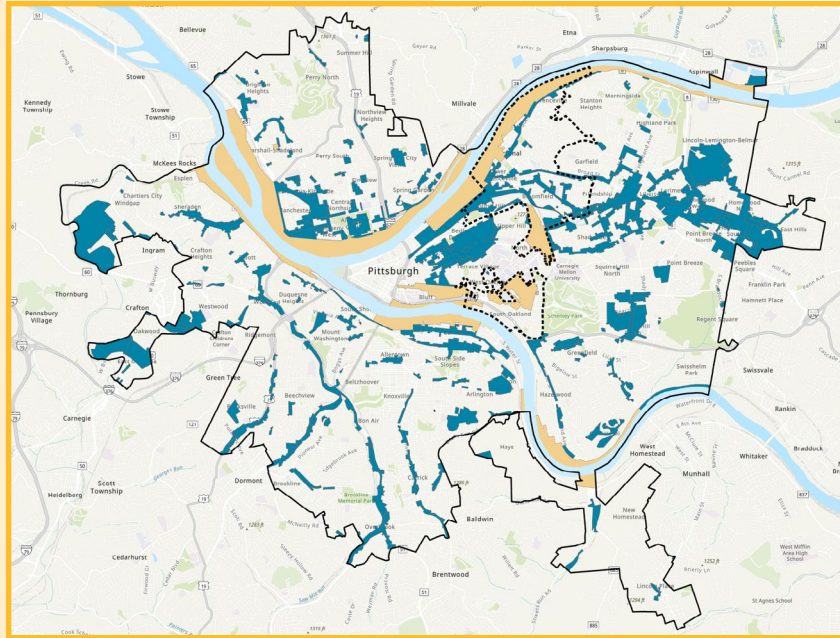


Housing Needs Assessment Zoning Amendment

The Housing Needs Assessment Zoning Amendment was originally referred to City Council in early 2025 and assigned Council Bill #2025-1545. This bill has undergone several revisions since then and is now again before City Council following the latest recommendations from the Planning Commission.

The three components of Bill 2025-1545 are:

- Affordable Housing
- Parking Reform
- Accessory Dwelling



Proposed Expansion of the Affordable Housing Program

- [- - -] I-ZO Overlay (current)
- Orange Currently Eligible
- Blue Proposed Expansion

	Version 1	Version 2	
	July 2025 Draft	October 2025 Draft	June 2026 Draft
Affordable Housing	Proposed a Mandatory City-wide Inclusionary Zoning requirement	Proposed an Optional Affordable Housing Bonus	Revises the <u>Optional Affordable Housing Bonus</u> to be compatible with the existing Zoning Code (see opposite page)
Parking Reform	Replaces Parking Minimum requirements with Parking Maximums and a Transportation Demand Management approach	Remains the same	Remains the same
Accessory Dwelling Units	Allows Accessory Dwelling Units city-wide	Remains the same	Remains the same

June 2026 Draft Bonus Points Options			
		Base Points*	RIV, UPR, R-MU, UC-E, UC-MU
4.a	10% rent on-site below 50% AMI.	2	2
4.b	10% for sale on-site below 80% AMI.	2	2
4.c	12% for rent off-site below 50% AMI.	2	2
4.d	12% for sale off-site below 80% AMI.	2	2
4.e**	20% rent on-site below 50% AMI.	4	6
4.f	20% for sale on-site below 80% AMI.	4	6
4.g	Payment in-lieu	2	2

* Base Points apply to RM, NDO, LNC, NDI, UNC, UI and select GPR subdistricts.
 **20% rent on-site at/below 80% AMI earns 4 performance points in the RIV, R-MU, UC-E, UC-MU
 1 point = 15 feet in height

Optional Affordable Housing Bonus Program		
	October 2025 Draft	June 2026 Draft
Approach	Adds a new program that creates multiple, conflicting programs in the Zoning Code.	Uses a single system adapted from the Zoning Code's existing Performance Points program.
Geography	Citywide, except the existing IZ-O	Only districts where 4+ units or housing for the elderly is allowed. GT (Golden Triangle) zoning district is not eligible as there are other incentives specifically for this district.
Relationship with IZ-O	The existing Inclusionary Zoning Overlay remains.	The existing Inclusionary Zoning Overlay remains. Specific dollar amounts for funds-in-lieu moved to fee schedule in alignment with best practice.
Eligible Projects	20+ Unit dwellings providing 10% of units at affordable rates defined below.	Multi-unit dwellings providing 10-20% of units at affordable rates defined below.
Affordable Rates	- No more than 50% of AMI for Rental - No more than 80% AMI for Owner Occupied	<i>Remains the same</i>
Length	20 years for rental. Owner-occupied allowed 2% increase per year. Maintains 35 years for rental and owner-occupied in the mandatory Inclusionary Housing Overlay.	20 years for rental and owner-occupied in the optional bonus. Maintains 35 years for rental and owner-occupied in the mandatory Inclusionary Housing Overlay.
Bonus	- For projects not otherwise eligible for Performance Points: 2 points - For projects otherwise eligible for Performance Points: 1-6 points, reduction in upper story step-back requirement - For both: 1 point = 15 feet, unless in RIV, then 1 point = 10 feet	- Base points: 2 or 4 points - Projects in RIV, UPR, R-MU, UC-E, and UC-MU: 2 or 4 or 6, reduction in upper story step-back requirement - For both: 1 point = 15 feet See <u>Bonus Points Chart</u> on opposite page for more details.
Payment in Lieu	Payment in Lieu of \$25 per square foot is an option.	Payment in Lieu of \$25 per square foot is an option. Specific dollar amounts for funds-in-lieu moved to fee schedule in alignment with best practice.
Off-site Option	12% of off-site units required to meet affordability standards.	<i>Remains the same</i>