



HRA Staff Report

Emerging thoughts from the new Community
Development Director

January 13, 2026

Initial impressions



Competing Interests

Reality Checks

Emerging Priorities

General

Competing Interests



- Sustainable Building Policy
- Dual role for City as owner/developer vs code compliance/enforcement
- Strategic Plan vs mixed community feedback

Initial impressions



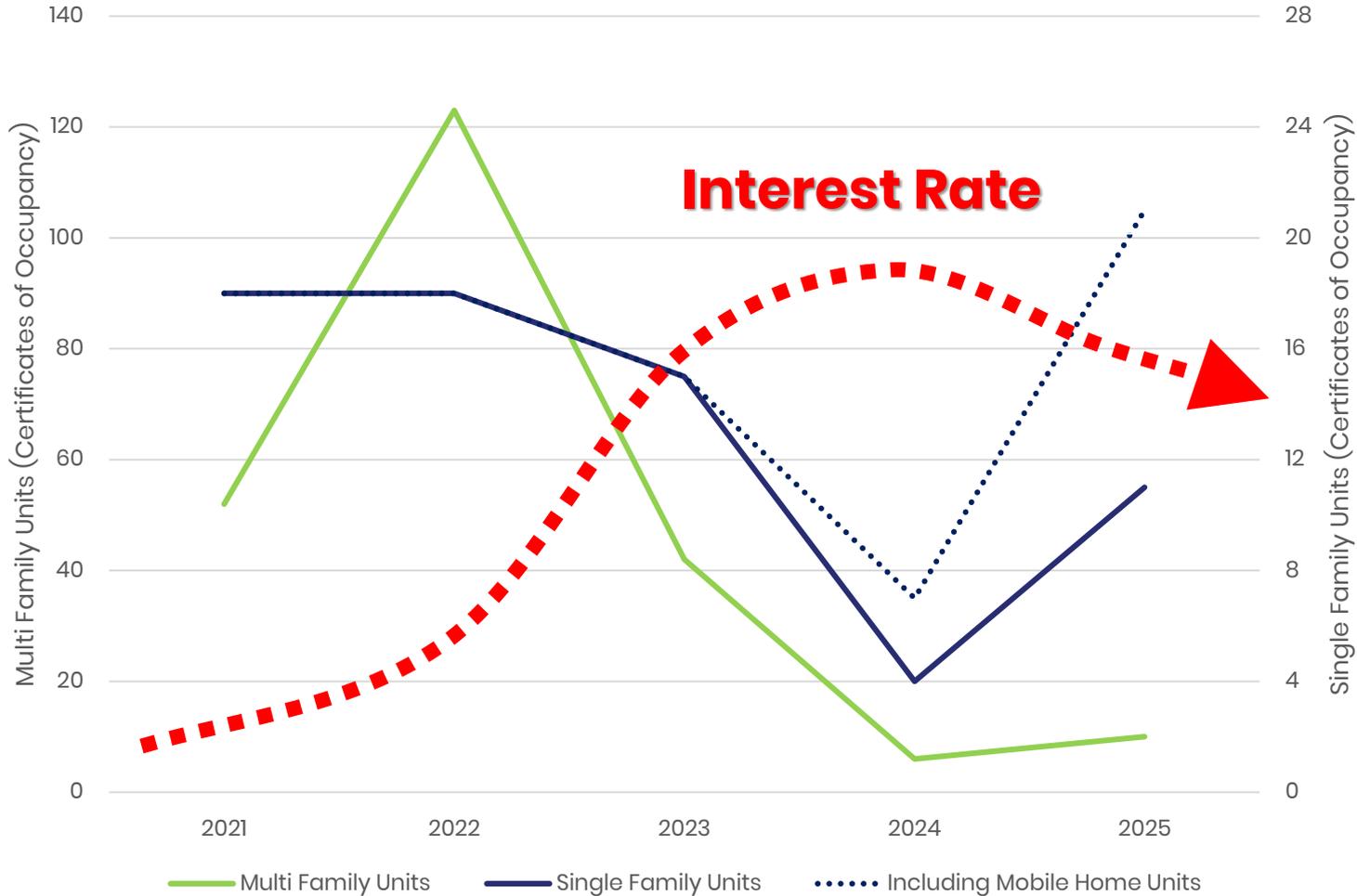
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New Housing Units



Recent Trends

Recent History (multifamily)



- 2020-23
 - Spring Creek #2 (30+ units)
 - Timberfield #1 (35+ units)
 - Timberfield #2 (35+ units)
 - Timberfield #3 (45+ units)
 - 5th Street Lofts (75+ units)
 - Kraewood Flats (100+ units)

Forecast of developments



- **2026/27**
 - 70+ units of medium density multifamily (2-3 plex)
 - 50 +/- units senior cooperative (Gracewin)
- **2027/28**
 - 100+ units high density multifamily (apartments)
 - 50+ single family homes and medium density multifamily
- **30+ buildable single family home lots for sale in Northfield currently**

** These are estimated units from projects in preliminary or application review*

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Emerging Priorities



- Formalize a vision and development plan for City/HRA owned properties
 - Test this vision and model on smaller projects
 - Scale and expand with success
 - Prioritize financially positive/neutral outcomes

Emerging Priorities



- Recruit (re)development partners
- Implement and refine *affordability* strategy
- Implement and refine *Sustainable Building Policy*
- Maintain and improve partnerships
 - NUY, CAC, HCI, Habitat for Humanity, and Three Rivers Community Action Program

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