

Expedited Development Review for Affordable Housing

Town Council

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Presentation Overview

- Why Expedited Review
- Ordinance 023-017
- Benefits & Challenges
- Policy Direction



Why Have an Expedited Process & Development Flexibility?

- Affordable housing development is very difficult to finance – resources are limited
- Time is of the essence for grants and credits like Low Income Housing Tax Credits
- Flexibility in setbacks, parks & open space, and parking standards can help make a project work for infill and alternative housing types
- Additional density can improve project viability
- Prop 123 will require expedited review for 2027-2029 cycle



What is Ordinance 023-017?

- **Multiple code amendments that include:**
 - Administrative development review for projects that include 12% or more units that are affordable
 - ❖ Limited to subdivision and site plans, NOT zoning
 - Definition of affordable housing terms & AMI levels
 - Additional flexibility in some standards
 - Potential increase in density up to 25%
 - Option to require neighborhood meeting(s)



Benefits of the Ordinance

- **Clarity** in defining affordable housing terms & AMIs
- **Reduction of time, risk, and cost** to development
- Quicker timeframes to **meet grant & funding timelines**
- Flexibility in standards to accommodate **alternative housing types**
- Structure could **meet Proposition 123 requirements** for expedited review for 2027-2029 period
- Supports development of mixed-income projects that are predominantly market rate



Challenges of the Ordinance

- **Administrative review** if site is already zoned to accommodate the proposed project
- **Neighborhood meeting** is not required
- **Increase in density** allowance for higher-density zoning districts can be a concern to neighbors



What are some options for changes?

- **Administrative review**
- **Planning Commission and/or Town Council approvals**
- **Required percentage of affordable units (i.e. 50 or 100%)**
- **Requirement for neighborhood meeting**
- **Specific standards, like density**



Questions & Policy Discussion