

NOTICE OF PROCEEDINGS MEETING
City Council of the City of Defiance, Ohio
Charles D. Beard Council Chambers
City Hall, 631 Perry Street, Defiance, OH 43512

REGULAR MEETING OF COUNCIL
TUESDAY JANUARY 13, 2026
7:00 P.M.

PUBLIC HEARING:
LORENZO ZAMORA MVPO COMMUNITY DEVELOPMENT PLANNER – CITY’S CDBG PROGRAM - INFORM THE CITY OF WHAT PROGRAMS THEY WILL BE ABLE TO APPLY FOR IN 2026

SPECIAL GUEST:
POSSIBLE CANDIDATES FOR THIRD WARD POSITION

FIRST READING: AN ORDINANCE AMENDING THE DISTRICT MAP TO REZONE PROPERTY LOCATED AT 916 E. 2ND STREET FROM A B-1, NEIGHBORHOOD BUSINESS DISTRICT TO AN R-2, MEDIUM DENSITY RESIDENCE DISTRICT

FIRST READING: AN ORDINANCE AMENDING ORDINANCE NO. 8702 PASSED DECEMBER 9, 2025 TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF DEFIANCE, OHIO, DURING THE PERIOD OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

FIRST READING: AN ORDINANCE AUTHORIZING MONTHLY TRANSFERS OF FUNDS FOR THE CITY OF DEFIANCE, OHIO FOR THE YEAR ENDING DECEMBER 31, 2026

FIRST READING: AN RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL CASE FOR THE APPROPRIATION OF PROPERTY LOCATED AT 1115 OTTAWA AVENUE

FIRST READING: AN RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL CASE FOR THE APPROPRIATION OF PROPERTY LOCATED AT 1105 OTTAWA AVENUE

FIRST READING: A RESOLUTION IN SUPPORT OF THE CITY OF DEFIANCE PRO-HOUSING POLICY

STUDY SESSION: NONE

CITIZEN CONCERNS: NAME & ADDRESS FOR THE RECORD (5 MINS)

LIAISON ASSIGNMENTS	TIME P.M.	DATE (2026)	AGENDA
COMMITTEE OF A WHOLE <i>McMASTER</i>	7:00	TUESDAY - JANUARY	NO MEETING
BUILDING & LANDS <i>WAXLER</i>	7:00	TUESDAY - JANUARY	NO MEETING
ECONOMIC DEVELOPMENT <i>KRUTSCH</i>	7:00	TUESDAY - JANUARY	NO MEETING
FINANCE & BUDGET <i>CORBITT</i>	7:00	TUESDAY - JANUARY	NO MEETING
POLICE & FIRE <i>MAST</i>	7:00	TUESDAY - JANUARY	NO MEETING
PUBLIC RELATIONS <i>HANCOCK</i>	7:00	TUESDAY - JANUARY	NO MEETING
PUBLIC UTILITIES, GAS & LIGHTS <i>ENGEL</i>	7:00	TUESDAY - JANUARY	NO MEETING
SEWER & SANITATION <i>ENGEL</i>	7:00	TUESDAY - JANUARY	NO MEETING
STREETS & SIDEWALKS	7:00	TUESDAY - JANUARY	NO MEETING
WATERWORKS – SERVICE <i>HANCOCK</i>	7:00	TUESDAY - JANUARY	NO MEETING
TRAFFIC COMMISSION: <i>MACK.</i> Mayor. Zeedyk. Herbert. Wittkup. Sprow. Waxler. Mast. Krutsch	5:00	TUESDAY - JANUARY	NO MEETING
BOARD OF CONTROL MEETING: <i>MAYOR.</i> Mack. O’Donnell. Sprague	1:30 MONDAY 9:00 A.M. THURSDAY	MONDAY and THURSDAY	POSTED AT 631 PERRY STREET MEETINGS IN FRONT CONFERENCE ROOM

Ordinance No. _____

**AN ORDINANCE AMENDING THE DISTRICT MAP TO REZONE
PROPERTY LOCATED AT 916 E. 2ND STREET FROM A B-1,
NEIGHBORHOOD BUSINESS DISTRICT TO AN R-2, MEDIUM DENSITY
RESIDENCE DISTRICT**

WHEREAS, the owner of Permanent Parcel Number B01-4145-0-096-00 at 916 E. 2nd Street attached as "Exhibit A" filed a petition seeking a zoning map amendment from a B-1, Neighborhood Business District to an R-2, Medium Density Residence District; and,

WHEREAS, the petitioner desires to convert this parcel to add housing; and,

WHEREAS, the Planning Commission caused proper notice of the requested change to be published and served as required by law, considered the merits of the request in open hearing on November 17, 2025 and recommended that Council grant the requested map amendment; and,

WHEREAS, Council convened a public hearing on January 6, 2026 to consider the recommendation of the Planning Commission pursuant to §1165.03(D)(5) of the Codified Ordinances of Defiance, Ohio and heard testimony from the applicant on the proposed map amendment; and,

WHEREAS, Council concurs with the recommendation of the Planning Commission and finds that the map amendment aids the parcel in achieving its highest and best use as part of the "Eastside Planning Area" of the 2023 Comprehensive Community Action Plan;

Now therefore, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

Section 1: Council hereby rezones the property identified by in the aerial geographic information system depiction attached as "Exhibit A" or otherwise depicted as Permanent Parcel Number B01-4145-0-096-00 located in Biede Place Lot 206, in the City of Defiance, Defiance Township, Defiance County, Ohio as an R-2, Medium Density Residence District.

Section 2: The Clerk of the Planning Commission and the Zoning Commissioner are directed to change the District Map as required to implement the change in zoning district designation enacted by this Ordinance.

Section 3: The aforementioned property shall only be used in accordance with the uses, densities, and conditions allowable by the R-2, Medium Density Residence District.

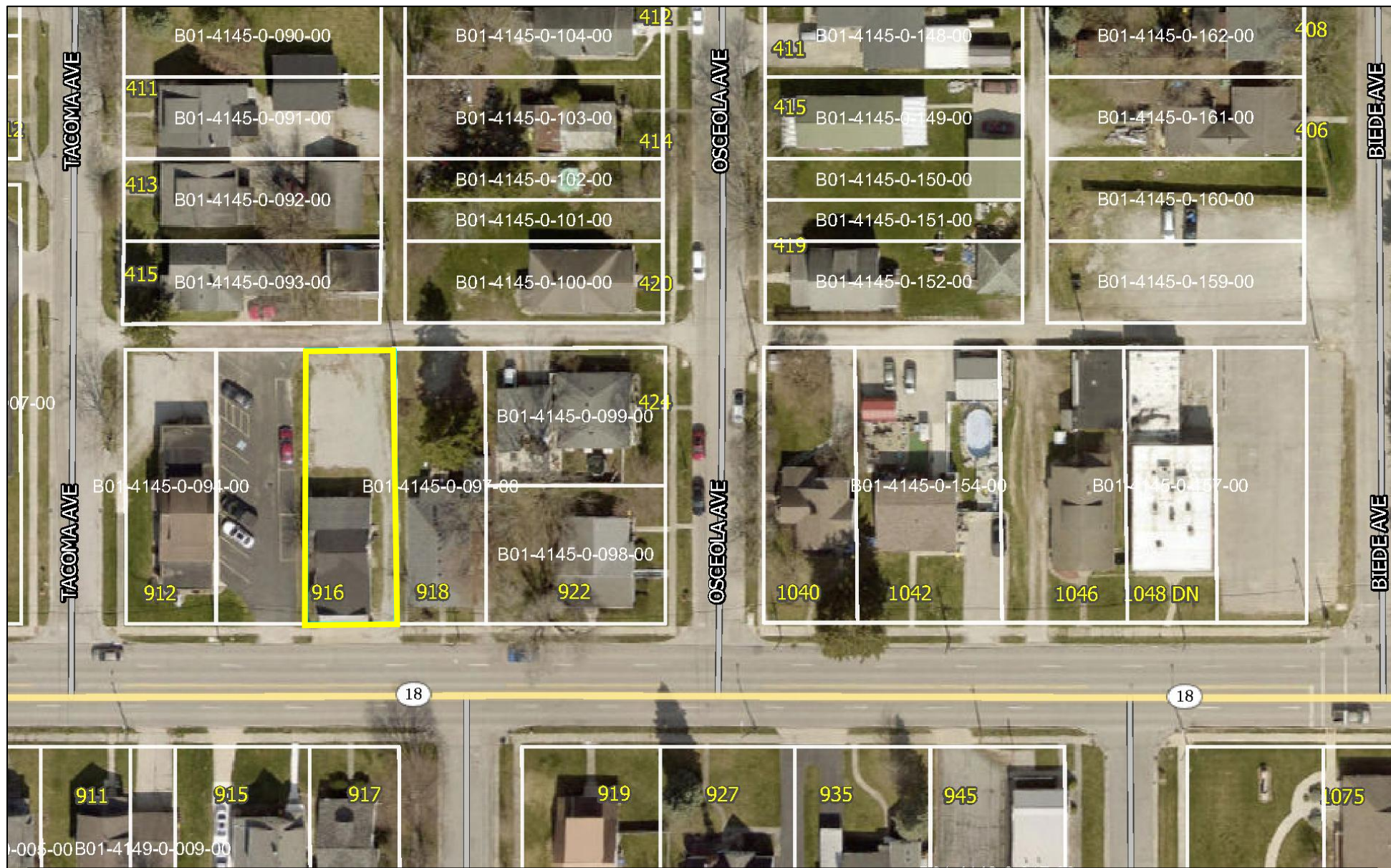
Section 4: It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 5: This Ordinance shall be effective on the earliest date permitted by law.

Passed: _____, 2026 _____
President of Council

Attest: _____, Clerk

Approved: _____, 2026 _____
Mayor

**ITEM 1:****MAP AMENDMENT/REZONING****PROJECT LOCATION:**

916 E. SECOND STREET, DEFIANCE, OH 43512

APPLICANT:

CARLY RIETHMAN, 24909 CR 178, DEFIANCE, OH 43512.

Description:

Parcel B01-4145-0-096-00 is approximately 0.133 acres located in Biede Place Lot 206 in the City of Defiance, Defiance Township, Defiance County, Ohio. Applicant is requesting a map amendment to rezone the parcel from B-1:Neighborhood Business District to R-2:Medium Density Residence District to allow for a conversion of an existing commercial space to a residential unit.

ORDINANCE No. _____

AN ORDINANCE AMENDING ORDINANCE NO. 8702 PASSED
DECEMBER 9, 2025 TO MAKE APPROPRIATIONS FOR
CURRENT EXPENSES AND OTHER EXPENDITURES OF
THE CITY OF DEFIANCE, OHIO, DURING THE PERIOD OF
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026.

WHEREAS, the City Finance Director has determined that additional appropriations are necessary to provide for expenditures; and

WHEREAS, that in addition to approving the expenditure of all public funds, Council must approve the appropriation of all public funds;

Now, therefore, be it enacted by the Council of the Municipality of Defiance,
Defiance County, Ohio:

Section 1: That, to provide for expenses of the City of Defiance, State of Ohio, during the period of January 1, 2026 through December 31, 2026, Ordinance No. 8702 is hereby amended by appropriation changes to the following accounts:

403 - Capital Improvements Fund

Operating	\$ 200,000.00	
TOTAL - 403 - Capital Improvements Fund		\$ 200,000.00

589 - Sewer Capital Improvements Fund

Operating	\$ 6,147,000.00	
TOTAL - 589 - Sewer Capital Improvements Fund		\$ 6,147,000.00

RECAPITULATION OF APPROPRIATIONS

403 - Capital Improvements Fund	\$ 200,000.00
589 - Sewer Capital Improvements Fund	\$ 6,147,000.00
GRAND TOTAL - ALL FUNDS	\$ 6,347,000.00

Section 2: It is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and that all deliberations that resulted in such formal action being taken, including all deliberations conducted by Committees of the Council, were conducted in meetings open to the public duly convened in compliance with law.

Section 3: This Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Passed: _____, 2026

President of Council

Votes Approving Adoption: _____

Votes Opposing Adoption: _____

Attest: _____, Clerk

Approved: _____, 2026

Mayor

CITY OF DEFIANCE - FY 2026
APPROPRIATIONS

Fund	Fund #	1/1/26 Beginning Appropriations	1/13/2026 Supplemental	FY 2026 Total Appropriations
General Fund	101	14,721,098.30	0.00	14,721,098.30
Special Revenue Funds:				
Police & Fire Fund	201	8,890,994.00	0.00	8,890,994.00
State Highway Improvement Fund	202	122,500.00	0.00	122,500.00
Permissive Tax Fund	203	129,406.00	0.00	129,406.00
Street Construction Maintenance & Repair (SCMR) Fund	204	1,350,802.00	0.00	1,350,802.00
Local Coronavirus Relief Fund	230	0.00	0.00	0.00
Opioid Settlement Fund	231	35,000.00	0.00	35,000.00
Court Technology Grant fund	244	22,000.00	0.00	22,000.00
Indigent Drivers Alcohol Treatment Fund	245	38,000.00	0.00	38,000.00
Probation Services Fund	247	0.00	0.00	0.00
Probation Incentive Grant Fund (NEW)	248	0.00	0.00	0.00
Probation Grant Fund	249	127,277.00	0.00	127,277.00
Court Computerization Fund	250	100,000.00	0.00	100,000.00
Tree of Life Fund	251	0.00	0.00	0.00
Special Project Fund	256	190,000.00	0.00	190,000.00
OVI Special Project Fund	257	5,000.00	0.00	5,000.00
Cable TV Fund	260	160,000.00	0.00	160,000.00
Revolving Loan Fund	276	203,000.00	0.00	203,000.00
Peace Officer Training Fund	281	20,000.00	0.00	20,000.00
Reservoir Enhancement Fund	285	0.00	0.00	0.00
Riverside Cemetery Enhancement Fund	286	1,000.00	0.00	1,000.00
Hotel/Motel Tax Fund	704	357,047.00	0.00	357,047.00
Police Pension Fund	732	603,959.00	0.00	603,959.00
Fire Pension Fund	733	571,943.00	0.00	571,943.00
Total - Special Revenue Funds		12,927,928.00	0.00	12,927,928.00
Debt Service Funds:				
Commerce Drive Fund	768	164,517.00	0.00	164,517.00
Total - Debt Service Funds		164,517.00	0.00	164,517.00
Capital Projects Funds:				
Capital Improvement Fund	403	10,977,394.63	200,000.00	11,177,394.63
Splash Pad Trust Fund	405	0.00	0.00	0.00
Total - Capital Projects Funds		10,977,394.63	200,000.00	11,177,394.63
Special Assessment Funds:				
Special Assessment Bond Retirement Fund	852	105,200.00	0.00	105,200.00
Total - Special Assessment Funds		105,200.00	0.00	105,200.00
Enterprise Funds:				
Utilities Billing Office Fund	585	991,881.00	6,147,000.00	7,138,881.00
Sewer Capital Improvement Fund	589	175,000.00	0.00	175,000.00
Water Pollution Control (WPC) Fund	590	9,103,367.00	0.00	9,103,367.00
Water Treatment Plant (WTP) Fund	591	11,668,796.63	0.00	11,668,796.63
Refuse Collection Fund	596	1,066,200.00	0.00	1,066,200.00
Utility Deposit Fund	770	30,000.00	0.00	30,000.00
Total - Enterprise Funds		23,035,244.63	6,147,000.00	29,182,244.63
Trust Funds:				
Museum Trust Fund	707	12,000.00	0.00	12,000.00
Cemetery Trust Fund	711	0.00	0.00	0.00
Unclaimed Monies Fund	760	5,500.00	0.00	5,500.00
Law Enforcement Trust Fund	780	42,000.00	0.00	42,000.00
Health Care Trust Fund	786	4,629,312.00	0.00	4,629,312.00
Eastside Firehouse Preservation Fund	791	0.00	0.00	0.00
Fire & Rescue Trust Fund	792	97,000.00	0.00	97,000.00
Fire Damage/Repair or Removal Fund	793	25,000.00	0.00	25,000.00
Park & Recreation Trust Fund	794	5,000.00	0.00	5,000.00
Total - Trust Funds		4,815,812.00	0.00	4,815,812.00
Total - All Funds		66,747,194.56	6,347,000.00	73,094,194.56

CITY OF DEFIANCE - FY 2026
ESTIMATED REVENUE

	Fund	Fund #	Taxes	Other Sources	Total Estimated Revenue
General Fund		101	898,400.00	14,031,909.00	14,930,309.00
Special Revenue Funds:					
Police & Fire Fund		201	0.00	8,745,000.00	8,745,000.00
State Highway Improvement Fund		202	0.00	83,500.00	83,500.00
Permissive Tax Fund		203	0.00	150,000.00	150,000.00
Street Construction Maintenance & Repair (SCMR) Fund		204	0.00	1,247,500.00	1,247,500.00
Local Coronavirus Relief Fund		230	0.00	-	0.00
Opioid Settlement Fund		231	0.00	5,000.00	5,000.00
Court Technology Grant Fund		244	0.00	-	0.00
Indigent Drivers Alcohol Treatment Fund		245	0.00	15,000.00	15,000.00
Probation Services Fund		247	0.00	25,000.00	25,000.00
Probation Incentive Grant Fund (NEW)		248	0.00	-	0.00
Probation Grant Fund		249	0.00	130,000.00	130,000.00
Court Computerization Fund		250	0.00	25,000.00	25,000.00
Tree of Life Fund		251	0.00	200.00	200.00
Special Project Fund		256	0.00	195,000.00	195,000.00
OVI Special Project Fund		257	0.00	14,000.00	14,000.00
Cable TV Fund		260	0.00	181,000.00	181,000.00
Revolving Loan Fund		276	0.00	396,444.00	396,444.00
Peace Officer Training Fund		281	0.00	20,000.00	20,000.00
Reservoir Enhancement Fund		285	0.00	250.00	250.00
Riverside Cemetery Enhancement Fund		286	0.00	-	0.00
Hotel/Motel Tax Fund		704	0.00	400,000.00	400,000.00
Police Pension Fund		732	113,000.00	531,400.00	644,400.00
Fire Pension Fund		733	113,000.00	522,400.00	635,400.00
Total - Special Revenue Funds			226,000.00	12,686,694.00	12,912,694.00
Debt Service Funds:					
Commerce Drive Fund		768	0.00	165,000.00	165,000.00
Total - Debt Service Funds			0.00	165,000.00	165,000.00
Capital Projects Funds:					
Capital Improvement Fund		403	0.00	9,604,000.00	9,604,000.00
Splash Pad Trust Fund		405	0.00	-	0.00
Total - Capital Projects Funds			0.00	9,604,000.00	9,604,000.00
Special Assessment Funds:					
Special Assessment Bond Retirement Fund		852	0.00	102,000.00	102,000.00
Total - Special Assessment Funds			0.00	102,000.00	102,000.00
Enterprise Funds:					
Utilities Billing Office Fund		585	0.00	7,027,700.00	7,027,700.00
Sewer Capital Improvement Fund		589	0.00	3,461,000.00	3,461,000.00
Water Pollution Control (WPC) Fund		590	0.00	9,223,000.00	9,223,000.00
Water Treatment Plant (WTP) Fund		591	0.00	11,460,000.00	11,460,000.00
Refuse Collection Fund		596	0.00	1,020,000.00	1,020,000.00
Utility Deposit Fund		770	0.00	30,000.00	30,000.00
Total - Enterprise Funds			0.00	32,221,700.00	32,221,700.00
Trust Funds:					
Museum Trust Fund		707	0.00	4,000.00	4,000.00
Cemetery Trust Fund		711	0.00	-	0.00
Unclaimed Monies Fund		760	0.00	-	0.00
Law Enforcement Trust Fund		780	0.00	11,650.00	11,650.00
Health Care Trust Fund		786	0.00	4,753,400.00	4,753,400.00
Eastside Firehouse Preservation Fund		791	0.00	-	0.00
Fire & Rescue Trust Fund		792	0.00	58,000.00	58,000.00
Fire Damage/Repair or Removal Fund		793	0.00	25,000.00	25,000.00
Park & Recreation Trust Fund		794	0.00	10,000.00	10,000.00
Total - Trust Funds			0.00	4,862,050.00	4,862,050.00
Total - All Funds			1,124,400.00	73,673,353.00	74,797,753.00

ORDINANCE No. _____

AN ORDINANCE AUTHORIZING MONTHLY TRANSFERS
OF FUNDS FOR THE CITY OF DEFIANCE, OHIO FOR THE
YEAR ENDING DECEMBER 31, 2026.

Whereas, the Council of the City of Defiance has previously provided for the transfer of funds in the annual appropriation ordinance; and

Whereas, the City Finance Director has determined that it is necessary to transfer a portion of the appropriated funds each month in order to meet current expenses and other expenditures of the City:

Now, therefore, be it enacted by the Council of the City of Defiance, Defiance County, Ohio:

Section 1: That the following amounts shall be transferred on a monthly basis for the period January, 2026 through November, 2026:

<u>FUND FROM</u>	<u>AMOUNT</u>	<u>FUND TO</u>
General Fund #101	\$ 441,666	Police & Fire Fund #201
General Fund #101	\$ 50,329	Police Pension Fund #732
General Fund #101	\$ 47,661	Fire Pension Fund #733
General Fund #101	\$ 13,709	Commerce Drive Fund #768
WPC Fund #590	\$ 52,858	General Fund #101
WPC Fund #590	\$ 37,500	Utilities Billing Office Fund #585
WPC Fund #590	\$ 20,833	Sewer Capital Improvement Fund #589
WTP Fund #591	\$ 46,933	General Fund #101
WTP Fund #591	\$ 37,750	Utilities Billing Office Fund #585
Refuse #596	\$ 5,516	Utilities Billing Office Fund #585

Section 2: That the amounts necessary for transfer in the months January through November 2026, upon the further recommendation by the City Finance Director, will be considered during those months.

Section 3: It is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and that all deliberations that resulted in such formal action being taken, including all deliberations conducted by Committees of the Council, were conducted in meetings open to the public duly convened in compliance with law.

Section 4: This Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Passed: _____, 2026 _____
President of Council

Votes Approving Adoption: _____

Votes Opposing Adoption: _____

Attest: _____, Clerk

Approved: _____, 2026 _____
Mayor

ORDINANCE NO. _____

AN RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL CASE FOR
THE APPROPRIATION OF PROPERTY LOCATED AT 1115 OTTAWA
AVENUE

WHEREAS, Council determined the necessity of the appropriation of an easement interest over property located at 1115 Ottawa Avenue for the purpose of establishing a channel easement for the Ottawa Avenue Corridor Improvements Project in Resolution No. 2547 on October 28, 2025; and,

WHEREAS, Council further authorized the appropriation of this easement interest in Ordinance No. 8694 on November 12, 2025; and,

WHEREAS, the Law Director at the direction of Council, filed a complaint for appropriation on behalf of the City in the Court of Common Pleas of Defiance County, Ohio under case number 25-CV-47249; and,

WHEREAS, the parties, through their respective counsel, have reached a tentative resolution of this matter for the amount of the appraised value of the property interest or \$3,750.00; and,

WHEREAS, Council finds this amount to be fair and equitable and will help to resolve this matter without further delay; and,

WHEREAS, §133.04 of the Codified Ordinances of Defiance, Ohio require Council approval by resolution before any settlement agreement over \$500.00 takes effect;

Now therefore, be it Resolved by the Council of the Municipality of Defiance, Ohio, that:

Section 1: The City Law Director is authorized to execute any and all documents necessary to resolve Case Number 25-CV-47249, "City of Defiance, Ohio v. Earl Cotton, Executor of the Estate of Thelma Garcia, Deceased" regarding the desired channel easement across 1115 Ottawa Avenue, Defiance, Ohio 43512 in the amount of \$3,750.00 plus court costs, filing fees, and conveyance fees.

Section 2: The Law Director, or his designee, is further authorized to record any conveyance or other easement documents to perfect this interest.

Section 3: It is found and determined that all legislative actions pertaining to the adoption of this Resolution were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 4: This Resolution shall be effective on the earliest date permitted by law.

Passed: _____, 2026 _____
President of Council

Attest: _____, Clerk

Approved: _____, 2026 _____
Mayor

ORDINANCE NO. _____

AN RESOLUTION AUTHORIZING SETTLEMENT OF A CIVIL CASE FOR
THE APPROPRIATION OF PROPERTY LOCATED AT 1105 OTTAWA
AVENUE

WHEREAS, Council determined the necessity of the appropriation of an easement interest over property located at 1105 Ottawa Avenue for the purpose of establishing a drainage easement for the Ottawa Avenue Corridor Improvements Project in Resolution No. 2545 on October 28, 2025; and,

WHEREAS, Council further authorized the appropriation of this easement interest in Ordinance No. 8693 on November 12, 2025; and,

WHEREAS, the Law Director at the direction of Council, filed a complaint for appropriation on behalf of the City in the Court of Common Pleas of Defiance County, Ohio under case number 25-CV-47248; and,

WHEREAS, the parties have reached a tentative resolution of this matter for the amount of \$2,500.00; and,

WHEREAS, Council finds this amount to be fair and equitable and will help to resolve this matter without further delay; and,

WHEREAS, §133.04 of the Codified Ordinances of Defiance, Ohio require Council approval by resolution before any settlement agreement over \$500.00 takes effect;

Now therefore, be it Resolved by the Council of the Municipality of Defiance, Ohio, that:

Section 1: The City Law Director is authorized to execute any and all documents necessary to resolve Case Number 25-CV-47248, "City of Defiance, Ohio v. Michael S. Paschall, Trustee of the 1105 Ottawa Title Holdings Trust" regarding the desired drainage easement across the two parcels located at 1105 Ottawa Avenue, Defiance, Ohio 43512 in the amount of \$2,500.00 plus court costs, filing fees, and conveyance fees.

Section 2: The Law Director, or his designee, is further authorized to record any conveyance or other easement documents to perfect this interest.

Section 3: It is found and determined that all legislative actions pertaining to the adoption of this Resolution were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 4: This Resolution shall be effective on the earliest date permitted by law.

Passed: _____, 2026 _____
President of Council

Attest: _____, Clerk

Approved: _____, 2026 _____
Mayor

RESOLUTION No. _____

A RESOLUTION IN SUPPORT OF THE CITY OF DEFIANCE PRO-HOUSING POLICY

WHEREAS, the City is experiencing unprecedented economic growth and dynamism; and

WHEREAS, Council recognizes the need for additional housing to accommodate this growth; and

WHEREAS, Council amended the Planning & Zoning Code to encourage faster permit and development approvals in Ordinance No. 8592 on July 2, 2024; and

WHEREAS, Council finds that supporting and promoting additional housing production, particularly infill and walkable development, will provide for future growth and affordability in the local housing market; and

WHEREAS, the adoption of a pro-growth housing policy, combined with the new Planning & Zoning Code in Part 11 of the Codified Ordinances of Defiance, Ohio, will tender environmental and health benefits to City residents;

Now therefore, be it Resolved by the Council of the Municipality of Defiance, Ohio, that:

Section 1: Council hereby lends its full support to the Pro-Housing Development Policy adopted by the City Administration and attached hereto as "Exhibit A."

Section 2: Council further extends its support for all types of housing, including multifamily housing, affordable housing, accessory dwelling units, and handicapped-accessible housing.

Section 3: It is found and determined that all legislative actions pertaining to the adoption of this Resolution were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 4: This Resolution shall be effective on the earliest date permitted by law.

Passed: _____, 2026 _____
President of Council

Attest: _____, Clerk

Approved: _____, 2026 _____
Mayor

PRO-HOUSING DEVELOPMENT POLICY

Section 1. Purpose and Findings

The purpose of this Pro-Housing Development Policy (“Policy”) is to increase the supply, diversity, and affordability of housing; reduce barriers to development; promote equitable growth; support economic mobility; and ensure that current and future residents have access to safe, attainable housing options.

The City finds that:

1. Housing production has not kept pace with population and job growth, resulting in rising costs and limited availability.
2. Regulatory, financial, and procedural barriers impede timely construction of needed homes.
3. A stable and sufficient housing supply is essential for economic competitiveness, workforce retention, and community well-being.
4. Local government plays a critical role in enabling, incentivizing, and supporting housing development consistent with community goals.

This Policy establishes a comprehensive framework to support housing production across income levels and housing types.

Section 2. Goals

The City adopts the following housing production goals:

1. **Increase total housing units by 25% by 2030.**
 2. **Produce or preserve 500 units of affordable housing annually.**
 3. **Reduce residential permitting timelines by 50% within three years.**
 4. **Designate at least 250 acres of land for higher-density, mixed-use, or transit-oriented development.**
 5. **Ensure at least 20% of new housing is located near transit, schools, and employment centers.**
-

Section 3. Scope and Application

This Policy applies to all housing development projects within the jurisdiction and guides legislative, administrative, and budgetary decisions related to land use, permitting, and housing programs.

Section 4. Land-Use and Zoning Reforms

To expand housing opportunities and encourage a diverse range of housing types, the City shall:

4.1. Legalize Diverse Housing Types

- Permit duplexes, triplexes, fourplexes, cottage courts, and small multifamily buildings in R-3, Medium to High Density Residence Districts.
- Allow accessory dwelling units (ADUs) and junior ADUs on eligible lots with zoning permits.
- Allow for “starter homes” in all Residence Districts. A "starter home" is defined as a single-family home not exceeding 1,850 square feet of heated living area.

4.2. Upzone High-Opportunity Areas

- Increase allowable density, height, and FAR within:
 - Transit-oriented districts
 - Employment centers
 - Downtowns and commercial corridors
 - Underutilized or vacant parcels

4.3. Parking Reform

- Identify creative ways to reduce surface parking areas in new developments while complying with Chapter 1175 of the Codified Ordinances.
- Allow shared parking and on-street parking credits.

4.4. Objective Design Standards

- Replace subjective design review criteria with objective, measurable standards to expedite approvals.
-

Section 5. Streamlined Permitting & Process Improvements

The City shall implement administrative changes to reduce costs and delays:

5.1. By-Right Approval

Projects that conform to zoning, building codes, and objective design standards shall be placed on the agenda promptly by the applicable reviewing body.

5.3. Consolidated Review Process

- Create a “one-stop” digital permitting portal for all agencies.
- Require parallel, not sequential, reviews.
- Limit public hearings to one per project unless additional hearings are legally required.

5.4. Environmental Review Reform

- Use pre-approved programmatic environmental analyses where allowed.
 - Categorically exempt qualifying infill, affordable, and transit-oriented housing.
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Section 6. Financial Incentives and Support

To align economic incentives with housing goals, the City shall:

6.1. Affordable Housing Incentives

- Offer density bonuses for projects including income-restricted units.
- Offer expedited reviews for 100% affordable housing.
- Provide pre-approved, standardized templates for each type of housing.

6.2. Fee Reform

- Standardize and publish all development fees.
- Offer fee reductions, waivers, or deferrals for qualifying affordable or workforce housing.

6.3. Tax Incentives

- Pursue property-tax abatements or tax-increment financing (TIF) to support housing near transit, jobs, or priority redevelopment areas.

6.4. Public-Private Partnerships

- Partner with nonprofit and for-profit developers to build on public land.
 - Allow long-term ground leases for affordable housing developments.
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Section 7. Infrastructure & Public Land Strategy

7.1. Infrastructure Planning

- Prioritize transportation, water, and sewer investments in areas targeted for housing growth.
- Streamline capital planning to support higher-density infill development.

7.2. Public Land Utilization

- Inventory all government-owned parcels suitable for housing.
- Identify potential sites for affordable or mixed-income housing.
- Connect housing locations with public amenities through multi-modal transportation.

Section 8. Anti-Displacement & Equity Measures

To ensure inclusive growth and prevent harm to existing communities, the City shall:

1. Provide relocation assistance for displaced tenants when required by law.
2. Continue to provide customary municipal services to naturally occurring affordable housing (NOAH).
3. Offer home repair grants and low-interest loans to low-income homeowners.
4. Enforce fair housing laws and expand access to historically exclusionary areas.

Section 9. Community Engagement

The City shall implement a transparent and inclusive engagement process:

- Conduct outreach to renters, homeowners, developers, community groups, and employers.
- Publish clear educational materials on the need for housing growth.
- Use multilingual, accessible communication channels.
- Use development tools like revitalization districts, Community Development Block Grant (“CDBG”) programs, and Residential Economic Development District (“REDDs”) to generate additional revenue from population growth and rising property values so that the City can improve services to underserved neighborhoods.

Section 10. Monitoring & Reporting

10.1. Public Dashboard

Create an online, real-time housing dashboard to track applications, approvals, and completions.

10.2. Policy Adjustments

The Council/Board shall update the Policy every 3 years based on measured outcomes.

Section 11. Implementation

The City Administrator or his designee is authorized to:

- Propose code amendments to the Board of Control and City Council necessary to implement this Policy.
 - Develop administrative rules consistent with these provisions.
 - Coordinate multi-agency work to achieve housing goals.
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Section 12. Effective Date

This Policy becomes effective upon adoption and shall guide all relevant legislative, administrative, and budgetary actions going forward.