



Housing Affordability

How many Committed Affordable Units (CAUs) are expected with this Plan?

Projection of **Committed Affordable Housing** *Generated Based on 2040 Forecast*

2025-2030: ~ 75 – 100 Units

2031-2035: ~ 100 – 150 Units

2036-2040: ~ 125 – 200 Units

In addition to creating new committed affordable units, **development of new market rate housing may help delay the loss of market affordable housing** in the short- and mid-term by expanding supply.

What are the affordable housing requirements of the Plan?

- Focus Area will provide a minimum of 10% of additional residential development over the development base as committed affordable housing at 60% of the area median income (AMI) for rental units and generally between 70% and 100% of AMI for homeownership units.
- Area 2 will provide 10% of additional residential development over the development base as committed affordable units at 60% AMI for rental units and generally between 70% and 100% of AMI for homeownership units.
- All development is subject to the City's affordable housing contributions policies and regulations in effect at the time development is accepted for review, whichever is greater.

Why doesn't the Plan require deeply affordable units at or below 40% AMI?

Housing at this income band (at or below 40% AMI) is extremely expensive to produce and difficult to finance. Providing these types of units will require some type of public-private partnerships that necessitate a lot of financing sources to come together including City funding. One zoning tool that incentivizes units at deeply affordable levels is the Residential Multifamily zone (RMF).

Does the Plan expand tenant protections for residents?

The City does not have legislative authority to require more stringent protections. The City will continue to promote and seek compliance with the Voluntary Rent Increase Policy and will work with property owners during redevelopment to minimize impacts to tenants through the development of the comprehensive Tenant Relocation Assistance Plans.



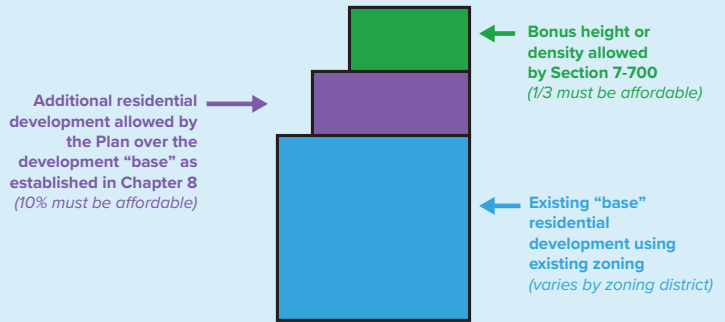


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How does the City's Zoning Ordinance incentivize affordable housing production?

Properties may request additional bonus height and density above what is depicted in the Plan with the provision of additional committed affordable units as permitted by Section 7-700 of the Zoning Ordinance. Bonus density above 30% is authorized to encourage further production of committed affordable units in the Focus Area and Area 2.

Building Heights, Bonus Density, and Housing Affordability



How is the Plan minimizing displacement of existing residents?

The Plan's Land Use Strategy prioritizes the development of new market rate housing and new committed affordable units on surface parking lots and underutilized commercial and office space to minimize displacement of existing residents. The map below illustrates potential locations that do not result in displacement of residents. For areas with existing garden apartments, those may be retained if they achieve housing affordability goals of the Plan and comply with the open space and connectivity recommendations of the Plan.

Opportunities for Development without Displacement

- City Boundary
- AlexWest Boundary
- Potential Housing Opportunities without Residential Displacement

