

Recommendation #3

Per the Housing Now! City website page:

- ▶ Small scale development is referred to as "missing middle" housing. These are duplexes, fourplexes, bungalow courts and mansion apartments smaller than a large house. These housing types are crucial to expand affordable housing options. To reduce barriers to this type of development, we recommend changes to the development approval process. We'd like to see changes to the standards for development site layout and building placement.
- ▶ We've discussed this with developers and have come up with four proposed changes to the zoning ordinance:
 - Reduce the minimum dwelling unit width from 18 feet to 14 feet
 - Allow developers to build two-family residential units by-right in the [LDR zone district](#). Eligible properties should be located on a corner parcel or within 100 feet from a [TBA](#), [TOD](#), [TCC](#) or [C zone](#) district. The two-family lot width and area requirements should be the same as the single family units
 - Remove the minimum lot area requirement for multi-family residential developments. Currently this is 20,000 square feet
 -

Allow developers to build multi-family residential units by-right in the LDR zone district. These developments are only eligible if the property is located within 100 feet of a [TBA](#), [TOD](#), [TCC](#) or [C zone](#) district. They shouldn't have more than 4 units per building. To qualify these need to comply with form, maximum building width and footprint standard

- ▶ We recommend creating a Design Guidelines Manual to preserve the existing neighborhood character. These would also become City ordinances. We anticipate this will create more form-based architectural requirements.
- ▶ We've discussed this with neighborhoods and heard that current standards don't protect neighborhood character. This includes lack-luster front stoops, flat facades and incompatible design. The Design Guidelines Manual will help address these concerns.
- ▶ Before adopting the proposed amendments, the City should consider:
 - Will this change affect the neighborhood's character?
 - Will this change affect the City's image in general?
 - We could lose single-family dwellings in favor of new multi-family developments
 - Single-family housing could convert to higher density residential structures
 - These changes won't directly increase the number of affordable housing units. It could create conditions that support increased housing supply
 - Can the City enforce more people living here? (In terms of front yard parking, overcrowding, etc.)

What has changed?

- ▶ The Recommendation went before the Planning Commission and the following has changed:
 - *Incentives for small scale development By Right. Increased by-right radius around commercial districts from 100' to 500' of a TBA, TOD, TCC or C Zone District. There is no design standards manual even though the City Planning recommended it. Everything else stayed the same.*

Recommendation #6

Per the Housing Now! City website page:

- ▶ The current residential density bonuses are incentives available to mixed-income housing projects. Currently these bonuses can't be applied to more traditional affordable housing projects, such as [Low Income Housing Tax Credits \(LIHTC\)](#) projects. This is because the percentage requirement for mixed-income housing bonuses conflicts with the requirements for LIHTC. Our proposed amendment would provide an additional bonus. This bonus could be used as an incentive for a traditional affordable housing project and it'd be available for LIHTC funded projects.
- ▶ We met with housing providers about changing the ordinance. Based on our discussion, we recommend adding an Affordable Housing Bonus. Development projects would be eligible for the Affordable Housing Bonus if they:
 - Are located within 300 feet of a transit line
 - Create at least 20 units
 - Rental units: at least 30% of units are at or below 60% [AMI](#)
 - Owner units: at least 30% of units are at or below 80% [AMI](#)

What has changed?

- ▶ The Recommendation went before the Planning Commission and the following has changed:
 - *Eliminated requirements for proximity to transit and number of units, added a failure to perform clause and recording of agreement with deed.*

Recommendation #8

Per the Housing Now! City website page:

- ▶ Accessory Dwelling Units (ADUs) are residential spaces added to a primary residence. The current policy on ADUs is restrictive so we propose to change it. We heard from residents at input sessions and researched other cities' policies.
- ▶ Here are our recommended changes:
 - Allow ADUs [by-right](#) in all zone districts
 - Remove the lot area requirement
 - Increase accessory building heights where an ADU is proposed
 - Increase the floor ratio from 25% to 40% of the primary structure
 - Remove the maximum number of bedrooms and maximum number of occupants. Except that no more than 4 unrelated individuals can live in a single dwelling

What has changed?

- ▶ The Recommendation went before the Planning Commission and the following has changed:
 - *No changes to proposed language.*

Recommendation #9

Per the Housing Now! City website page:

- ▶ Non-Condo Zero Lot Line Units are also known as [attached single-family residential dwelling units](#). These are housing units attached to each other in a row.
- ▶ Currently the Zoning Ordinance allows this type of development as either:
 - A Special Land Use within the [Low Density Residential \(LDR\)](#) zone district
 - A Permitted Use within the [Mixed Density Residential \(MDR\)](#) zone district
- ▶ We consulted with neighbors, housing developers and architects about creating a policy amendment. Neighborhood association representatives voiced concerns about over-parking and the lack of code compliance enforcement resources. After digesting all the feedback, we're proposing to change the policy to:
 - Allow attached single-family units in the LDR zone district if they have less than 4 attached units per structure and are located within 100 feet of a [TBA](#), [TOD](#), [TCC](#), or [C zone](#) district. This should be measured from the closest point of the parcels on the public right-of-way
 - Reduce the minimum dwelling unit width from 18 to 14 feet
 - Remove the requirement for minimum lot width
 - Reduce the minimum lot area from 3,000 square feet to 1,500 square feet in LDR
 - Reduce the minimum lot area from 2,250 square feet to 1,250 square feet in MDR

What has changed?

- ▶ The Recommendation went before the Planning Commission and the following has changed:
 - *Increased the number of attached townhouses by-right from four to eight, increased by-right radius around commercial districts from 100' to 500', added the MCN and MON zone districts.*