financial Investment Tools: Create new financial investment tools and establish clearer, more sustainable funding strategies for housing and community development in Central City.

Comment: _____

Regulatory Barriers: Ensure regulations are adequate to fulfill their intended outcomes and provide necessary protections but do not create unintentional barriers that inhibit the housing and community development goals for the Central City.

Comment: _____

Create Non-Financial Tools: Amend existing and establish new non-financial tools and incentives to better achieve housing and community development goals.

Comment: _____