

Staff Recommended Changes to the Draft Urban Renewal Plan

The following list of staff recommended revisions to the Urban Renewal Plan incorporate input by community stakeholders, City Council members, residents, and staff following release of the January 11, 2017 draft and January 18 public hearing on. Recommendations are grouped by section of the Urban Renewal Plan.

Summary

- Include a more robust description of the program, reiterating program goals and elaborating on infrastructure improvements and neighborhood investments associated with the elimination of distressed conditions. [\(page 3\)](#)
- Create a new subheading titled “Accountability and Controls Governing Use of Funds,” and in that section, elaborate on the checks and balances throughout the process [\(page 3\)](#)
- Rename the displacement subheading to “Non-Displacement.” [\(page 3\)](#)
- Amend language regarding eminent domain to read: “program will not employ eminent domain that results in any permanent residential or business displacement.” [\(page 3\)](#)
- Adjust renter income restrictions to include income categories rather than individual household income. [\(page 3\)](#)
- Elaborate on affordability requirements, and include language that additional affordable units and deeper levels of affordability will result in higher project scoring. [\(page 3\)](#)

Chapter 2 – Definitions

- Include definitions for mixed-income, workforce housing, and mixed-use development [\(page 6\)](#)

Chapter 3 – Process and Outcomes

- Change membership of the Neighborhood Improvements Advisory Committee from “Four (4) citizen members, appointed by the Mayor, that reside and/or operate a locally-owned business...” to “Three (3) individuals who reside within the boundaries of one of the 13 approved Neighborhood Improvement Areas.” [\(page 7\)](#)
- Change membership of the Advisory Committee to remove the LISC representative, as this may present a conflict of interest if LISC provides development finance assistance to nonprofit developers [\(page 7\)](#)

Chapter 6 – Development Requirements

- Include a requirement that developments follow Universal Design Guidelines [\(page 12\)](#)

Chapter 7 – Neighborhood Improvement Areas

- Amend language on page 22 from “Large vacant parcels present the opportunity for multiple housing types with access to transit,” to read, “Vacant parcels present the opportunity for mixed-use and single-family housing types with access to transit.” ([page 22](#))

Appendix A: Sample Project Evaluation Worksheet

- Include a note that clearly states that this Sample Project Evaluation Worksheet is subject to change based on program implementation needs

SECTION 3:

- Eliminate points for proximity to bike share
- Eliminate points for decoupling of resident parking fees from rents
- Award points for projects offering affordability periods that are higher than those required

SECTION 5:

- Revise the section to eliminate points associated with zoning/land use

SECTION 6:

- Note: Staff is currently analyzing the poverty rate associated with the points awarded in Section 6.B
- Add additional points for proximity to amenities such as employment centers, parks, schools, grocery stores, etc.

SECTION 7:

- Increase number of points awarded to nonprofit-owned or managed properties