

**Summary of Comments from Study Group:
Guidelines for Multi-Family Housing Development**
September 12, 2008, DRAFT

Q4: How will the city address the potential impacts of multi-family housing on the community?

When **planning** for multi-family development, the city should:

- Provide opportunities for residents to learn about the city's planning process and housing development needs.

How?: _____

- Participate in multi-family housing developments, when appropriate, to increase the city's ability to affect the project outcomes.

How?: _____

- Identify opportunities to integrate required replacement housing units into quality development projects.

How?: _____

- Promote housing that offers residents options and amenities, and provides a unit mix.

How?: _____

- Ensure multi-family housing is sited in appropriate locations.

How?: _____

When **reviewing** multi-family developments, the city should:

- Create and follow a philosophy of including the community in the development process.

How?: _____

- Require developers to meet with the neighborhood before presenting a project formally to the City.

How?: _____

- Require the development to meet design standards for quality and aesthetics.

How?: _____

- Consider the economic and environmental sustainability of the unit mix, site and building design, and materials used.

How?: _____

- Ensure Crime Prevention Through Environmental Design, or CPTED, techniques are incorporated into the proposal to discourage crime.

How?: _____

- Review the long-term management program for the development that describes who will manage the property, how tenant screening and lease enforcement will be handled, and what funding will be provided for a maintenance reserve.
How?:

- Require opportunities for transitions or buffers to immediate neighbors to minimize conflicts with existing development.
How?:

- Minimize traffic impacts on surrounding neighborhoods.
How?:

When **partnering** with multi-family housing developers financially, the city should:

- Consider the value of working with developers with local interests on multi-family housing projects.
How?:

- Encourage long-term developer commitment by requiring the developer to have a minimum of 10 years of involvement a multi-family housing development project.
How?:

- Discourage ownership changes of multi-family rental developments
How?:

When **enforcing** standards for existing multi-family housing developments, the city should:

- Continue to require rental licenses and inspections as a strategy for monitoring rental housing and requiring safe and livable conditions.
How?:

- Continue proactive code enforcement to promote exterior property maintenance.
How?:

- Work with property owners/managers to ensure compliance with city requirements and promote best practices in rental property management.
How?:

- Continue the redevelopment of the most challenged apartment complexes in the Zane Avenue corridor, as supported by the findings of the 2005 Stable Neighborhood Action Plan (SNAP).
How?:

