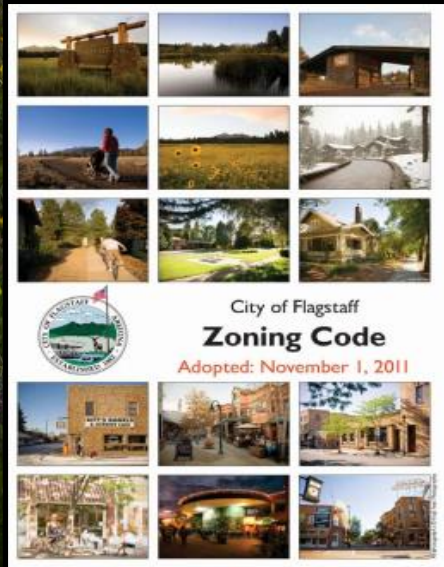


High Occupancy Housing Zoning Code Update



Dan Symer, AICP
Zoning Code Manager

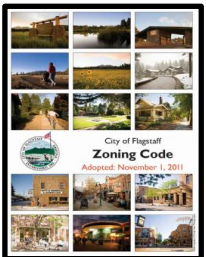


High Occupancy Housing Zoning Code Update

Proposed Work Session

Receive City Council direction on following:

- 1. Should the Area Median Income cutoff for a household be changed from 60% to 80% or less, in order to be consistent with the affordable housing incentives in the Zoning Code?**
- 2. Should the Zoning Code be amended to permit an affordable housing development as an allowed High Occupancy Housing Development or Mixed-Use High Occupancy Housing Development land use without the requirement for a Conditional Use Permit and, if so, should some high occupancy housing requirements be modified for affordable housing developments?**



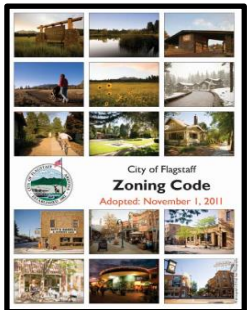


High Occupancy Housing Zoning Code Update

Definitions:

- The following was added to the High Occupancy Housing Development (HOHD) and Mixed-Use High Occupancy Housing Development (MHOHD) definitions by motion:

HOUSING DEVELOPMENT, EITHER FOR RENTAL OR PURCHASE, IN WHICH ALL DWELLING UNITS ARE PERMANENTLY AFFORDABLE AND OFFERED AT 60 PERCENT OF THE AREA MEDIAN INCOME (AMI) IN COMPLIANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS SHALL NOT BE CATEGORIZED AS HIGH OCCUPANCY HOUSING DEVELOPMENT, REGARDLESS OF THE NUMBER UNITS, BEDROOMS, OR ZONING.

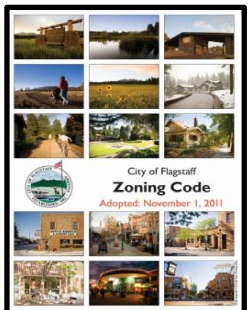




High Occupancy Housing Zoning Code Update

Assessment:

- **The incorporated provision is limited to Affordable Housing Developments equal [at] 60% of the Area Median Income (AMI)**
 - **The Affordable Housing Incentive of the Zoning Code are available to affordable housing developments that provide dwelling units equal to, or less than, 80% of the Area Median Income (AMI)**
- **The amendment by motion did include affordable housing development that serve less than 60% of the Area Median Income (AMI)**
- **The region on which the Area Median Income (AMI) is based is not specified**
 - **The U.S. Department of Housing and Urban Development threshold for the City of Flagstaff is utilized**

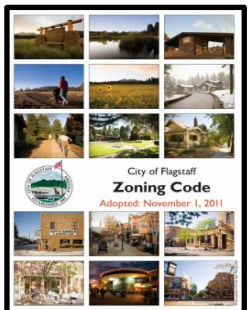




High Occupancy Housing Zoning Code Update

Assessment:

- **Duplex and Multiple-Family Developments in the Non-Transect Commercial zones still require a Conditional Use Permit**
- **Non-Transect Commercial zones. Only developments that are considered to be High Occupancy Housing Developments or Mixed-Use High Occupancy Housing Developments are permitted to exceed the allowed density and bedrooms per acre**
- **Affordable Housing Developments that meet amendment criteria are allowed anywhere in Flagstaff, except in the Non-Transect Commercial zones**
 - **Consistency with the High Occupancy Housing Specific Plan**

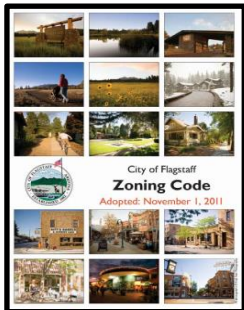




High Occupancy Housing Zoning Code Update

Staff Recommendation

- 1. Should the Area Median Income cutoff for a household be changed from 60% to 80% or less, in order to be consistent with the affordable housing incentives in the Zoning Code?**
 - Yes. This modification would maintain consistency with other Zoning Code Affordable Housing Incentives and allow for a broader income range.**

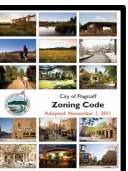




High Occupancy Housing Zoning Code Update

Staff Recommendation

2. **Should the Zoning Code be amended to permit an affordable housing development as an allowed High Occupancy Housing Development or Mixed-Use High Occupancy Housing Development land use without the requirement for a Conditional Use Permit and, if so, should some high occupancy housing requirements be modified for affordable housing developments?**
 - **Yes. This modification would:**
 - **Maintain conformance with the High Occupancy Housing Specific Plan**
 - **Eliminate the need for a Conditional Use Permit**
 - **Allow for affordable housing High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments in all applicable zones**
 - **Allow alternative solutions for affordable housing developments**





High Occupancy Housing Zoning Code Update

City Council Direction

- 1. Should the Area Median Income cutoff for a household be changed from 60% to 80% or less, in order to be consistent with the affordable housing incentives in the Zoning Code?**

- 2. Should the Zoning Code be amended to permit an affordable housing development as an allowed High Occupancy Housing Development or Mixed-Use High Occupancy Housing Development land use without the requirement for a Conditional Use Permit and, if so, should some high occupancy housing requirements be modified for affordable housing developments?**

