

Action	Next Steps	Timeline	Method of Accomplishing	Lead Party	Investment Level
STRATEGIC OBJECTIVE A: INCREASING HOUSING STOCK AND VARIETY					
1.1 Infill Development	• Lower minimum lot sizes within all zones	medium term	Legislative	City Council	High
	• Create a program to flex zoning requirements or remove development fees for redevelopment of currently vacant lots	long term	Legislative	City Council	High
	• Create preapproved ADU designs	short term	Administrative	Department of Development Services	Low
	• Conduct an assessment of the areas of the City that would most benefit from infill development	medium term	Administrative	Department of Development Services	Medium
	• Facilitate neighborhood conversations on the benefits of infill development	short term	Administrative	Department of Development Services	Low
	• Assess land use or municipal code for opportunities to incorporate infill where appropriate	short term	Administrative	Department of Development Services	Low
1.2 Up-zoning	• Facilitate community-wide conversations regarding up-zoning	short term	Administrative	Department of Development Services	Low
	• Identify processes that could facilitate the re-classification of under-zoned residential parcels and consider changes to administrative procedures	medium term	Administrative	Department of Development Services	Medium
	• Medina could upzone through allowing larger bulk development standards for small scale multifamily structures, such as duplexes, triplexes, and fourplexes.	long term	Legislative	City Council	High
1.3 Density Bonus	• City identification of appropriate public benefit goal.	short term	Administrative	Department of Development Services	Low
	• Creation of zoning code program to allow larger bulk density in exchange for the public benefit goal.	long term	Administrative	Department of Development Services	High
	• Determine what areas of the city would be most successful from the application of density bonuses	medium term	Administrative	Department of Development Services	Medium
	• Review similar density bonus programs in neighboring cities	short term	Administrative	Department of Development Services	Low
1.4 Fee Waivers or Reductions	• City identification of preferred housing types for fee reduction	short term	Administrative	Department of Development Services	Low
	• Changes to zoning code fee schedule to waive fees for applicable housing type.	medium term	Legislative	City Council	Medium
	• Increase awareness of fee waivers and reductions among developers once developed	medium term	Administrative	Department of Development Services	Low
1.5 Reduce Minimum Lot Sizes	• Create a different set of development standards for small lot size development	medium term	Legislative	City Council	High
	• Permit development on small lots citywide	medium term	Legislative	City Council	Medium
	• Facilitate neighborhood conversations on the benefits of reducing minimum lot sizes	short term	Administrative	Department of Development Services	Low
	• Conduct additional studies to understand what the City's capacity is to reduce minimum lot sizes	medium term	Administrative	Department of Development Services	Medium
2.1 Duplex	• Facilitate neighborhood conversations on the benefits of developing duplexes	short term	Administrative	Department of Development Services	Low
	• Review municipal code and develop code updates that would add flexibility to the current standards.	short term	Administrative	Department of Development Services	Low
	• Propose code amendments that would make it easier to build duplexes for community, Planning Commission, and City Council discussion and review	medium term	Legislative	City Council	High
	• In tandem with new bulk standards, permit duplex development in all zones throughout the city.	medium term	Legislative	City Council	High
2.2 Townhome	• Facilitate neighborhood conversations on the benefits of developing townhomes	short term	Administrative	Department of Development Services	Low
	• Review municipal code and develop code updates that would add flexibility to the current standards.	short term	Administrative	Department of Development Services	Low
	• Propose code amendments that would make it easier to build townhomes for community, Planning Commission, and City Council discussion and review	medium term	Legislative	City Council	High
2.3 Triplex	• Facilitate neighborhood conversations on the benefits of developing triplexes	short term	Administrative	Department of Development Services	Low
	• Review municipal code and develop code updates that would add flexibility to the current standards.	short term	Administrative	Department of Development Services	Low

		<ul style="list-style-type: none"> Propose code amendments that would make it easier to build triplexes for community, Planning Commission, and City Council discussion and review 	medium term	Legislative	City Council	High
2.4	Fourplex	<ul style="list-style-type: none"> Facilitate neighborhood conversations on the benefits of developing fourplexes 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Review municipal code and develop code updates that would add flexibility to the current standards. 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Propose code amendments that would make it easier to build fourplexes for community, Planning Commission, and City Council discussion and review 	medium term	Legislative	City Council	High
2.5	Cottages	<ul style="list-style-type: none"> Facilitate neighborhood conversations on the benefits of developing cottages 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Review municipal code and develop code updates that would add flexibility to the current standards. 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Propose code amendments that would make it easier to build cottages for community, Planning Commission, and City Council discussion and review 	medium term	Legislative	City Council	High
2.6	Live/Work Units	<ul style="list-style-type: none"> Determine feasibility of live/work units 	medium term	Administrative	Department of Public Works	Medium
		<ul style="list-style-type: none"> Facilitate neighborhood conversations on the benefits of developing live/work units 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Review municipal code and develop code updates that would add flexibility to the current standards. 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Propose code amendments that would make it easier to build live/work units for community, Planning Commission, and City Council discussion and review 	medium term	Legislative	City Council	High
STRATEGIC OBJECTIVE B: PREVENTING HOUSING INSTABILITY AND DISPLACEMENT						
1.1	Direct Household Assistance	<ul style="list-style-type: none"> Review current outreach practices to inform residents and identify potential improvements to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Collaborate with Washington State Housing Finance Commission to market to qualified residents in the community 	medium term	Partnership Development	A Regional Coalition for Housing	Medium
1.2	Foreclosure Resources	<ul style="list-style-type: none"> Review current outreach practices to inform residents and identify potential improvements to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Identify potential non-profit partnerships that could better provide resources to community members from collaborative efforts 	short term	Partnership Development	Department of Development Services	Low
1.3	Preservation and Rehabilitation Incentives	<ul style="list-style-type: none"> Review existing preservation and rehabilitation programs and recommend improvements to better provide incentives to the community 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Identify potential non-profit partnerships that could better provide resources to community members from collaborative efforts 	short term	Partnership Development	Department of Development Services	Low
		<ul style="list-style-type: none"> Review current outreach practices to inform residents and identify potential improvements to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
2.1	Tenant Protections	<ul style="list-style-type: none"> Review existing programs and suggest improvements to protect tenants 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Review current outreach practices to inform residents and identify potential improvements to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
2.2	Fee Waivers or Reductions	<ul style="list-style-type: none"> City identification of preferred housing types for fee reduction 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Changes to zoning code fee schedule to waive fees for applicable housing type. 	medium term	Legislative	City Council	High
		<ul style="list-style-type: none"> Increase awareness of fee waivers and reductions among developers 	medium term	Administrative	Department of Development Services	Medium
2.3	Direct Household Assistance	<ul style="list-style-type: none"> Review current outreach practices to inform residents and identify potential improvements to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Collaborate with Washington State Housing Finance Commission to market to qualified residents in the community 	short term	Partnership Development	A Regional Coalition for Housing	Medium
2.4	Multifamily Tax Exemption	<ul style="list-style-type: none"> Discuss and develop proposed code amendments with community, Planning Commission, and City Council 	medium term	Administrative	Department of Development Services	Medium
		<ul style="list-style-type: none"> Amend code to include allowing multifamily tax exemptions for eligible multifamily housing development 	medium term	Legislative	City Council	High
2.5	Short Term Rentals	<ul style="list-style-type: none"> Facilitate neighborhood discussion on developing short term rental permits to limit the number of rentals in the community 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Develop proposed code amendments to community, Planning Commission, and City Council 	medium term	Legislative	City Council	Medium

STRATEGIC OBJECTIVE C: PROACTIVELY PLAN FOR THE HOUSING OF FUTURE RESIDENTS

1.1	Affordability Covenants	<ul style="list-style-type: none"> Conduct research on the feasibility and applicability of affordability covenants 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Facilitate discussions with community, Planning Commission, and City Council on affordability covenants 	medium term	Administrative	A Regional Coalition for Housing	Medium
		<ul style="list-style-type: none"> Develop proposed affordability covenants code amendments to community, Planning Commission, and City Council 	medium term	Legislative	City Council	High
1.2	Inclusionary Zoning	<ul style="list-style-type: none"> Review municipal code for opportunities to incorporate inclusionary zoning 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Facilitate discussion and develop proposed inclusionary zoning code amendments to community, Planning Commission, and City Council 	medium term	Administrative	A Regional Coalition for Housing	Medium
1.3	Down Payment Assistance	<ul style="list-style-type: none"> Review current outreach practices to residents and identify potential improvements to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Identify funding streams that can support a down payment assistance program 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Identify potential partnerships that can foster a down payment assistance program and make improvements 	short term	Partnership Development	A Regional Coalition for Housing	Low
2.1	Credit Enhancement	<ul style="list-style-type: none"> Research and inventory credit enhancement programs that developers can utilize in creating affordable housing units 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Facilitate discussion with developers to assess the effectiveness of credit enhancement 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Streamline the permitting process to encourage the use of credit enhancement incentives 	short term	Administrative	Department of Development Services	Low
2.2	Local Programs to Help Build Missing Middle Housing	Facilitate discussion with the community, Planning Commission, and City Council to build local programs that encourage the development of missing middle housing	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Identify and inventory existing parcels that can accommodate missing middle housing with current code 	short term	Administrative	Department of Development Services	Low
		<ul style="list-style-type: none"> Develop local programs that fund, incentivize, create code change, educate the public, and streamline the process to build missing middle housing 	medium term	Administrative	A Regional Coalition for Housing	Medium
2.3	Alternative Homeowners	<ul style="list-style-type: none"> Review code to determine code changes that encourage or inform the development of alternative homeowner models 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Facilitate discussions and propose code amendments with the community, Planning Commission, and City Council on allowing and streamlining review for alternative home models 	short term	Administrative	A Regional Coalition for Housing	Medium
			short term	Administrative		
2.4	Strategic Marketing of Housing Incentives	<ul style="list-style-type: none"> Review existing marketing efforts of housing incentives for developers and for residents 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Recommend improvements to marketing efforts for housing incentives 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Facilitate discussions or workshops for residents and developers to increase opportunities of information sharing 	short term	Administrative	A Regional Coalition for Housing	Low
2.5	Permit Fee Waivers for Affordable Housing	<ul style="list-style-type: none"> City identification of preferred housing types for fee reduction 	short term	Administrative	A Regional Coalition for Housing	Low
		<ul style="list-style-type: none"> Changes to zoning code fee schedule to waive fees for applicable housing type. 	medium term	Legislative	City Council	High
		<ul style="list-style-type: none"> Increase awareness of fee waivers and reductions among developers 	medium term	Administrative	A Regional Coalition for Housing	Medium