

Possible Action
Advisory Planning Commission
4.10.24

Agenda Item No. VI.C

Proposed technical clarifications to the Phase 2 Housing
Amendments:
Code of Ordinances Chapters 30 and 52

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Phase 2 Housing Amendments

- Approved in December 2023
- Designed to encourage affordable, compact development in town centers and multi-family zones
- Allows flexibility with development standards (coverage, height, parcel level density, and parking)
- Helps meet housing, VMT, water quality and transportation Regional Plan goals
- Proposed technical amendments clarify the Governing Board's intent



DESIGNWORKSHOP

Requirements for Coverage Incentives: Chapter 30

- Clarify that participation in a stormwater collection and treatment system is a prerequisite for land coverage incentives, regardless of whether such a system is available for the project area



Bonus Unit Accounting

Bonus Unit Tracking	Affordable	Moderate	Achievable
Number constructed since 2018	1	5	3
Permitted, Construction Underway	146	0	1
Permitted, Construction Not started	159	2	34
Applications in Review/Not Issued but Units Reserved	155	0	230
No Application but Units Reserved	21	0	0
Total Utilized	482	7	268



Allocation of Bonus Units: Chapter 52

- December motion set the bonus unit allocation for achievable housing at 25% of the pool
 - Affordable and moderate-income housing to draw from the remaining 75% of the pool
- Proposed distribution of bonus unit pool:
 - 50% reserved exclusively for affordable housing
 - 25% available for affordable or moderate-income housing
 - 25% available for affordable, moderate income, or achievable housing

APC Questions

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Public Comment

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Phase 2 Housing Technical Amendments: Motions

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A motion to recommend approval of the Required Findings as described in Attachment C, including a Finding of No Significant Effect, for adoption of the Code of Ordinance amendments as described in the staff summary

Phase 2 Housing Technical Amendments: Motions

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A motion to recommend adoption of Ordinance 2024-_____, amending Ordinance 87-9, as previously amended, to amend the Code of Ordinances as shown in Attachment B.