



MEMORANDUM

TO: Community Development Council Committee

FROM: Mona Davis, Community Development Director

SUBJECT: Community Development Priorities

DATE: February 12, 2026

Below is a list of various priorities and values that the CD Committee discussed during the last regular meeting on February 2nd.

- Rezoning the Ridge
- Update Zoning Map
- Comprehensive Plan amendments to meet PSRC conditional certification (zoning map and update Housing & Land Use Elements)
- Affordable Housing (constraints, limitations, tax incentives)
- Defining “workforce” housing and appropriate terminology
- Explore incentives to retain and maintain existing affordable housing (at risk)
- Supportive Housing (0-30% AMI) – evaluate supportive services in the local community and availability
- Infill housing (ADUs, city-owned and publicly owned properties)
- Bring experts/partners to brief the Committee/Council on Affordable Housing (successes, failures, integration)
- Study Business Park and empty office building conversions
- Leakage study on business communities
- Comprehensive Plan amendment to finish Climate Element before 2029 (HVAC issues for schools)
- Code amendments to support comprehensive plan updates (zoning, affordable housing restrictions)
- Other code amendments (wireless, code enforcement,)
- UGA expansion / annexation

This list will need to be further refined, consolidated, and prioritized at the next regular meeting on February 17th by the CD Council Committee. Thank you.