Story County - Housing Action Plan

Worksession of the Board of Supervisors

Meeting Agenda

Monday, November 1, 2021
2:00 pm – 3:00 pm
Members of the public can participate by using the information found at the bottom of this agenda.

1. Overview of Draft Housing Action Plan

2. Next Steps

3. Public Comment

4. Next Meeting Date and Time

Story County strives to ensure that its programs and activities do not discriminate of the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204

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Housing Action Plan

IMPLEMENTATION OF THE STORY COUNTY HOUSING STUDY

STORY COUNTY, IOWA BOARD OF SUPERVISORS – 2021

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Engaging our diverse communities to responsibly provide
quality opportunities and services that matter

Accountability | Collaboration | Environment | Equity | Inclusivity | Innovation | Wise Use of Resources

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This Housing Action Plan was preceded by *Story County Housing Study* (2021). The *Story County Housing Study* reviewed data available on Story County's (including all communities except the City of Ames) housing needs and the available housing stock to identify gaps.

PURPOSE OF THE HOUSING ACTION PLAN

This **Housing Action Plan** is developed to define strategies and approaches to meet the overall goals of identifying affordable housing needs and developing housing solutions.

> *On at least an annual basis, the Board of Supervisors will seek to review how many Story County residents are being assisted by the strategies outlined in this Action Plan. This review allows for a better determination of whether the needle on the affordable housing challenge is moving in positive directions. This Action Plan will achieve the broadest impacts by ensuring strategies and decision-making that center equity, resiliency and climate change.*

PLAN ORGANIZATION

The *Table of Action Steps* beginning on page 6 defines Goals, Strategies and Tools to work towards implementation of the *Story County Housing Study*. Goals, Strategies, and Tools listed are not in any kind of priority order. **As the City of Ames was not included in the Story County Housing Study, these Goals/Strategies, and Tools listed are not applicable to the City of Ames.**

The Goal Statements, listed below, are outlined in greater detail in the *Story County Housing Study.*

Goal 1 Share risks with the private market when appropriate.
- Increase variety in the market.
- Prove that new construction and market rate rents can be supported.

Goal 2 Create a supply of affordable lots.
- Reduce the purchase price of homes by reducing the cost of lots.
- Lower the risk for the development of new affordable lots.

Goal 3 Grow the number of rental units for all age groups.
- Increase the supply of quality rental options.
- Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.

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Goal 4 Foster grassroots efforts.
- Don't rely entirely on outside developers who need to build at large scales for profit margins.
- Find ways to partner local builders with local investors who have the means and passion for their communities to undertake land development.

Goal 5 Proactively preserve the existing housing stock.
- Continue to maintain the most affordable form of housing in Story County.
- Make people aware of programs for housing conservation.
- Promote community pride.

Goal 6 Maintain fair zoning and regulations.
- Approve projects objectively and logically.
- Update regulations for current policies/needs.

PLAN ASSUMPTIONS

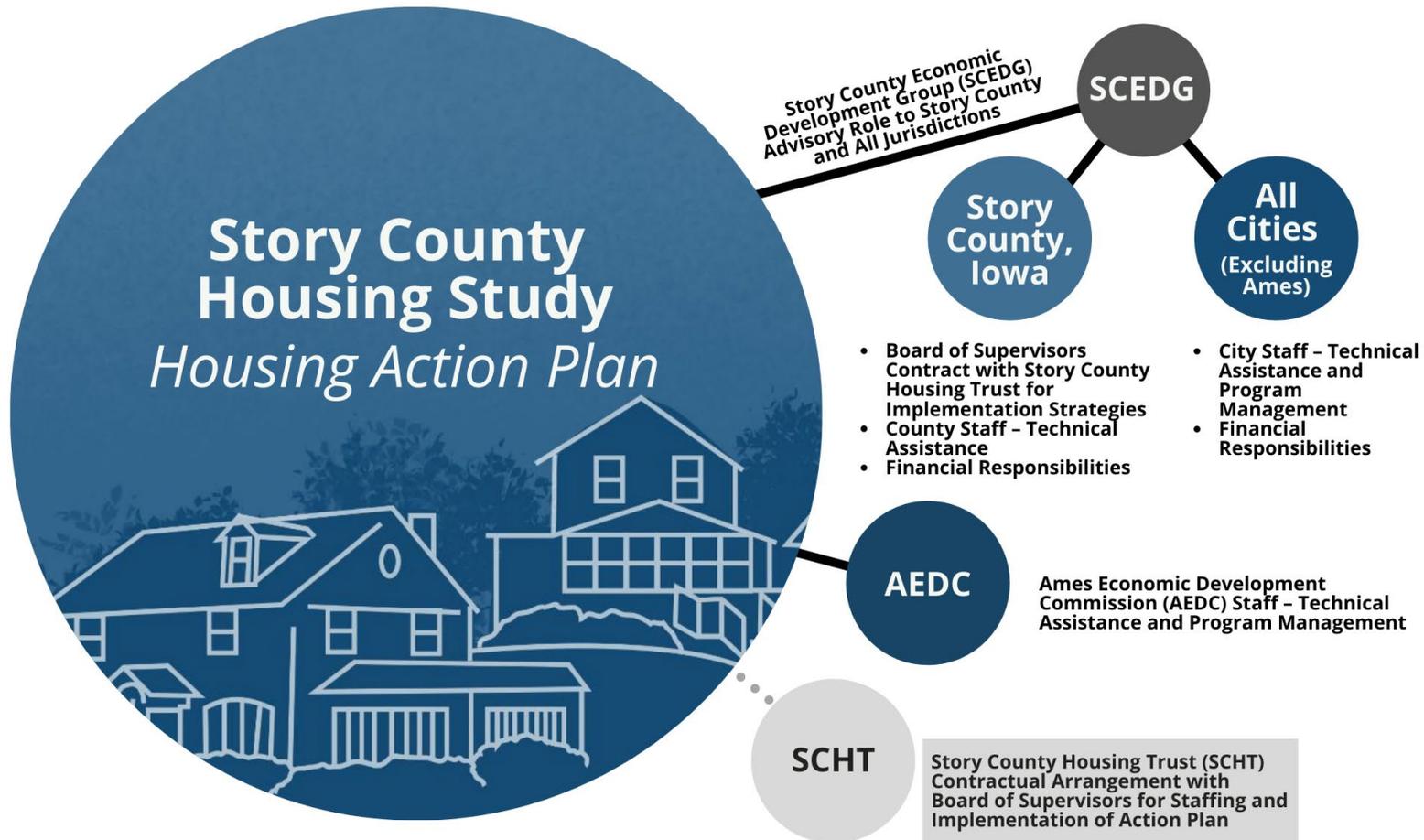Three primary assumptions guided development of this plan:

- **Analysis before implementation**. Most of the identified actions will require further analysis to determine how well it will respond to the specific need or gap jurisdictions attempt to fill.

- **Addressing emergency homeless response.** This action plan addresses permanent housing solutions; it does not address emergency homeless response. This plan is limited to actions that result in or support the creation/preservation of affordable and low-income housing. As part of the ongoing response to housing throughout Story County, it is necessary to continue to seek better data regarding unhoused individuals throughout all the communities in Story County. This plan should evolve as data becomes available.

- **Addressing household income.** This plan does not address the income side of the housing equation. Attracting living wage jobs, increasing the minimum wage, and other actions impacting a household's income could help make housing more affordable.

Successful implementation to achieve collective goals can only be achieved through partnerships amongst all jurisdictions in Story County. The image below demonstrates the framework for successful implementation of the strategies and tools outlined in this Action Plan.

Framework for Successful Implementation

Story County Economic Development Group (SCEDG) Advisory Role to Story County and All Jurisdictions

SCEDG

Story County Housing Study *Housing Action Plan*

Story County, Iowa

All Cities (Excluding Ames)

- **Board of Supervisors Contract with Story County Housing Trust for Implementation Strategies**
- **County Staff – Technical Assistance**
- **Financial Responsibilities**

- **City Staff – Technical Assistance and Program Management**
- **Financial Responsibilities**

AEDC

Ames Economic Development Commission (AEDC) Staff – Technical Assistance and Program Management

SCHT

Story County Housing Trust (SCHT) Contractual Arrangement with Board of Supervisors for Staffing and Implementation of Action Plan

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The Story County Economic Development Group (SCEDG), established in the 1980s with the stated purpose to encourage economic development in Story County through joint efforts in Story County and the incorporated areas, serves as the overall planning committee of the Goals/Strategies/Tools defined in this Action Plan. The SCEDG, in advisory role to the Story County Board of Supervisors but all the other jurisdictions, serves as the "Housing Committee" that is referenced in the *Story County Housing Study*, which describes the role to:

…refine and detail the steps for implementing the strategies in this study. The committee could empower local action on the strategies that fit city contexts and have a plan for continuing efforts in the future. Lastly, they could advocate for residents and sectors of the housing market in the county.

Quarterly progress updates will be presented at the SCEDG meetings.

The **Table of Action Steps** associated with each strategy includes key information:
- **Tools:** Recommended strategies and tools to help achieve the stated goal

- **Resources/Responsibilities Required**: While Story County resources are needed to implement the action, including County staff resources, as well as financial resources required for the ongoing implementation of the item, successful implementation relies on staff and financial resources from other entities, including other jurisdictions, Ames Economic Development Commission and the Story County Housing Trust.

- **Timeframe to Accomplish:** Recommended timeframe for implementation
  - **Immediate/Short Term**: consider/implement within 1-3 years from adoption of the plan. These are color-coded this lighter shade of yellow.
  - **Medium Term**: consider/implement within 5 years from adoption of the plan. These are color-coded this lighter shade of orange.
  - **Long Term**: consider/implement within 10 years from adoption of the plan. These are color-coded this lighter shade of green.

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Table of Action Steps

<table>
<tr>
<td rowspan="2">Goal 1 Share risks with the private market when appropriate.

1. Increase variety in the market.
2. Prove that new construction and market rate rents can be supported.</td>
<td colspan="3">Strategy 1.a Target new construction for all housing products except large lot single-family development with over 12,000 s.f. lots.
• All price points acceptable, with policy incentives for homes under $250,000 and rents under $1,000.
• All cities and all locations outside of environmentally sensitive areas
• Incentive policies reserved for areas contiguous to existing development and/or a mix of housing types (small lot, attached, single-family, etc.)</td>
</tr>
<tr>
<td>Tool 1.a-a
Establish new and strengthen existing public/private partnerships, including the Story County Housing Trust. Review the potential, and if applicable, take such direction, to contract with the Story County Housing Trust (and Des Moines MPO by default) for administrative responsibilities associated with implementation of the Action Plan.</td>
<td>Resources/Responsibility Required
• County Staff
• Financial</td>
<td>Timeframe to Accomplish
Immediate/Short Term</td>
</tr>
<tr>
<td colspan="0"></td>
<td>Tool 1. a-b
Working with major employers (private and public), explore opportunities to create employer-assisted housing programs.</td>
<td>• County Staff
• Ames Economic Development Commission</td>
<td>Immediate/Short Term</td>
</tr>
<tr>
<td>Tool 1. a-c
Infrastructure cost-sharing. Explore the creation of partnerships and programming that allow local jurisdictions as well as non-profits and other third parties to partner with developers/builders for the cost-share of infrastructure installation costs associated with affordable housing construction.</td>
<td>• County Staff
• Financial
• Story County Housing Trust
• All Jurisdictions</td>
<td>Immediate/Short Term</td>
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Goal 1 Share risks with the private market when appropriate. 1. **Increase variety in the market.** 2. **Prove that new construction and market rate rents can be supported.**	**Tool 1.a-d** Land assembly. Identify a "Legacy Project", working with development-oriented local landowners to solidify a legacy project that serves as a demonstration and best practice model.	**Resources/Responsibility Required** • County Staff • Financial • Story County Housing Trust • All Jurisdictions • Ames Economic Development Commission	**Timeframe to Accomplish** Immediate/Short Term
	Tool 1.a-e Land Assembly. Public-Owned Lands, identifying surplus, unused, or underused public lands or sites for reuse as housing.	• County Staff • All Jurisdictions	Immediate/Short Term
	Tool 1.a-f Develop Community Speculative Home Program for jurisdictions with shovel ready sites/infill sites (communities act as the applicant in partnership with developer/builder).	• County Staff • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission	Immediate/Short Term
	Tool 1.a-g Upon identification of available sites, pre-purchase Homes 4 Iowa houses for placement on sites. Development of eligibility requirements for purchase of the properties as well as individual and community financial contributions must be determined as part of the overall process.	• County Staff • Financial • All Jurisdictions • Story County Housing Trust	Immediate/Short Term

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Goal 1 Share risks with the private market when appropriate. 1. Increase variety in the market. 2. Prove that new construction and market rate rents can be supported.	**Tool 1.a-h** Land Assembly. Infill Opportunities, identifying vacant lots within communities, prepare a redevelopment plan for clustered sites to guide developers and builders.	• County Staff • All Jurisdictions • Story County Housing Trust	Immediate/Short Term
	Tool 1. a-i Establish a Lending Consortium, identifying the potential roles or established organizations, including, but not limited to, the Story County Housing Corporation and Able Up Iowa.	• County Staff • Story County Housing Trust • Ames Economic Development Commission	Medium
	Tool 1. a-j Review benefits and processes for Story County Housing Trust to become a certified Community Housing Development Organization , and if proven a beneficial path to pursue, go forward to seek certification.	• County Staff • Financial • Story County Housing Trust	Medium
	Tool 1.a-k Review potential for partnerships with the lenders to seek funding opportunities through the Federal Home Loan Bank, such as the Home$tart Program and other appropriate down payment programming for homebuyers.	• Story County Housing Trust • Ames Economic Development Commission	Medium

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Goal 2 Create a supply of affordable lots.	Strategy 2.a Special Assessments.		
1. Reduce the purchase price of homes by reducing the cost of lots.	**Tool 2.a-a** Create a special assessment guide/toolkit for communities and developers/builders.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission	Medium
	Strategy 2.b Community involvement in financing infrastructure.		
2. Lower the risk for the development of new affordable lots.	**Tool 2.b-a** Review and consider a revolving infrastructure loan program to which communities may apply for funding to be used to front-end a portion of public improvements, repaid over a longer period through a second mortgage on the property or deferred payment until sale of the house when it becomes due.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission	Medium
	Tool 2.b-b Develop a Speculative Financing Revolving Loan Fund, providing funding to make partial construction loans to contractors for new speculative homes. Contractors or developers can receive a loan of up to a pre-defined amount towards constructions costs at a pre-established low interest rate.	• County Staff • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission	Long

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Goal 3 Grow the number of rental units for all age groups.	Strategy 3.a Leverage risk sharing tools with product requirements.		
1. Increase the supply of quality rental options. 2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.	**Tool 3.a-a** Create and act on new policies around incentives and financing mechanisms to target missing product types.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission	Immediate/Short Term
	Tool 3.a-b Evaluate the potential to provide funding for non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.	• County Staff • Financial • Story County Housing Trust	Medium
	Tool 3.a-c Provide funding for special needs residents to purchase housing through non-profit partnerships.	• County Staff • Financial • Story County Housing Trust • All Jurisdictions	Medium
	Tool 3.a-d Evaluate opportunities to create market rate and affordable senior housing investments and developments.	• County Staff • Financial • All Jurisdictions • Story County Housing Trust	Medium
	Strategy 3.b Downtown/commercial building reuse.		
	Tool 3.b-a Evaluation of potential reuse space in downtown and commercial buildings and spaces (this includes the potential funding mechanisms available to jurisdictions to support such efforts.)	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • All Jurisdictions • Story County Housing Trust	Immediate/Short Term

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Goal 3 Grow the number of rental units for all age groups.	Tool 3.b-b Develop a Handbook/Guide to assist communities in the potential opportunities and how to evaluate properties.	Resources/Responsibility Required	Timeframe to Accomplish
1. Increase the supply of quality rental options. 2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.		• County Staff • Financial • Story County Housing Trust • Ames Economic Development Commission	Immediate/Short Term
	Tool 3.b-c Evaluation of zoning requirements and revisions necessary to support potential reuse and adaption of spaces.	• County Staff • All Jurisdictions • Story County Housing Trust	Medium
	Strategy 3.c Allow accessory dwelling units (ADUs) in most areas.		
	Tool 3.c-a Evaluation of zoning requirements and revisions necessary to support ADUs and provide pre-approved plan sets for ADUs. Contract with appropriate design professionals to create package plans.	Resources/Responsibility Required	Timeframe to Accomplish
		• County Staff • Financial • All Jurisdictions • Story County Housing Trust	Medium
	Strategy 3.d Incentivize workforce housing opportunities and solutions.		
	Tool 3.d-a Consider partnerships with employers to define appropriate and applicable incentives for workforce housing solutions.	Resources/Responsibility Required	Timeframe to Accomplish
		• Story County Housing Trust • Ames Economic Development Commission	Immediate/Short Term
	Strategy 3.e Pre-packaged site plans and RFPs and development of shovel-ready sites.		

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Goal 3 Grow the number of rental units for all age groups. 1. Increase the supply of quality rental options. 2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.		Resources/Responsibility Required	Timeframe to Accomplish
	Tool 3.e-a Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.	• County Staff • All Jurisdictions	Immediate/Short Term
	Tool 3.e-b Review the potential and consider establishing incentives for small-scale development.	• County Staff • All Jurisdictions • Story County Housing Trust	Medium
	Tool 3.e-c Create Community-Specific Design Guidelines Manual to preserve existing neighborhood character. Contract with appropriate design professionals to create manuals.	• County Staff • All Jurisdictions	Medium
	Tool 3.e-d Create community-specific property acquisition and management policies for the public sector and private entities.	• County Staff • All Jurisdictions • Story County Housing Trust	Medium
	Tool 3.e-a Create a package of example site plans and products that will get approved, removing a level of risk from the developer/builder. Contract with appropriate design professionals to create packages plans.	• County Staff • Financial • All Jurisdictions • Story County Housing Trust	Medium
	Tool 3.e-f Purchase and/or acquisition of abandoned/vacant properties for affordable housing, following procedures through established property acquisition and management policies.	• All Jurisdictions	Long

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Goal 3 Grow the number of rental units for all age groups. 1. Increase the supply of quality rental options. 2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.	Strategy 3.f Identification of impediments for access to affordable rental housing solutions.		
	Tool 3.f-a Explore barriers and policies that can increase access to housing for formally incarcerated individuals.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Financial • All Jurisdictions • Story County Housing Trust	Immediate/Short Term
	Tool 3.f-b Provide displaced tenants with relocation assistance.	• County Staff • Financial All Jurisdictions • Story County Housing Trust	Immediate/Short Term
	Tool 3.f-c Identify and implement appropriate tenant protections that improve household stability.	• Story County Housing Trust	Medium

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Goal 4 Foster grassroots efforts.	Strategy 4.a Local stakeholders can play a role in housing development, even taking the lead already, providing more opportunities to bring more into the process.		
1. Don't rely entirely on outside developers who need to build at large scales for profit margins. 2. Find ways to partner local builders with local investors who have the means and passion for their communities to undertake land development.	**Tool 4.a-a** Housing Advocates. Encourage the development of a network of housing advocates in all communities that will attend public meetings and be a voice for housing diversity.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Story County Housing Trust • Ames Economic Development Commission • All Jurisdictions	Immediate/Short Term
	Tool 4.a-b Identify and develop partnerships with organizations that provide or support low income, workforce, and senior housing as well as other populations with unique housing needs.	• Story County Housing Trust • Ames Economic Development Commission	Immediate/Short Term
	Tool 4.a-c Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on the-job-training.	• Financial • Ames Economic Development Commission	Medium
	Strategy 4.b Be proactive by preparing proposals for all housing types to bring people to the table (RFP, prepared sites, etc.)		
	Tool 4.b-a Pre-packaged site plans and RFPs. Show what will get approved and trigger interest by potential investors. Contract with appropriate design professionals to create packages plans.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Ames Economic Development Commission	Medium

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Goal 4 Foster grassroots efforts.	Tool 4.b-b Pre-packaged site plans and RFPs. Provide technical assistance and create a mentoring network for less experienced local investors or community members interested in community projects.	Resources/Responsibility Required	Timeframe to Accomplish
1. Don't rely entirely on outside developers who need to build at large scales for profit margins.		• County Staff • Financial • Ames Economic Development Commission	Long
	Strategy 4.c Bring employers to the table as a financial and advocate resource. Efforts like transportation and child care are directly related to housing as well.		
	Tool 4.c-a Schedule roundtable discussions between Board of Supervisors, Story County Economic Development Group, and Ames Economic Development Commission workforce sponsors to discuss strategies.	Resources/Responsibility Required	Timeframe to Accomplish
		• County Staff • Ames Economic Development Commission	Immediate/Short Term
2. Find ways to partner local builders with local investors who have the means and passion for their communities to undertake land development.	**Strategy 4.d Transition more public funds from traditional economic development programs to new housing programs, acknowledging that housing is economic development.**		
	Tool 4.d-a Develop a comprehensive funding strategy and guide identifying current resources available)for affordable housing that addresses current and potential sources of funding and how the funds should be spent.	Resources/Responsibility Required	Timeframe to Accomplish
		• County Staff • Financial • All Jurisdictions • Ames Economic Development Commission	Immediate/Short Term

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Goal 5 Proactively preserve the existing housing stock. 1. Continue to maintain the most affordable form of housing in Story County. 2. Make people aware of programs for housing conservation. 3. Promote community pride.	Strategy 5.a Code Enforcement – sharing resources among communities and Story County.		
	Tool 5.a-a Identify the level of enforcement happening in communities and Story County and establish solutions for sharing resources or developing new resources.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Ames Economic Development Commission	Immediate/Short Term
	Tool 5.a-b Undertake a feasibility study for the adoption of a building code for unincorporated Story County.	• County Staff	Medium
	Strategy 5.b Establish and market homebuyer assistance programs, owner-occupied repair programs, neighborhood clean-ups, and local trades resources for home maintenance needs.		
	Tool 5.b-a Quality of life amenities. Amenities like quality schools, parks, libraries, and grocery stores are highly valued and attractive to retain long-term residents. Continual improvements are essential, such as the expansion of fiber Internet to the whole County.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Financial • All Jurisdictions	Immediate/Short Term
	Tool 5.b-b Market existing programs. Proactive annual marketing can occur through utility bills, newsletter, e-mail lists, and other mediums, especially in the spring as construction season begins. Ideally, the County or economic development group would coordinate with cities on efforts county-wide. For local city programs, city staff should lead efficient ways to market programs to residents.	• County Staff • Financial • All Jurisdictions • Ames Economic Development Commission	Immediate/Short Term

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Goal 5 Proactively preserve the existing housing stock. 1. **Continue to maintain the most affordable form of housing in Story County.** 2. **Make people aware of programs for housing conservation.** 3. **Promote community pride.**	*Tool 5.b-c* Continue to provide funding for rehab programs for both rental (landlords) and owner-occupied structures and help market existing programs.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• Financial • Story County Housing Trust • All Jurisdictions	Immediate/Short Term
	Tool 5.b-d Market existing energy efficiency and emergency programs throughout Story County. Review ideas for expanding the program to include offering to first-time home buyers and the senior residents.	• County Staff • Financial • All Jurisdictions • Ames Economic Development Commission	Immediate/Short Term
	Tool 5.b-e Create a database of all available programs and establish a central location that lists programs available across many organizations managed by Story County.	• County Staff	Immediate/Short Term
	Tool 5.b.f Review and establish a homebuyer assistance fund grant/forgivable loan program for entry-level homeownership opportunities, providing funding for down payment and closing cost assistance. Income eligibility would require households with incomes at or below 80% of the area median income , and would apply for first-time homeowners and/or those not owning a home within the last three years.	• County Staff • Financial • Story County Housing Trust • All Jurisdictions	Immediate/Short Term
	Tool 5.b.g Establish a program to preserve and maintain healthy and viable manufactured home parks.	• County Staff • Financial • Story County Housing Trust • All Jurisdictions	Immediate/Short Term

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Goal 5 Proactively preserve the existing housing stock.	**Tool 5.b.h** Establish and actively promote homebuyer education and financial literacy programs.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • Financial • Story County Housing Trust • Ames Economic Development Commission • All Jurisdictions	Immediate/Short Term

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Goal 6 Maintain fair zoning and regulations. 1. Approve projects objectively and logically. 2. Update regulations for current policies/needs.	Strategy 6.a Ensure that zoning and land development regulations allow a housing product in multiple zoning districts.		
	Tool 6.a-a Develop database of existing ordinances from communities in Story County. Using these resources, cities should establish codes that are most appropriate for their community. Development of similar ordinances across the County can create an easier building environment for developers.	**Resources/Responsibility Required**	**Timeframe to Accomplish**
		• County Staff • All Jurisdictions	Immediate/Short Term
	Tool 6.a-b Develop a plan for adapting vacant commercial space into housing. (See Tool 3.b-a)	• County Staff • Story County Housing Trust • Ames Economic Development Commission • All Jurisdictions	Immediate/Short Term
	Tool 6.a-c Address affordable housing in County's C2C Plan and jurisdictional comprehensive plans and set attainable goals for development to reflect housing information from the assessment. Complete additional data gathering and analyses as appropriate for smaller communities.	• County Staff • All Jurisdictions	Medium
	Tool 6.a-c Address affordable housing in County's C2C Plan and jurisdictional comprehensive plans and set attainable goals for development to reflect housing information from the assessment. Complete additional data gathering and analyses as appropriate for smaller communities.	• County Staff • All Jurisdictions	Medium

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Goal 6 Maintain fair zoning and regulations. 1. Approve projects objectively and logically. 2. Update regulations for current policies/needs.	**Strategy 6.b Broaden residential permitted uses by-right under certain contexts and design standards.**		
	Tool 6.b-a Development and establish jurisdiction-specific administrative site plan approval processes applicable when housing meets jurisdictional comprehensive plan goals and targeted housing needs.	**Resources/Responsibility Required** • County Staff • All Jurisdictions	**Timeframe to Accomplish** Immediate/Short Term
	Strategy 6.c Coordinate the building code with lender requirements for financing of multi-unit structures.		
	Tool 6.c-a Reduce parking requirements and/or consider adoption of parking maximums for residential uses, including for multifamily developments.	**Resources/Responsibility Required** • County Staff • All Jurisdictions	**Timeframe to Accomplish** Immediate/Short Term
	Strategy 6.d Consider lot size maximums for individual districts to maintain public costs and revenues gained per acre.		
	Tools 6.d-a Evaluate infrastructure capacities of jurisdictions for additional housing units/developments.	**Resources/Responsibility Required** • County Staff • All Jurisdictions	**Timeframe to Accomplish** Immediate/Short Term
	Tool 6.d-b Evaluate lot size/setback reductions - Focus on design, not density. Communities should consider reducing minimum lot size requirement.	• County Staff • All Jurisdictions	Medium

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