

## REAP 2.0 Application Excerpts

### Turner Housing Dashboard

The Turner Housing Dashboard will provide the community and decision makers data-derived probabilities of housing development for a given set of policy and market conditions. This information will result in policy that in fact supports and incentivizes high-density, mixed-income, infill housing development. Our community is not alone in developing high-minded policy and zoning implementation that does not result in the desired outcomes. This happens for a variety of reasons, but chief among them is the decision makers do not fully understand the impact of policy decisions on multi-variant decision making associated with development. In short, if it doesn't pencil, it won't get built. So, while our decision makers have embraced infill, prioritized desegregation in housing opportunity, and emphasized infill and all its benefits, they lack the tools to fully understand the interactions between policy decisions. Something as simple as setting the unit count too low or the parking standard just a little too high could have a critical impact in a given developments pro forma. The data-driven dashboard tool will also provide grounding for public consideration of infill policy.

This application has described generally how the REAP 2.0 program goals are met by this work. The tool will aid the appropriate development of policy within the ongoing long-range planning work to support the Infill Opportunity Zones, starting with the Gateway Area Plan, that were identified in the City's Certified 6th Cycle Housing Element. The work will incentivize rapid development of high-density housing in areas that will further greenhouse gas emissions goals by reducing vehicle miles traveled and incentivizing higher efficiency building standards. These areas are located proximal to large employment centers and will enhance existing retail and commercial areas. The programs will further incentivize alternative transportation through design (such as enhanced public and private infrastructure for bike and other rolling modes) and programs (including project-based car-share and bus pass programs). The planning work is informed by significant investment in engagement of disadvantaged and historically underserved communities. The planning process will result in equitable infill development designed to reduce vehicle miles traveled.

### Open Door Workforce Housing

The Open Door Workforce Housing Project is an implementation activity that comports with Program goals and objectives, and additionally illustrates the City's overall long-range planning efforts through a pilot project. This project will demonstrate the mixed-income, high-density, infill development projects that the City is currently projecting in its long-range planning. The project is being developed to support the Open Door Clinic's workforce. It will include income restricted units as well as unrestricted units to house the entire range of household incomes that make up the Open Door workforce. The two projects are within walking distance of both the Clinic and the administrative offices of Open Door. The project will include many of the features that are designed into the Gateway Area Plan draft, such as reduced parking standards, project-based car share, indoor bike parking, project-based bus pass program, and potentially a workforce van pool system. This project will demonstrate the advanced planning techniques that support infill planning, Affirmatively Furthering Fair Housing goals, and VMT reduction.

Both Open Door sites are located in Infill Opportunity Zones delineated in the City's Housing Element. While the planning for these sites will be specific to the projects, the work will have an impact on the up-zoning associated with the Infill Opportunity Zones. This beneficial impact will be in addition to adding the 90 units of housing.