

Early concepts for affordable housing in Landmark/Van Dorn Area Plan

- Plan may call for housing contributions (on-site or in cash) when a property is rezoned in a manner that provides higher densities (e.g., increases in density, FAR, height)
- Housing contribution should be proportional to amount of density increase, e.g., greater increase calls for greater housing contribution
- Housing contributions may include preservation of existing affordable housing, and may be accomplished through relationships with non-profit affordable housing developers
- Plan may identify an area larger than plan area for satisfaction of affordable housing contribution
- Economic viability of housing contribution must be considered

Proposed affordable housing strategy

Landmark/Van Dorn Area Plan

- Preserve existing housing
- Require developer contributions in exchange for increased density
- Maximum densities recommended in plan; density bonuses not available.
- Coordinate developer contributions with staged proffer approach
- Developer contributions: on-site, off-site, cash-out.
- Look for opportunities to secure public housing within private development proposals.

Preserve existing housing

- This plan does not encourage redevelopment of existing housing in the plan area.
- Developer may proffer nearby existing units to meet affordable housing requirement, or developer funds may be used by City to purchase units.

Coordinate developer contributions with market conditions

- Redevelopment is difficult under current market (national, regional, local) conditions.
- Critical mass of initial redevelopment is key.
- With public and private investment, market fundamentals improve.
- Later phases are increasingly able to contribute to needed facilities and services, including affordable housing.

Encouraging a critical mass of redevelopment activity

- Lowered expectations for developer proffers for on- and off-site improvements, or contributions for off-site facilities;
- Publicly-funded infrastructure;
- Public-private partnerships, such a tax increment financing or its functional equivalent.

Coordinate affordable housing requirements with market conditions

- Phase I (“catalyst”):
 - Use Tier 1 in *Voluntary Affordable Housing Policy* even for a CDD rezoning.
 - Rental: \$1.50/sf; for-sale:\$2.00/sf
- Phase II (“choice location”):
 - Sets % of new units that must be affordable.
 - Beginning of phase, percentage determined by economic analysis.
 - Included in plan to provide certainty.

Coordinate affordable housing requirements with market conditions

- Phase III (“BRT”):
 - Sets higher percentage than Phase II requirement of new units that must be affordable.
 - Reflects value of public investment and value of increased transit service.
 - Beginning of phase, percentage determined by economic analysis.
 - Included in plan to provide certainty.

Additional affordable housing strategy elements

- New citywide requirements may supersede requirements in plan.
- Contributions may be on-site units, off-site units, or cash (Office of Housing must agree).

To be completed:

- Definitions of each phase.
- Specific percentage requirements for each phase.