

Housing Group Recommendations

RENTAL PRIORITIES

- The committee agrees that affordable housing is a priority. As a group, they support the sentiments of the master plan that calls for affordable and deeply affordable housing.
- Committee members believe there needs to be a mix of housing options from studios to four bedrooms.
- The committee stressed the importance of four-bedroom apartments for larger families. They are in high demand and limited quantity and should be included in multi-family buildings.
- The committee agrees that housing options for those who are 55+ are needed in this neighborhood.
- Underground parking and/or outdoor covered parking is preferred.
- Most desired amenities include security, delivery boxes, fitness center, in-unit laundry, tiered layout courtyards, pet-friendly policies, and a homey feel.

HOME OWNERSHIP PRIORITIES

- The committee agrees that affordability should be a priority for homeownership, with pricing under \$500,000.
- The committee supports the urban design workgroup's recommendation to add front porches or stoops that could be personalized by owners.
- The group was split in response to garages being in the front or back of properties. However, there was full agreement that garages should not be a focal point. "People first, cars second"
- Parking pads should be considered as a "safety" option with parking closer to the home's entrance.
- Homes should match the existing neighborhood. They should be warm. Friendly. And unpretentious. The word "cottagey" was used to describe the ideal look and feel. As such, the committee recommends using local builders instead of national companies.
- Layouts the committee agrees upon include ramblers, split-levels, and 1 ½ story homes. Split levels were talked about as an affordable option. Committee members felt multi-level homes would be important for both young families and multi-generational households. Large homes split into three units could allow for added window exposure.
- Committee members expressed interest in creating a neighborhood "vibe" that will attract young families. The group talked about smaller lots and high-density housing options, like townhomes and condos, being conducive to community-building. Other important aspects include the park and neighborhood node.

BUILDING NEIGHBORHOOD PRIDE

- Neighborhood pride was cited as a priority in the master plan. The workgroup zeroed in on the following priorities that could build neighborhood pride at The Heights: a clean neighborhood (not a dumping ground); proximity to stores and daycare (focus on the ground level of multi-family apartment buildings); affordability; outdoor spaces; and access to food shelves and food trucks.
- Additional research should be done around the safety of alleys. The committee was split on their support.
- Committee members are concerned about properties being left vacant and leading to further issues. They would like some level of assurances that people will be moving into properties that are being built and protections are in place to deter "investors" from acquiring these properties and letting them sit.

HG Signatures

X J Taylor 9/22/2022

X Jesse Harris 9/22/2022

X Karen Quinn 9/22/2022

X Becki Winslow 9/22/2022

X Shirley 9/22/2022

X Robb Chen 9/22/2022

X Wang 9/22/22