



EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
August 28, 2024 - 5:00 PM

Work Session Discussion Items:

- a. Housing Discussion

Regular Agenda Preview:

- a. Gold Fest Update
- b. Items to be Placed on the Consent Agenda
 - i. Meeting Minutes - August 19, 2024 minutes
- c. Items to be Placed on the Regular Agenda
 - i. Amendment to the Standard Traffic Ordinance

Reports:

- a. City Commission Reports
- b. City Manager Report

EL DORADO

KANSAS

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Housing Policy Brief
DATE: August 16, 2024

Municipal governments can implement a range of policies to facilitate the development of housing, addressing affordability, availability, and community needs. This memorandum summarizes key policy areas that a governing body may consider implementing to facilitate housing opportunities for the community.

Cities can influence four primary areas that contribute to housing development. **Cooperative property owners** are needed to make land available for housing. This can come either in the form of property owners deciding to actively or passively develop their land holdings or selling land to developers who then accept the risk of development.

Public-Private Partnerships

- a. Land Trusts: Establish or support community land trusts that develop and manage affordable housing on behalf of the community.
- b. Land Banking: Active use of land banking to remove title and/or tax issues that may prevent or discourage development.
- c. Joint Ventures: Partner with private developers to build affordable housing on publicly owned land or in collaboration with local non-profits.

Land use regulations allow cities to control the type of development that occurs in its built environment and within its growth area. Effective land use regulations help protect property owners' interests while providing a mechanism to allow neighborhoods to change and respond to the housing market.

Zoning and Land Use Reforms

- a. Upzoning: Allow higher density development in areas previously zoned for single-family homes, such as permitting duplexes, triplexes, and small apartment buildings.
- b. Mixed-Use Zoning: Promote developments that combine residential, commercial, and recreational spaces to create vibrant, walkable communities.
- c. Infill Development: Encourage the use of vacant or underutilized land within existing urban areas to reduce sprawl and increase housing supply.

Affordable Housing Requirements

- a. Inclusionary Zoning: Require a certain percentage of new developments to be set aside as affordable housing units.

- b. Accessory Dwelling Units (ADUs): Encourage or mandate the construction of ADUs by relaxing regulations and providing incentives, allowing property owners to build additional housing on their lots.

Streamlining the Permitting Process

- a. Fast-Track Approvals: Implement expedited review and approval processes for affordable housing projects to reduce time and costs for developers.
- b. Pre-approved Plans: Offer pre-approved building designs that meet local codes, reducing the time and expense for developers.

Cities have an important role in development by deciding whether to extend **infrastructure** to serve new subdivisions and how it will be financed. Infrastructure expenses can cost significant amounts of money, especially if “leapfrog” development patterns occur that require longer stretches of infrastructure extensions. Cities must also determine how to pay for any upsizing needed to serve future development.

Infrastructure Investments

- a. Utility Extensions: Invest in extending utilities and infrastructure (water, sewer, roads) to areas designated for new housing developments.
- b. Transit-Oriented Development (TOD): Invest in public transportation infrastructure that connects housing developments with employment centers, schools, and other essential services, encouraging higher density and more affordable housing options near transit hubs.

Finally, cities often offer developers **incentives** to encourage development. Incentives may include tax abatements and rebates, infrastructure subsidization, and financial assistance. The type of incentives offered may vary depending on the desired outcome and political acceptability.

Housing Incentives

- a. Tax Incentives: Provide property tax abatements or credits for developers who build affordable or mixed-income housing.
- b. Density Bonuses: Allow developers to build more units than normally permitted in exchange for including affordable housing in their projects.
- c. Reduced Fees: Waive or reduce development fees for projects that include affordable housing components.

Financial Assistance Programs

- a. Down Payment Assistance: Offer grants or low-interest loans to help first-time homebuyers with down payments, making homeownership more accessible.
- b. Housing Vouchers: Expand local housing voucher programs to assist low-income residents in securing housing in the private market.

Preservation of Existing Affordable Housing

- a. Housing Rehabilitation Programs: Provide rebates, grants, or low-interest loans for homeowners and landlords to renovate and maintain affordable housing units.

Cities can use their governmental power to facilitate community discussions about the desired types of housing and the potential opportunities for housing construction. It can also educate the public on the variety of federal, state, and local programs available to promote housing construction.

Community Engagement and Education

- a. Public Education Campaigns: Inform the public about the benefits of diverse housing options and dispel common myths related to affordable housing.
- b. Community Involvement: Engage residents in the planning process to ensure that new housing developments meet community needs and gain local support.

These strategies, when tailored to the specific needs and circumstances of a municipality, can create a more conducive environment for housing development and help address local housing challenges.

Elected officials should consider each of these areas when developing a housing policy designed to achieve outcomes desired by the community. Each lever can effect the local housing economy and can make housing opportunities more accessible to the broader population.

Staff plans to discuss El Dorado's housing needs and local policy levers that may be maneuvered to influence housing construction at the August 28 work session.