

## COUNCIL INITIATIVE PROPOSAL FORM

**City Code Sec. 2-214(14).** *Council Initiatives.* This section of the agenda is reserved for individual councilmember requests for future legislative or staff action. These shall be limited to giving direction to staff to assist in formulating policies, work plans, etc. for future consideration of the city council. An initiative moves forward by majority vote of the city council.

**City Charter Sec. 3.08.** *Interference with Administration.* Except for the purposes of inquiries and investigations, the Council, its members and the Mayor shall deal with the City officers and employees who are subject to the direction and supervision of the City Administrator solely through the City Administrator.

COUNCIL MEMBER PROPOSING INITIATIVE: TOM RUP SIS, JENNIFER OWEN, DANNY CHORIKI

SHORT NAME OF INITIATIVE: PUBLIC LANDS TO AFFORDABLE HOUSING

TERMS OF MOTION PROPOSING LEGISLATIVE OR STAFF ACTION: (Please be as specific as possible. Indicate if action is to be divided into steps or phases. Use separate sheet if needed.)

The City of Billings owns property that is not being productively used while also facing significant housing challenges with both availability and affordability. We request that the City:

- (1) Publish a list of all unused, undeveloped, and/or underdeveloped properties owned by the City that are not currently in the process of development and are not currently planned for development in the immediate future (i.e., in the current adopted CIP). This list should also include all properties, regardless of state of development, owned by the City in the downtown area (Division to the Metra, Rimrock to 90).
- (2) Define a process under which entities seeking to develop housing projects on properties owned by the City can petition Council with development proposals. The process should recognize that a variety of housing is needed and should be responsive to the varying requirements and constraints of different projects. We should consider that proposals may take a variety of forms including, but not limited to, donations (e.g., to a housing authority or land trust), swaps, and sales.
- (3) Identify costs of development that the City may be able to waive, reduce or streamline in order to make development under this process more feasible (e.g., fees, permits, etc.).

CITY STAFF OR DEPARTMENT POTENTIALLY IMPACTED BY INITIATIVE: Unused and/or undeveloped lands are likely found in the Parks and Public Works departments and may also be found in other departments. Definition of process and terms would likely include legal, planning, finance, and administration.

HAS COUNCIL MEMBER COMMUNICATED WITH CITY ADMINISTRATOR ABOUT THE INITIATIVE?  
YES – This initiative has been discussed with Administrator Kukulski on a couple occasions and he has had some preliminary discussions with staff.

ESTIMATE OF APPROXIMATE STAFF AND COUNCIL TIME REQUIRED:

The Parks Department has compiled a list of potentially saleable properties in the past. It is unknown if lands controlled by other departments have been similarly analyzed. Regardless, the inventory is expected to be much broader than what was previously know. Between the inventory, the process definition, and identification of methods to reduce development costs for qualifying projects, Administrator Kukulski estimated this to be a “medium” project...not trivial, but certainly not the largest initiative ever requested.

APPROXIMATE TIMELINE FOR STAFF/DEPARTMENT ACTION:  
90 DAYS FROM INITIATIVE PASSAGE

COSTS OTHER THAN STAFF TIME, IF ANY: No anticipated costs outside of staff time

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PRIORITY RELATIVE TO EXISTING INITIATIVES (SEE LIST AVAILABLE FROM CITY ADMINISTRATOR): This initiative directly supports the Council priority on housing strategy.

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ADDITIONAL INFORMATION OR COMMENTS:

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