

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: NEW BUSINESS

Meeting Date: June 27, 2023

Item Details

Presenter(s): Demetria John, Assistant Town Manager, Community and Safety Portfolio

Department(s): Town Manager's Office

Requested Motion

Receive as information an update on the Town's Affordable Housing Incentive Zoning Policy and consider adopting the Affordable Housing Incentive Zoning Policy Procedures Manual.

Approval Recommended?

Yes

Item Details

The Affordable Housing Incentive Zoning Policy Procedures Manual (Procedures Manual) details the Town's minimum recommendations and applicability standards for the affordable housing units or lots generated through this Policy. The criteria in this Procedures Manual must be interpreted in conjunction with the Town's Unified Development Ordinance (UDO).

The Affordable Housing Incentive Zoning Policy Administration Manual (Administration Manual) details specific procedures for the on-going administration of housing units or lots generated as a result of this Policy.

The primary goals achieved by this policy include:

1. Providing a clear process and understanding of the Town's minimum recommendations and applicability standards for Town staff and prospective applicants;
2. Adding affordable housing units or lots to the Town's affordable housing portfolio;
3. Developing affordable housing units that address the Town's highest priority needs;
4. Creating mixed-income communities, with affordable housing units integrated within residential and mixed-use market-rate developments; and,
5. Offsetting potential market-rate development revenue loss for developing affordable housing units or lots using the various available incentives.

This procedure manual outlines how housing developers apply for zoning-based incentives in exchange for voluntarily providing either affordable rental units, ownership units, or improved lots. This policy document is the culmination of over 18 months of discussions with the development community, staff research into best practices, and thoughtful deliberations and discussions among Housing Advisory Board (HAB) members. All of the Housing Advisory Board Meetings are livestreamed and can be replayed on the Town's Youtube Channel located here: <https://www.youtube.com/@TownofApexGov/streams>

The Affordable Housing Incentive Zoning Policy aims to provide zoning incentives to spur the construction of long-term affordable housing in Apex. The voluntary incentives are negotiated between the developer and staff when seeking entitlements during the rezoning process. The policy outlines a menu of zoning incentives available to the developer, allowing the developer to tailor the incentives based on the specific needs of their project and the unique characteristics of the development site. This flexible approach is intended to maximize developers' utilization of these incentives and accelerate the construction of long-term affordable housing.

The Planning Board and the Housing Advisory Board have both approved the policy and recommend adoption by the Town Council.

Attachments

- NB1-A1: Community Planning Insights (Consultant) Policy Overview Memo
- NB1-A2: Affordable Housing Incentive Zoning Policy Procedures Manual FINAL DRAFT
- NB1-A3: PowerPoint Presentation Overview*

This PowerPoint Presentation is only provided as a supplemental attachment for additional reference and is not expected to be presented at the Council Meeting on June 27, 2023.

