

Review of High Occupancy Housing Specific Plan and Zoning Code Amendment



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High Occupancy Housing Specific Plan and Zoning Code Amendments



Work Session Objectives

- **Overview of the scope, definitions, and key strategies of the High Occupancy Housing (HOH) Plan**
- **Review of the implementation and adjustments made since the 2018 adoption of the HOH Plan**
- **Overview of the current HOH cases and Prop 207 claims**
- **Seek Council direction on information needs, next steps, and other adjustments**



Student Housing Action Plan

Origins

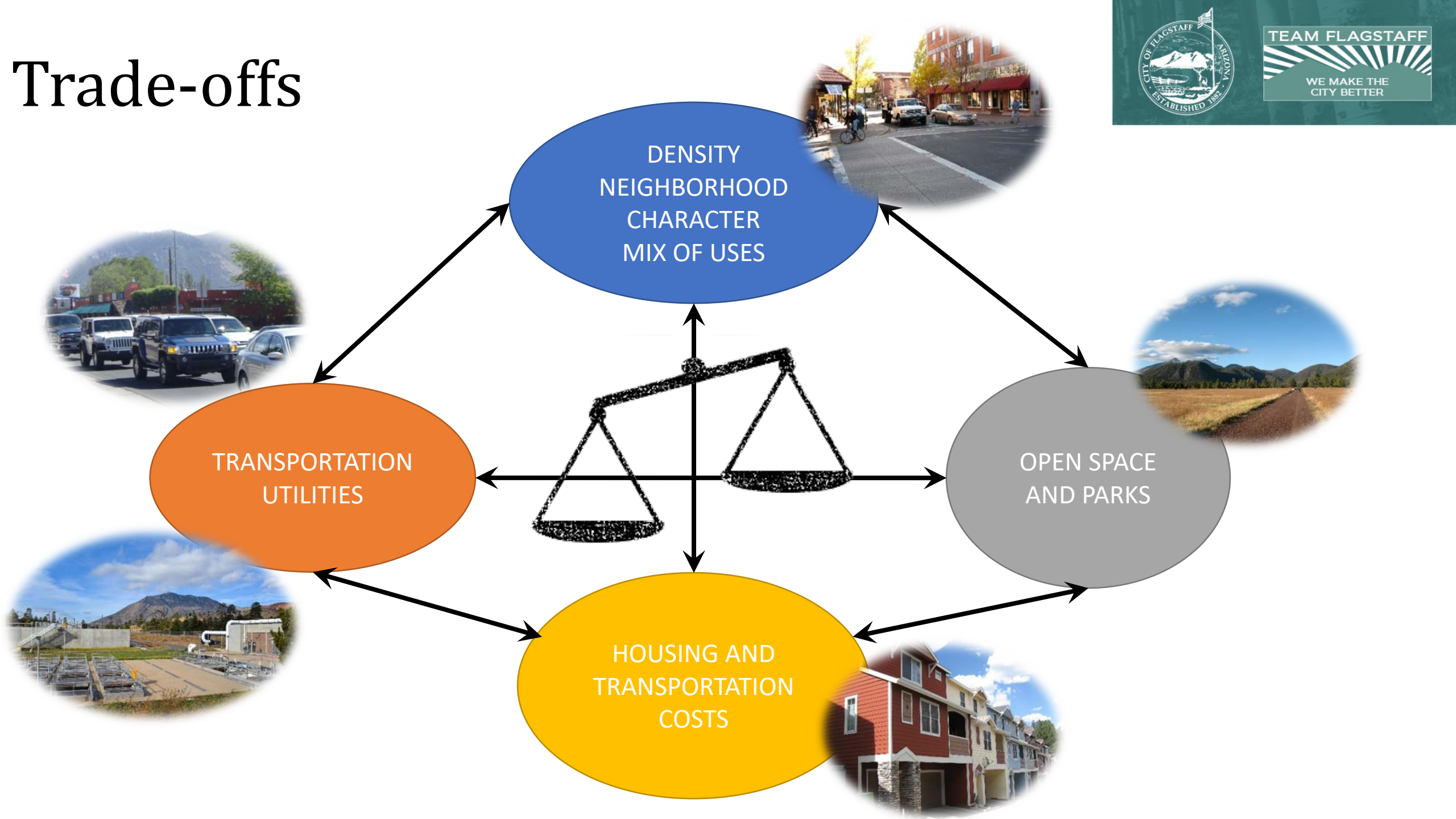
- **In 2016, the Student Housing Action Plan External Work Group recommended the City:**
 - **"Develop a specific plan for high occupancy housing that implements Policy NH.1.7. Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale."**



The Initial Scope of the HOH Plan

- **Define High Occupancy Housing**
- **Identify appropriate locations**
- **Protect the unique character of historic neighborhoods and districts**
- **Clarify the Regional Plan and City policies that pertain to a neighborhood's existing character and reinvestment and redevelopment**
- **Identify best practices for the operation/management of high occupancy housing**
- **Safe connectivity (not just proximity) for bicycle, pedestrian, and transit modes**

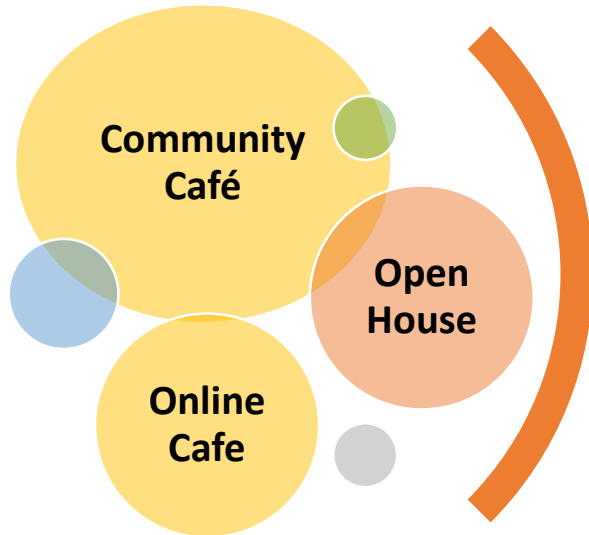
Trade-offs



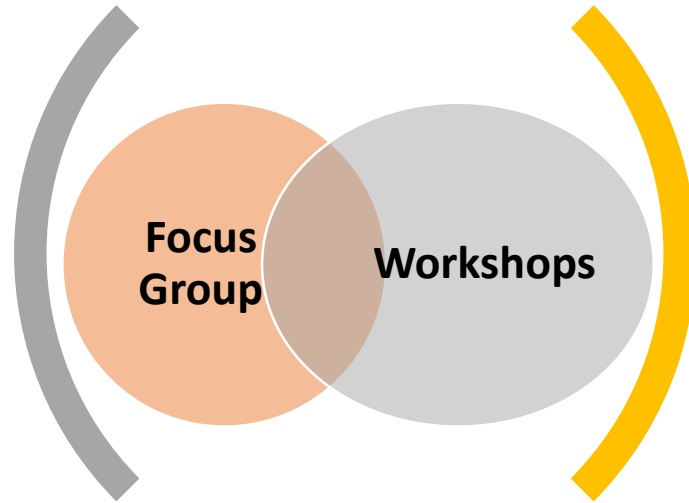
High Occupancy Housing Process



PUBLIC
PROCESS



Issues and Concepts



Policy Development



Review and Finalize



BEHIND
THE SCENES

- Summarize current conditions
- Provide education materials about current City policy and regulations
- Research peer cities
- Provide visual examples for feedback

- Evaluate current City policy and regulations
- Vet ideas and concepts through organizations and the public
- Develop first drafts of documents
- Identify areas that need consensus building process

- Create a complete package of proposed policies and code updates
- Review proposal with all relevant City commissions
- Review proposal with the leadership of partner agencies and community organizations

July 2016

February 2018



How did the Plan address the issues?

Definition

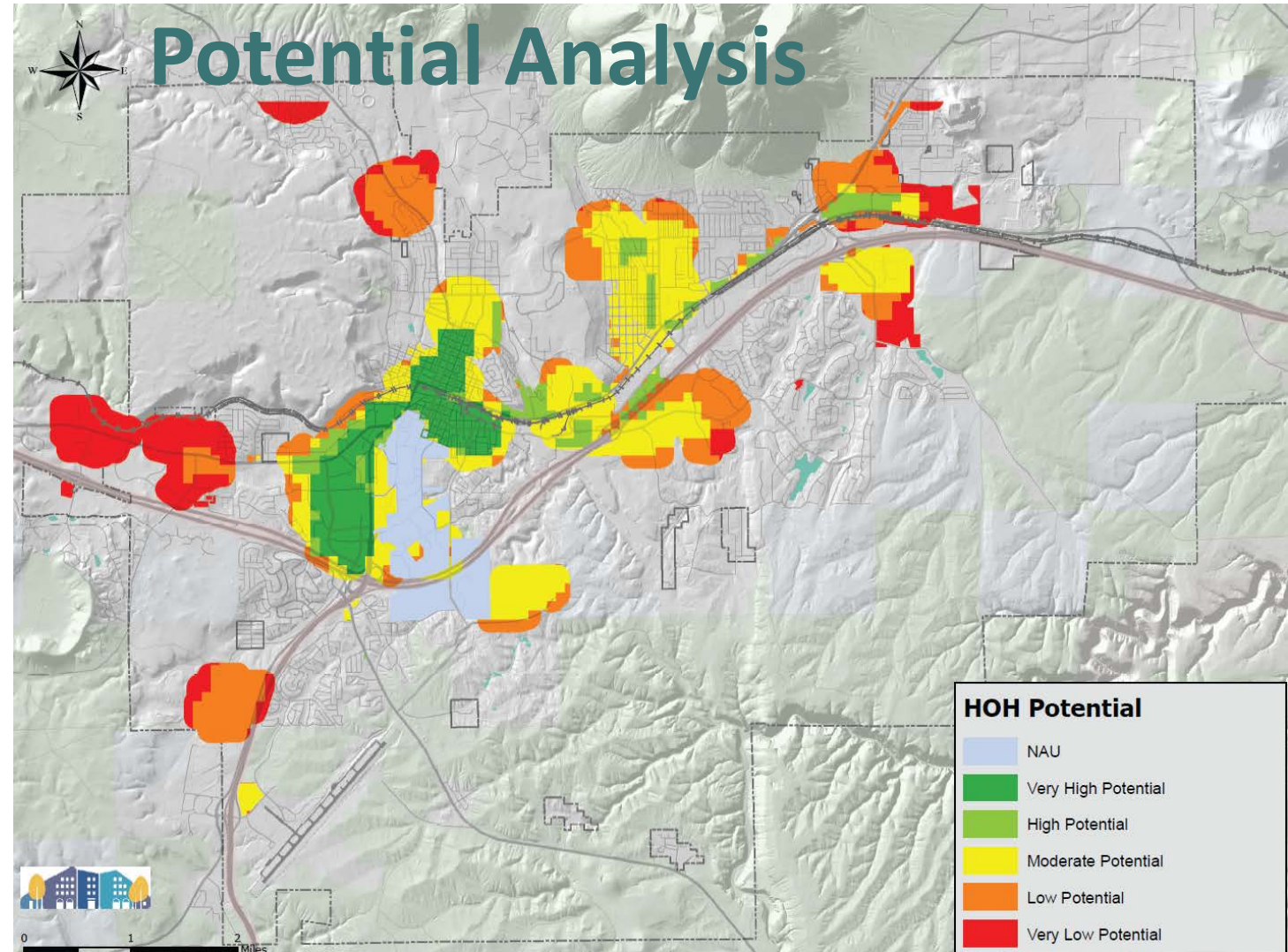
- **In the plan, High Occupancy Housing (HOH) is generally buildings that have more than 75 bedrooms per acre or have more than 30 dwelling units per acre in dormitory or apartment-style units**



How did the Plan address the issues?

Location

- **Readiness and Potential Analysis of the City based on the definition of HOH, transportation, and water and sewer infrastructure capacity**
- **Findings: Readiness analysis correlated to where HOH was being proposed and constructed prior to the plan**

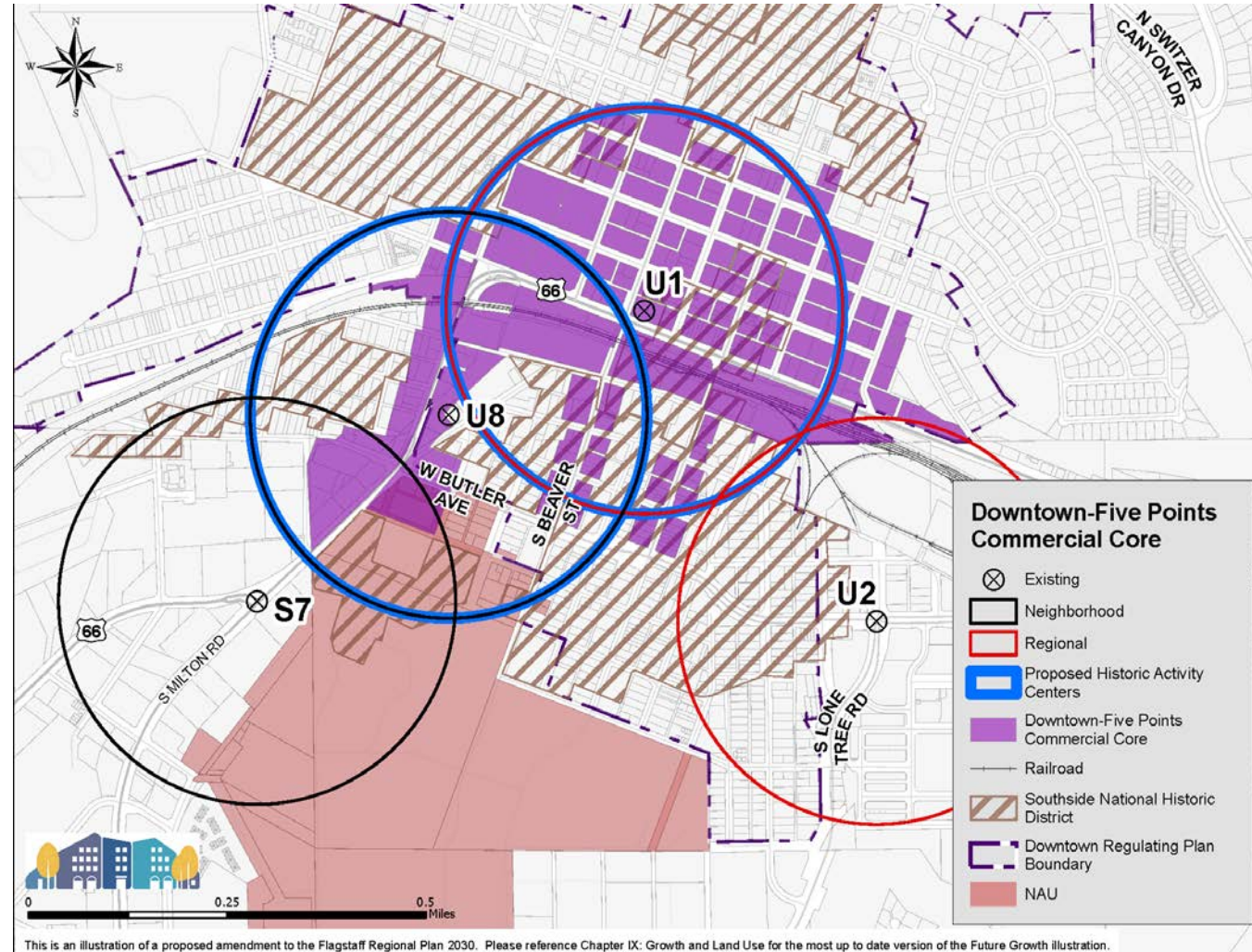




How did the Plan address the issues?

Existing Neighborhood Character

- Identified historic activity centers and relocated activity centers to protect historic neighborhoods and districts
- Identified new Regional activity centers more appropriate for very high density
- Clarified the role of neighborhood plans and described small scale HOH



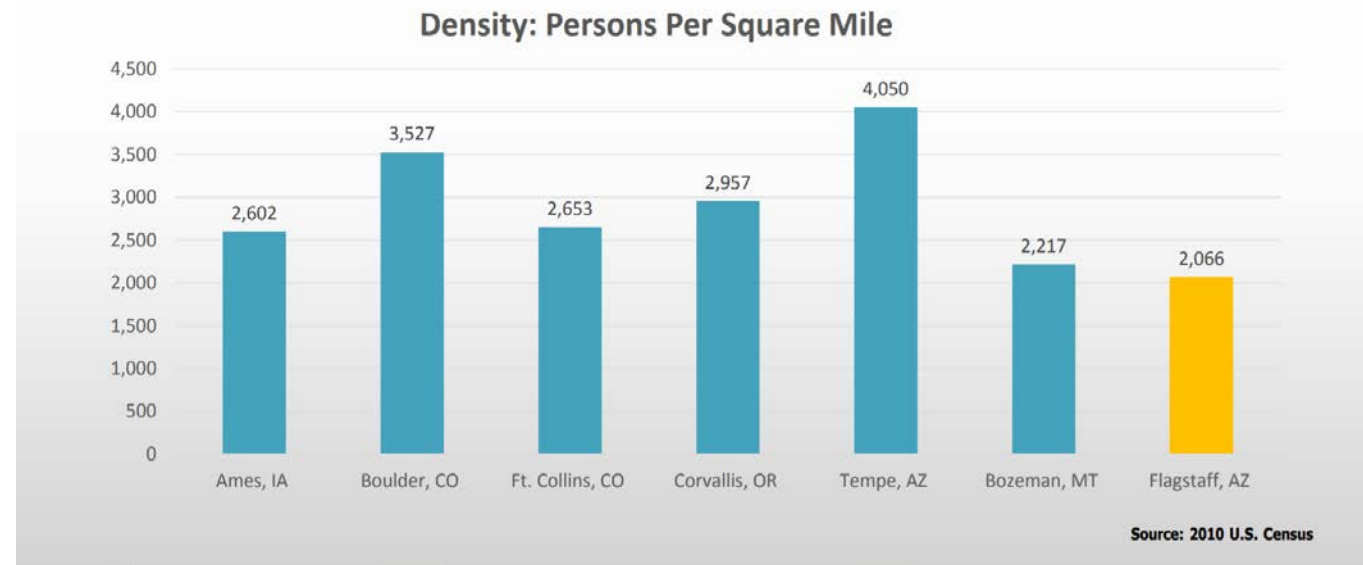


How did the Plan address the issues?

Best Practices

- Evaluated policies and programs in 6 peer cities
- Research-based analysis of impacts of this type of housing
- Made recommendations for both land use and operation and maintenance of HOH
- Made recommendations on improving relationships between NAU, the community, and student residents

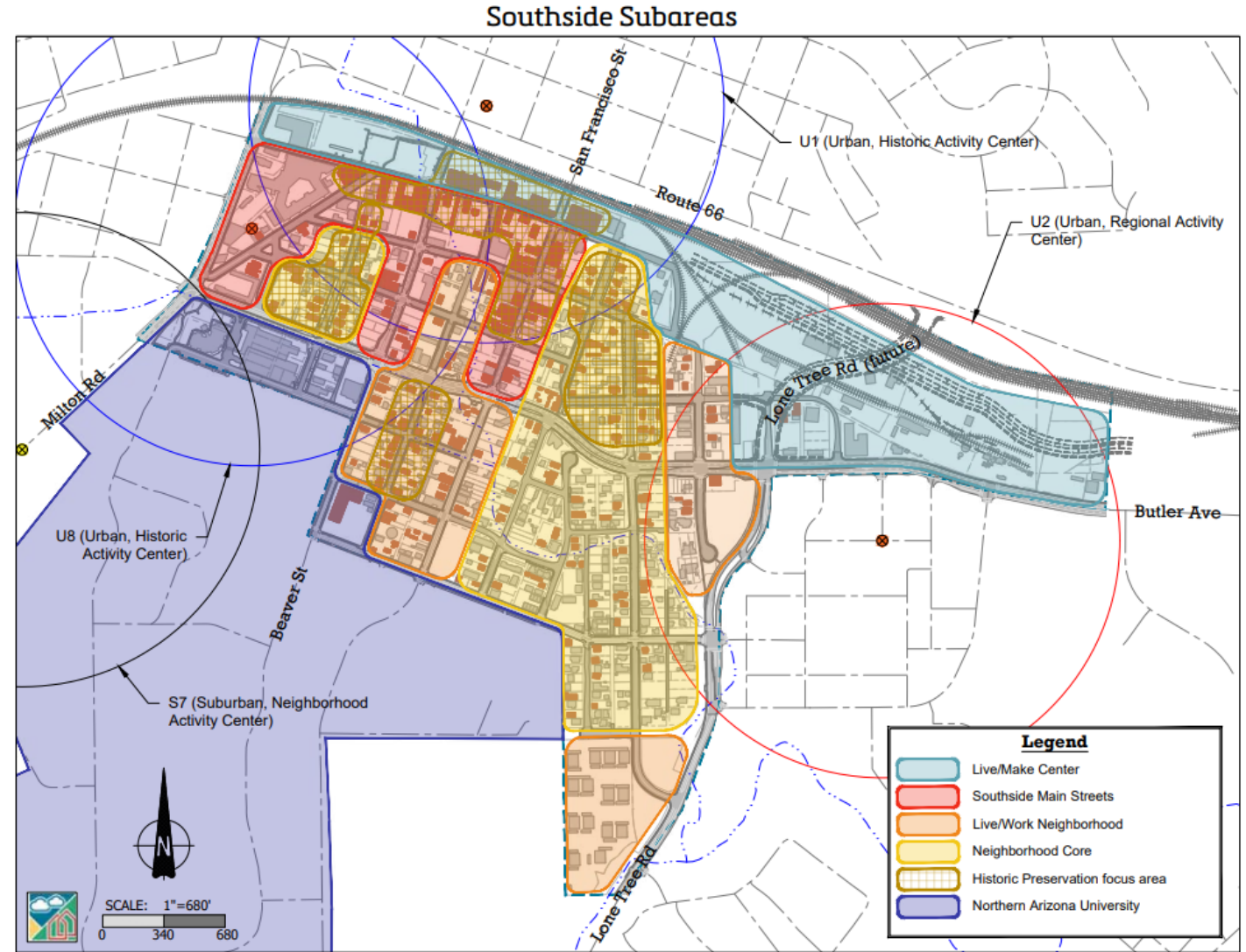
Flagstaff is currently a low density community compared to Peer Cities



Southside Community Plan

Policies

- **SLW 1.3.** Rezoning in the Live Work Neighborhood is discouraged for the specific use of high occupancy housing.
- **SNC 1.5.** Rezoning in the Neighborhood Core is discouraged for the specific use of high occupancy housing.





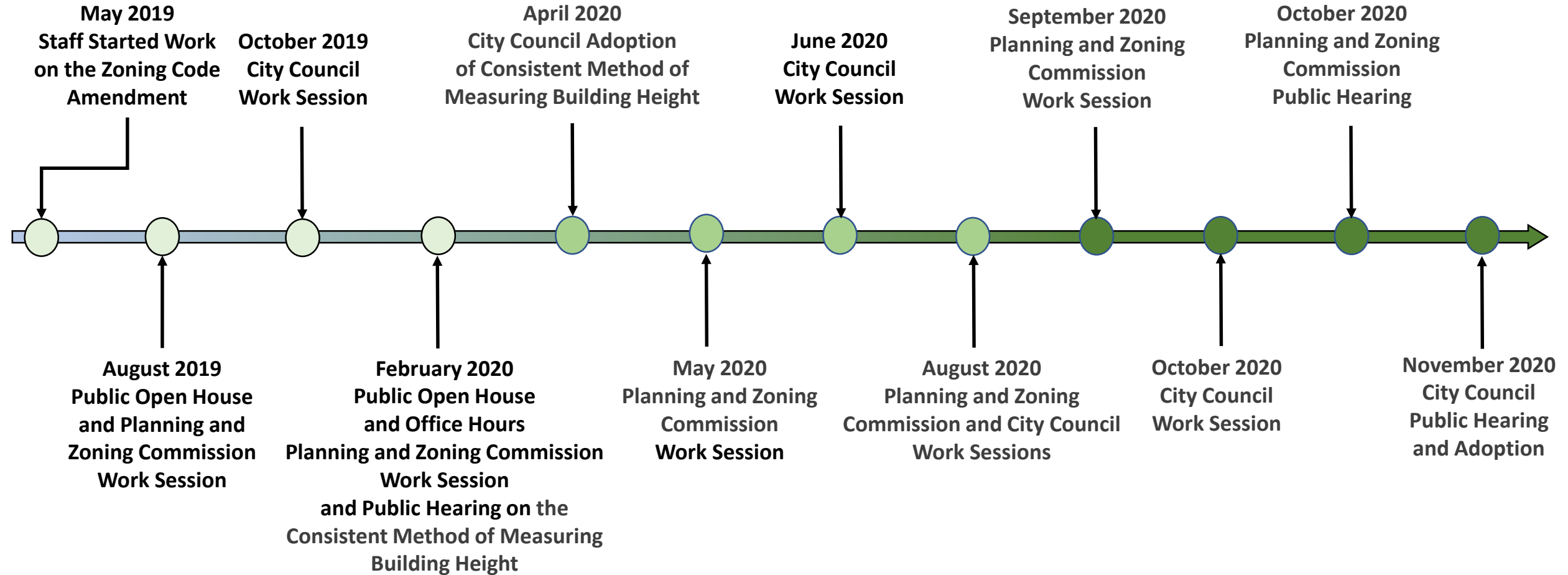
What has been implemented so far?

HOH Goal, Policies, and Strategies Implemented:

- **Adopted Regional Plan Amendments that included multiple policy and map changes concurrently**
- **Implemented the City-NAU Neighborhood Liaison program**
- **Updated the policy on small parks**
- **Adopted the most recent International Energy Conservation Code**
- **Removed the Commercial Block Building Type in the T4N.1 zone**



Zoning Code Amendment Timeline





What has been implemented so far?

HOH Goals, Policies, and Strategies implemented into the Zoning Code:

- **Amended the Zoning Code to implement a consistent method of measuring building height**
- **Replaced the Rooming and Boarding land use with the HOH land use and related provisions**
- **Incorporated a maximum number of bedrooms (density x 2.5) that a non-HOH development is allowed in the:**
 - **Medium Density Residential (MR) zone**
 - **High Density Residential (HR) zone**
 - **Mixed-Use Developments (Commercial zones) outside of the Regional Activity Center**



What has been implemented so far?

HOH Goals, Policies, and Strategies implemented into the Zoning Code:

- **Incorporated parking provisions based on the number of bedrooms in the development**
- **Implemented Conditional Use Permit for developments with more than 50 dwelling units and 125 beds per acre and a building footprint larger than one-half acre**
- **Incorporated a requirement for HOH developments that have more than 50 dwelling units per acre, 125 bedroom per acre, or a building footprint greater than 22,000 square feet to the pedestrian shed of a Regional Activity Center**
- **Incorporated secure bicycle parking requirements and provisions**



What has been implemented so far?

HOH Goals, Policies, and Strategies implemented into the Zoning Code:

- **Implemented maximum building footprint sizes for HOH developments based on the activity center where the development is located**
- **Incorporated a requirement for HOH developments to submit a residential unit study that illustrates how the development is designed for flexibility to be adapted as a non-HOH development**
- **Required HOH developments to participate in the Crime-free Multi-family Housing programs**
- **Added the Transit Pass Pilot Program to encourage HOH developments to provide reduced price or free bus passes to tenants**



Adjustments in Implementation

- **HOH adopted code definition: Developments with greater than 29 dwelling units or 72.5 bedrooms per acre as HOH development ($29 \times 2.5 = 72.5$)**
 - *Plan definition: HOH is generally buildings that have more than 75 bedrooms per acre or have more than 30 dwelling units per acre in dormitory or apartment-style units ($30 \times 2.5 = 75$)*
- **Added 1, 2, 3 unit housing types to HOH and caps the number of bedrooms and bathrooms that may be built rather than density calculation:**
 - **Single-family HOH: (7 bedrooms or more; or 5 or more bathrooms)**
 - **Duplex HOH: (a total of more than 7 bedrooms; or any dwelling unit that has four or more bathrooms; and not to exceed a total of 10 bedrooms)**
 - **Triplex HOH: (a total of more than 9 bedrooms; or any dwelling unit that has four or more bathrooms; and not to exceed a total of 12 bedrooms)**



Adjustments in Implementation

- **High Occupancy Housing (HOH) developments with four dwelling units or more, and that has more than 29 dwelling units per acre or more than 72.5 bedrooms per acre shall have:**
 - **A minimum of 20 percent of the bedrooms contained in studio and/or one-bedroom dwelling units; and**
 - **A maximum of 30 percent of bedrooms contained in dwelling units with four bedrooms or more**
- **High Occupancy Housing (HOH) developments with four dwelling units or more, and has 29 dwelling units per acre or less or 72.5 bedrooms per acre or less shall not exceed a Bedroom-to-Dwelling Unit Ratio greater than 3.5**



Adjustments in Implementation



- **Required a parking study with a parking reduction greater than 30% to obtain City Council approval**
- **Limited the amount of bedrooms in duplexes and three-unit developments**
- **Allowed HOH developments that are not located on commercial corridor streets to be 100% residential on a commercial zoned property in an activity center**
- **Allowed a 100% affordable residential development that serves an AMI of 60% not to be considered an HOH development**



Adjustments in Implementation

- **Required HOH developments with four units or more to be located inside of a activities centers that are delineated in the Regional Plan.**
 - **Note: Regional Plan activity centers may change with modification to the plan**
- **Allowed Single-family, Duplex, and Triplex HOH developments to be located outside of the activities centers**
- **Established a maximum number of bedrooms allowed for all multiple-family HOH development with four units or more in the following residential zones:**
 - **Rural Residential (RR)**
 - **Estate Residential (ER)**
 - **Single-family Residential (R1)**
 - **Medium Density Residential (MR)**
 - **High Density Residential (HR)**



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Subsequent Direction (March 9, 2021):

- **Modify the Zoning Code to:**
 - **Remove the affordable housing development definition exemption and allow affordable housing development High Occupancy Housing (HOH) and Mixed High Occupancy Housing (HOH) developments without a Conditional Use Permit**
 - **Increase the Area Median Income (AMI) range from 60 to 80 percent or less**
 - **Maintain the additional development standard for HOH development, although return with considerations for allowances in the standards**



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High Occupancy Housing (HOH) Related Applications:

- **Single-family Conditional Use Permit HOHs: 2**
- **Affordable Housing Development Exemptions: 1**
- **Proposition 207 Waivers filed: 87**
 - **37 Southside**
 - **8 North End**
 - **4 Townsite**
 - **3 Downtown**



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What type of modifications, if any, would Council like to make?

A. Maintain the existing HOH code provisions

B. Revise the HOH zoning provision to be more aligned with the HOH Plan

- For example, repeal HOH for single family, duplex & triplex dwellings (capping bedroom and bathroom count); repeal bedroom to unit ratios

C. Make smaller adjustments to the HOH Land Use and CUP

- For example, allow single family and duplex HOH developments without a CUP by right with the additional development and parking standards (Attachment 1 of the City Council Report)

D. Repeal entire HOH land use and related provisions



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Questions??