

Variety: Different housing types to provide many housing choices

Affordability: This refers to market rate affordability, specifically approximately 80%-120% Median Family Income (MFI). However, the City is not regulating actual sale price, and units represented here as “affordable” may exceed the 120% MFI threshold in the market. This diagram represents types that would tend to be affordable to 80%-120% MFI based on the Affordable Housing Analysis and ADU Memo prepared as part of planning effort for Frog Pond East and South. The City is also interested in seeing housing below 80% MFI. However, this lower cost housing will take additional funding and partnerships outside of zoning standards to realize.

Accessibility: In this context accessible means single-level living adaptable for use by individuals with limited mobility or “accessible ready”. These units tend to have substantially higher development costs than comparable units that are not accessible ready. The accessible ready units are thus often less affordable than equivalent non-accessible ready units. Examples of common additional costs include: additional land needed for single-level living or master on main, additional structure costs related to additional foundation area, trusses, and roof area, and the cost of elevators.

