



PLANNING COMMISSION WORK SESSION MEMO

MEETING DATE: October 12th, 2021

AGENDA ITEM: Potential Amendments to Article XIII – Inclusionary Housing

FROM: Bill Almquist, Community Development Director

While the Inclusionary Housing Fees-in-Lieu were recently updated to more closely reflect the current market sales prices and affordability levels, there are other elements of the Article that are worthy of additional review and possible updating, especially to meet a wider range of affordability needs across the City.

Some potential revisions include:

- Expansion/Adjustment of qualifying Area Median Income (AMI) rates for rental units
- Expansion/Adjustment of qualifying AMI rates for for-sale units
- Credits for units that are deed-restricted at AMI rates slightly above the “target” level
- Clarification of comparability and integration of IH units in developments
- Inclusion of dimensional standards incentives in the Medium-Density Residential (R-2) zone

Staff would like to hear Planning Commission’s thoughts on such possible amendments and others you may be interested in seeing.