



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Sally Nash, Acting Director of Planning & Zoning

Date: 1/21/20

Subject: O-6-20: Planned Developments – Public Housing Bulk Standards

These code changes are proposed in order to facilitate the redevelopment of the public housing projects to provide more flexibility for projects that are eligible for federal low income housing tax credits (FLIHTC).

Until 2019, all housing developments with more than 10 units were required to provide Moderately Priced Dwelling Units (MPDUs), which is a City program that supplies housing to individuals who meet certain criteria. When Section 20.30.030 – *Applicability* was amended in 2019, it exempted FLIHTC, because these projects already provide an affordable housing option.

Since FLIHTC housing is exempted from providing a MPDU, it is also no longer eligible for the height tolerance allowed to other developments under Chapter 20.30.160 - *Density bonus*. This ordinance ensures that these projects can still receive a height tolerance of 20%, as reviewed through the planned development process and approved by the Planning Commission.