

Draft Housing Action Plan: Addendum

City of Othello | May 2021

Overview

For the review of the Draft Othello Housing Action Plan, two discussion groups sessions were held on May 10th and 12th. The objective of these sessions was to provide feedback and guidance on changes that could be made to the Draft Plan to provide better alignment with the current context and needs in the City. Full notes from these meetings will be provided as part of the “What We Heard” Report in the Appendix of the Plan.

Changes to the Draft Action Plan are listed here based on the sections to be edited, with a focus on:

- The Housing Needs Assessment and gap analysis
- Strategic Recommendations

Recommended Changes

Housing Needs Assessment

- **Clarify the comparisons of housing unit size and household size.** Some participants felt that the discussion in the Housing Needs Assessment about the comparisons between household size and housing size by number of bedrooms was confusing, and did not discuss expected housing unit sizes for larger households. This will be addressed, and the graph provided as Exhibit 3 on page 8 will be adjusted accordingly to reduce confusion.
- **Discuss how infrastructure may be a limiting factor with future development in the city.** In both sessions, participants noted that developers were concerned about infrastructure capacity and the feasibility of extending infrastructure as limitations on the development of new subdivisions. A short discussion of this will be provided in the Housing Needs Assessment and the Plan.

Strategic Recommendations

1. Revised Zoning and Building Strategies

- **Include a recommendation for a vision and long-term planning for future growth and annexation.** Although there is a discussion in the Housing Needs Assessment about the supply of available land for housing, several participants expressed concern that there is not enough land for future housing development. This is indicated as a gap and concern with existing policy, and a new recommendation will highlight the need for a vision and long-term strategy for annexation and development of new sites in urban growth areas to meet expected needs.

- **Include a recommendation to coordinate on future infrastructure extension.** As noted above, participants were also concerned that challenges with the extensions of infrastructure into new growth areas could be a major limiting factor for new growth. Because of this, a new recommendation will highlight the need to coordinate these infrastructure extensions as part of future growth planning.

2. Parking and Transportation Standard Strategies

- **Reorient this section to reinforce that parking studies are required before any change in parking requirements can be made.** Although the recommendations in this group highlight the need to consider potential parking reductions, more evidence will be necessary to confirm these changes will be possible. This section will be edited to reinforce that no changes in parking requirements will be made until a parking study can be provided, and that minimum parking requirements may not change in neighborhoods where parking demand aligns with these requirements.
- **Ensure that the recommendations to reduce neighborhood street rights-of-way reflect the current position of the Planning Commission and City Council.** The concept of minimizing street rights-of-way in neighborhoods is an ongoing discussion by the City and includes other considerations such as public safety and parking. While there are benefits to the cost and feasibility of subdivision development, it should be made clear that this recommendation should be subject to these broader debates, as well as the expressed priorities of the Commission and Council.