

Affordable Housing Strategy C-1: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.

Proposed Policies Draft: Add the following policies to the Housing Element:

Policy HO-33: Implement Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on any qualifying property owned by faith-based or non-profit housing entities, or on surplus property owned by public entities.

Policy HO-34: Implement the bonuses and incentives for qualifying properties to respond to the different conditions of multifamily and single family land use districts that are outside of Downtown, BelRed, and Eastgate TOD.

Discussion: Adopting permanently affordable housing bonuses and incentives that respond to the different conditions of for multifamily and for single family districts for the purpose of creating flexibility in development standards is needed to achieve bonus affordable housing units on qualifying properties. Amending these standards for use in by-right development processes will address the look and feel of housing structures, variation in the types of housing, and dimensional standards.

Policy HO-35: Adopt an interim ordinance enabling a demonstration project including affordable housing and is consistent with Policy HO-14, on qualifying non-profit housing entity-owned property and when located in a multifamily land use district and is on an arterial. The interim ordinance shall address standards and requirements for site proximity to transit, residential development capacity, and other land use dimensional incentives for the additional development of permanently affordable housing.

Definition in Glossary:

Qualifying properties : Multifamily property that is owned by faith-based, or non-profit housing entities, or surplus property owned by public entities; or single family property that is owned by faith-based entities.