

26 work is to explore opportunities to create new housing opportunities through
27 voluntary developer incentives, guard against net loss of affordable housing, and
28 minimize negative impacts on tenants of existing multifamily and heritage
29 commercial properties.

30 This work should explore the following:

- 31 1. Feedback and experience of existing tenants in naturally occurring
32 affordable housing (NOAH), property owners and management
33 regarding compliance with the requirements, and the City's experience
34 to monitor the programs;
- 35 2. National best practices to preserve NOAH and stabilize tenants through
36 redevelopment, with consideration of cost to replace units at
37 comparable rents to existing units;
- 38 3. 1:1 replacement and other feasible alternatives to mitigate or prevent
39 net loss of affordable housing;
- 40 4. Residential tenant protections, including a set of lease requirements that
41 recognize the voluntary nature of density bonus programs and are
42 aligned with other City processes;
- 43 5. Impact of these policies and programs on property owners and
44 management to understand whether these policies and programs create
45 an incentive to participate in these programs or to choose other
46 properties for redevelopment and the impact of these incentives for our
47 affordable housing goals;
- 48 6. Analysis and stakeholder feedback on Section 4-18-31 (*Existing Non-*
49 *Residential Space*) regarding preservation of heritage businesses and
50 established creative spaces while also encouraging redevelopment to

51 focus on commercial buildings, rather than existing residential
52 development;

53 7. Best practices for timing and administrative procedures for these
54 provisions, including potential alignment with the demolition and
55 relocation process as opposed to the rezoning process;

56 8. For Existing Non-Residential Space Requirements:

57 a. proposed definitions for “heritage” and “priority” commercial
58 operations that will be added to Section 4-18-31 (*Existing Non-*
59 *Residential Space*).

60 b. offsets or credits with other community benefits for calibration;

61 c. a waiver process for this Section; and

62 d. provisions that encourage landlords to keep businesses in
63 operation rather than closing businesses to avoid compliance
64 with redevelopment requirements; and

65 9. Any other policy and program recommendations outside of Chapter 4-
66 18 or density bonus programs that protect residential or commercial
67 tenants and fulfill the intent of this evaluation.

68 **BE IT FURTHER RESOLVED:**

69 This stakeholder engagement work should include relevant departments and
70 external stakeholders, including affordable housing providers, tenant advocates,
71 small business operators, property owners, developers, property management, and
72 other community stakeholders as appropriate. The stakeholder engagement process
73 shall continue before, during, and after drafting recommendations so that

74 stakeholders can share their perspective on goals, desired outcomes, financial
75 realities, calibration, and priorities for Chapter 4-18, Article 2.

76 **BE IT FURTHER RESOLVED:**

77 For any changes to Article 2 of City Code Chapter 4-18, the City Manager is
78 directed to propose an effective date that allows for stakeholders to have sufficient
79 notice and time to educate affected parties about rights and responsibilities under the
80 current Chapter and proposed changes to the Chapter.

81 **BE IT FURTHER RESOLVED:**

82 The City Manager is directed to return with recommendations and next steps
83 to City Council by December 31, 2026.

84
85 **ADOPTED:** _____, 2026

ATTEST: _____

86 Erika Brady
87 City Clerk
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