

STAFF REPORT REGULAR MEETING

AGENDA DATE: December 2, 2025

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-27 - First Reading – amending Chapter 23 “Land Development Regulations” related to the affordable housing workforce housing program

SUMMARY:

The proposed amendments will allow projects providing voluntary affordable or workforce housing (beyond any minimally-required affordable units) to request site-specific financial credits toward existing city fines, liens, or penalties on the property.

BACKGROUND AND JUSTIFICATION:

The purpose of this amendment is to encourage voluntary creation of affordable and workforce housing by providing a site-specific financial credit that can offset certain City-imposed fines, liens, or penalties associated with the development site.

KEY PROVISIONS:

- The proposed amendment establishes a one-time financial credit of \$25 per square foot or 0.03125% of the area median income, whichever is greater, for qualifying affordable or workforce housing units.
- The credit applies only to square footage not already counted under other City incentive programs and must be requested at the time of development approval.
- Credits may be applied toward City code fines and liens (excluding administrative costs), tree abuse or removal penalties, and a portion of the tree mitigation fees.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendment at their meeting on November 5, 2025.

The **Historic Resources Preservation Board (HRPB)** also unanimously voted to recommend approval of the proposed text amendment at their meeting on November 12, 2025.

MOTION:

Move to approve/disapprove Ordinance 2025-27 on first reading and schedule the second reading and public hearing for December 16, 2025.

ATTACHMENT(S):

Ordinance 2025-27
PZB/HRPB Staff Report