

Ordinance 39-19

Accessory Dwelling Units

Amendments 6-8, Arnett

Amendment 6:

On page 2, after line 16 insert:

“WHEREAS, the intent of this ordinance is to increase affordable housing in the City; and

WHEREAS, successful Accessory Dwelling Unit legislation around the country have employed systems of incentives and rent controls; and

WHEREAS, the most probable location and opportunity for the addition of accessory dwelling units is in single-family detached dwelling unit zones; and

WHEREAS, single-family detached dwelling units are permitted in three of the five City Zoning Districts, all but the Maritime and Open Space Districts.

Amendment 7:

On page 72, after line 20 insert and reletter any subparagraphs of this section accordingly:

“F. CURRENT OWNERS OF A SINGLE-FAMILY DETACHED DWELLING WITH AN ACCESSORY DWELLING UNIT IN PLACE, OR SPACE THAT COULD BE CONVERTED INTO AN ACCESSORY DWELLING UNIT, BUT UNRENTED; OR OWNERS OF A SINGLE-FAMILY DETACHED DWELLING WHO WISH TO ADD AN ACCESSORY DWELLING; ARE ELIGIBLE FOR A PROPERTY TAX CREDIT PER ANNUM OF UP TO 5 PERCENT OF THE COST OF ADDING THE ACCESSORY DWELLING UNIT, OR FOUR THOUSAND DOLLARS, WHICHEVER IS LESS; FOR A FIVE YEAR PERIOD.

Amendment 8:

On page 72, after line 20 insert and reletter any subparagraphs of this section accordingly:

G. OTHER THAN RENTAL TO IMMEDIATE FAMILY MEMBERS OR TO CAREGIVERS, OWNERS OF ACCESSORY DWELLING UNITS MUST OFFER THE UNITS AT 80% OF THE HUD FAIR MARKET RENT FOR THE AREA IF THE LANDLORD IS PAYING THE UTILITIES OR 70% OF THE HUD FAIR MARKET RENT FOR THE AREA IF THE TENANT IS PAYING THE UTILITIES.