

Exhibit 4: Action Plan

REC NO.	RECOMMENDATION	IMPLEMENTATION DEPARTMENT (S)	TIMELINE
GOAL 1: EVALUATE DEVELOPMENT STANDARDS AND REQUIREMENTS TO BOOST HOUSING SUPPLY.			
1-1	Review parking requirements for potential amendment to encourage higher use of public transport for applicable project and establish appropriate parking standards suited for each type of development.	Lead: Development Services Support: Urban Transformation	2024-2026
1-2	Update the Mesa Zoning Ordinance parking requirements to encourage increase use of public transport, as appropriate, and establish parking standards that ensure the requirements for each type of development meets the needs of uses.	Lead: Development Services	2025-2026
1-3	Create an infill ordinance that considers reduced setbacks, heights, parking requirements and other development standards to ensure project viability for infill projects. Continue to encourage use of form-based codes in appropriate areas of the City, including Smart Growth Community Plan (SGCP).	Lead: Development Services Support: Urban Transformation	2024-2025
1-4	Evaluate opportunities to minimize permit review cost for affordable housing when appropriate.	Lead: Development Services Support: Community Services	2024-Ongoing
1-5	Continue to evaluate and update the land use and development approval processes in the City’s Code of Ordinances to further streamline applications and approvals.	Lead: Development Services	2024-Ongoing
1-6	Continue to use and increase administrative approvals for development applications to shorten review timelines.	Lead: Development Services	Ongoing
1-7	Review the City’s Zoning Ordinance for potential amendments to encourage the diversification of permissible housing types.	Lead: Development Services	2024-Ongoing

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	Update the City’s Zoning Ordinance to reflect State legislation that allows for varied housing types and identify areas of the City where appropriate.		
1-8	Continue to promote the use of ADUs where appropriate. Finalize Zoning text amendments for ADUs to further promote their use.	Lead: Development Services	Ongoing
1-9	Review density regulations in the City’s Zoning Ordinance to determine if additional density is appropriate for affordable housing in certain areas of the City. Evaluate and update housing density requirements in the City’s Zoning Ordinance to identify districts where additional density can promote additional affordable housing and where executive housing can be developed.	Lead: Development Services Support: Community Services	2025-Ongoing
1-10	Amend the City’s Zoning Ordinance to allow conversion of mobile home units in manufactured homes and RV subdivisions into conventional dwelling units of conventional construction homes.	Lead: Development Services	2025
1-11	Track building permits for residential developments and assess how the city is meeting its projected housing demand.	Lead: Development Services Support: Community Services	2024-Ongoing
GOAL 2: EXPAND SUCCESSFUL, EXISTING PROGRAMS.			
2-1	Consider expansion of or revisions to the City’s existing programs where allowed by HUD.	Lead: Community Services	2024-Ongoing
2-2	Consider expansion of, or revisions to the City’s existing HCV assistance programs when market conditions and HUD program requirements allow.	Lead: Community Services	Ongoing
2-3	Support programs to rehabilitate older neighborhoods.	Lead: Community Services	2024-Ongoing
2-4	Continue to support non-profit partnerships in the allocation of funds to provide programs for the aging and elderly.	Lead: Community Services	2024-Ongoing

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GOAL 3: CARE FOR PEOPLE EXPERIENCING HOMELESSNESS.			
3-1	Continue to support Mesa’s Housing Path initiative.	Lead: Community Services Support: Police Park Rangers Fire Development Services Library	2024-Ongoing
3-2	Facilitate co-location of essential services to support housing.	Lead: Community Services Support: Development Services Engineering Transportation Transit	2024-Ongoing
GOAL 4: ATTRACT HIGHER-WAGE EMPLOYMENT OPPORTUNITIES TO IMPROVE HOUSING AFFORDABILITY.			
4-1	Continue economic development efforts to attract, retain, and grow employment opportunities for high-wage jobs.	Lead: Economic Development	2024-Ongoing
4-2	Continue to support current workforce development programs.	Lead: Economic Development Support: City Manager’s Office	2024-Ongoing
4-3	Identify strategic locations for executive housing to encourage development of higher-priced homes, as well as promoting more middle housing types to minimize migration of residents to other cities.	Lead: Development Services Support: Urban Transformation	2024-Ongoing
GOAL 5: ENCOURAGE HOMEOWNERSHIP			
5.1	Facilitate a platting or land division process that supports or prepare the division of lots for current or future homeownership.	Lead: Development Services	2024-Ongoing

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5.2	Explore opportunities to provide no cost pre-approved single-family home designs for permitting, including middle housing types such as town homes and ADUs.	Lead: Development Services	2024-2026
5.3	Promote the City’s desire for more ownership product to developers	Lead: Urban Transformation Support: Development Services	2024-Ongoing