

# Memorandum

**REPORT TO:** City Commission

**FROM:** David Fine, Economic Development Manager for Housing

**SUBJECT:** Economic and Planning Systems Analysis of the Feasibility of the Affordability Requirements of the Water Adequacy for Residential Development (WARD) Ballot Initiative

**MEETING DATE:** September 23, 2025

**AGENDA ITEM TYPE:** Plan/Report/Study

**RECOMMENDATION:** None.

**STRATEGIC PLAN:** 4.5 Housing and Transportation Choices: Vigorously encourage, through a wide variety of actions, the development of sustainable and lasting housing options for underserved individuals and families and improve mobility options that accommodate all travel modes.

**BACKGROUND:** The City asked a neutral third party real estate economics firm, Economic and Planning Systems, Inc., to conduct a study of the feasibility of the affordable housing requirements in the Water Adequacy for Residential Development (WARD) ballot initiative. Brian Duffany, a principal at EPS, will deliver their findings.

**UNRESOLVED ISSUES:** None.

**ALTERNATIVES:** Not applicable.

**FISCAL EFFECTS:** None at this time.

Attachments:

[233073-Water Ballot Initiative Slidedeck 9-16-25.pdf](#)

Report compiled on: September 11, 2025