

Housing Affordability in the University Neighborhood Overlay

ITEM # 38

The following eight elements represent the City staff recommendations on housing affordability in the University Neighborhood Overlay.

Item	Description	Proposed By
1	Require all new housing development using UNO entitlements (density and compatibility) to provide at least 10% of new housing units for households at or below 80% Median Family Income, for at least 15 years. In addition, require an additional 10% of new housing units for households at or below 50% Median Family Income, for at least 15 years, or allow for an opt out provision at \$ 20 per square foot of conditioned space. Create an UNO Housing Trust Fund and require the fees paid in lieu of 50% MFI development to support 50% MFI development in the UNO district.	Planning Team, Planning Commission and City staff. Approved on 2nd reading.
2	Require all new housing development using UNO entitlements (density and compatibility) to provide at least an additional 10% of new housing units for households at or below 80% Median Family Income or an additional 10% of new units for households at or below 80%.	Proposed by Council Alvarez
	Require all new housing development using UNO entitlements (density and compatibility) to provide at least 10% of new housing units for households at or below 80% Median Family Income, for at least 15 years. In addition, require an additional 10% of new housing units for households at or below 50% Median Family Income, for at least 15 years, or allow for an opt out provision at \$ 40 per square foot of conditioned space. Create an UNO Housing Trust Fund and require the fees paid in lieu of 50% MFI development to support 50% MFI development in the UNO district.	Proposed by City staff
4	Allow any housing development using UNO entitlements to access through competitive application the fee-in-lieu funds paid to the UNO Housing Trust Funds if at least 20% of the development's housing units serve families at or below 50% MFI.	Proposed by City staff
5	Require the proposed House of Tutors development using overlay entitlements (density and compatibility) to provide at least an additional 10% of new housing units for households at or below 80% Median Family Income or an additional 10% for households at or below 50% MFI.	Applicant, valid petitioners, and University Area Partners and supported by City staff
6	Assist not-for-profit organizations in forming Community Housing Development Organizations that could produce housing serving households at or below 50% MFI	Proposed by City staff
7	Allow any housing development using UNO entitlements to reduce its parking to 20% of the Land Development Code requirement if at least 20% of its housing units serve families at or below 50% MFI.	Proposed by City staff
8	Initiate the stakeholder process to revise the Land Development Code to expand the annual limit of fee waivers from the current 1,000 Living Unit Equivalent level in order that increased UNO activity will not reduce S.M.A.R.T. Housing™ single-family and multi-family development in other parts of the City.	Proposed by City staff