

Affordable Housing Options

Programs

1 Inclusionary Zoning Options - set aside % of units (threshold 50+ or 50,000 sf)

Option A (Citywide)

- Require 10% of units & 1 unit for every 15,000 sf nonresidential for
 - All multi-family; *or*
 - All mixed-use; *or*
 - All MXD3; *or*
 - All of the above, or combination thereof.
- No development bonuses or incentives
- Allow payment in lieu of

or

Option B (Voluntary MXD3 Overlay-Industrial Section only)

- Require 15% of units & 1 unit for every 10,000 sf of nonresidential sf
- Provide bonuses/incentives units in the MXD3:
 - No density or floor limitations
 - FAR / Height bonus options
 - .5 FAR and 15 ft. habitable height (total 125 ft.); *or*
 - .5 FAR and 25 ft. of habitable height (total 135 ft.); *or*
 - 1.0 FAR and 25 ft. of habitable height (total 150 ft.).
- Allow payment in lieu of

2 Linkage Fee (Citywide)

- Create fee proportionate with new “employment-generating” nonresidential (commercial, industrial, university, and hospitals) developments to be put in affordable housing trust fund

3 Other Programs

- Match state/fed/regional/county affordable housing funds -SHIP, tax incent.,CDBG

Administration. Programs and fees to be administered via interlocal agreements with adjacent local governments, and/or POAs, and/or private admin. entity enforced via restrictive covenant

Ramifications for Non-Compliance. Failure to address the City’s affordable housing needs will result in the City’s CLUP being found in non-compliance by the State. The City and private property owners would not be able to amend the CLUP.