



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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### MEMORANDUM

TO: Mayor Allender, Planning Commission, and City Council  
FROM: Sarah Hanzel, Long Range Planner  
DATE: March 3, 2021  
RE: Review of Draft Strategic Housing Plan

The City Council approved Resolution 2019-070, adopting the Rapid City Affordable Housing Policy. This Resolution prompted the development of a comprehensive housing strategy to build on the City's Comprehensive Plan. The resulting "Rapid City Strategic Housing Plan: Guiding Opportunities and Affordability" (SHP) is now in draft form and is provided here for your review. This plan aims to identify strategies to be implemented by the City, in partnership with other entities, which will result in the creation and preservation of quality housing units in diverse formats, and accessible along the entire spectrum of income levels. The SHP acknowledges that there is a particular need for housing units for households earning very low to moderate incomes. The six strategies identified in the SHP include:

- 1) Revise Land Use Regulations
- 2) Support the Rapid City Strategic Housing Trust Fund
- 3) Implement a Rental Registration Program
- 4) Evaluate a Proactive Rental Inspection Program
- 5) Launch a Building Permit Fee Waiver Program
- 6) Study Public Transportation Solutions

Some of these strategies involve a mix of short term and long term goals. While most of the strategies will require additional research and refinement, there are some actions which can be taken right away. The Administrative Zoning Exception (p. 32) and the Building Permit Fee Waiver ordinances (p. 39) are two policies which can be acted upon relatively quickly.

**Recommendation:** Staff requests your review of the draft SHP in anticipation of public hearings on March 25<sup>th</sup> (Planning Commission); March 31 (Council Work Session); and April 5<sup>th</sup> (City Council). Upon comment and direction from the Council, staff will revise the plan and begin implementation, starting with the two ordinances already mentioned. Please contact me if you have any questions in the meantime.



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