

Housing Committee

City of Leavenworth Zoom Meeting
3:45 - 4:30 PM
March 23, 2021

<p><u>Members:</u> Mia Bretz* Sharon Waters Zeke Reister</p>
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Join Zoom Meeting

<https://us02web.zoom.us/j/82846335796?pwd=ZWZRVVZQY2xhT2xoRjU0OTNtNkx5dz09>

Meeting ID: 828 4633 5796

Passcode: 043263

Dial by your location

+1 253 215 8782 US (Tacoma)

Agenda Items:

1. Mayor's Update (10 minutes)
 - a. Housing Partnership Request for Proposals
 - b. Needs Assessment
2. Financial Policy regarding partnerships (15 minutes)
3. Housing Recommendations (15 minutes)
4. Future Agenda Items
 - a. Expansion of the Urban Growth Area Process
 - b. Mixed Use Incentives
 - c. Suggestions

Committee Goals:

- a. Initiating a discussion regarding the collaboration on regional housing issues and potential regional solutions.
- b. Exploring possible funding options for assistance of work force level housing.
- c. Reviewing and monitoring the implementations of municipal code language as it is developed and approved via the City Council and Planning Commission. The Committee shall evaluate the effectiveness of implementation of the code language.

*Chairperson

Audio recording available upon request for 90 days

Financial Policy excerpt:

5. Capital Investment Budget Policies

- a. The City will make capital improvements in accordance with an adopted capital facilities plan and six-year transportation improvement plan.
- b. The Capital Facilities Plan, the Six-Year Transportation Improvement Plan, and the base operating budget will be reviewed at the same time to ensure that the City's capital and operating needs are balanced with each other and that the Capital Facilities Plan and Six-Year Transportation Improvement Plan is aligned with the City's other long-range plans.
- c. The City will develop a six-year plan for capital improvements including operations and maintenance costs that will be reviewed each year. Capital expenditures will be forecasted taking into account changes in population, changes in real estate development, or changes in relevant economic condition of the City and the region.
- d. The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted to Council for approval. The City will use intergovernmental assistance and other outside resources whenever possible.
 1. Partnership funding with non-intergovernmental partners: The City may consider entering into agreements with various non-governmental agencies for a specific project development on a case-by-case basis through the use of a Developer Reimbursement and Collection Agreement as defined in the Leavenworth Municipal Code or other City Council approved agreement. In general, the City is not considered a partner for development of new construction; however, the City Council may consider a financial partnership that meets at a minimum the following criteria:
 - i. The project costs meet all financial criteria within this Financial Policy without jeopardizing the financial stability or credit rating of the City.
 - ii. The project has been accounted for in the City's various planning documents including but not limited to the Comprehensive Plan, 6-year Capital Facilities Plan, 6-year Transportation Improvement Plan, Water, Sewer, Stormwater, Park & Recreation, Regional Trails and/or Downtown Master Plans.
 - iii. The Developer provides the City with financial proof of ability to complete the construction of the project at 125% of the total estimated project costs prior to any City commitment. Financial proof could include secured bond funding notification from the bonding agency or a final line of credit from an FDIC banking institution.
 - iv. The City Council may choose to incorporate additional criteria on a case-by-case basis for projects requesting partnership funding.
- e. The City will determine the least costly financing method for all new projects.