

# Downtown Housing Incentive Program Zoning Code Revision

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- Zoning Code text amendment:  
Section 20-42.130(D)(3)(b), Utility Connection Fees
  - ✓ would no longer require utility connection fees for smaller ADUs (750 SF or smaller)
- Downtown Housing Incentive Program:
  - ✓ resolution for payment options

- January 2017 – State adopted new law pertaining accessory dwelling units (ADUs)
  - ✓ Included prohibition of water and wastewater connection fees for ADUs conversions of existing interior space
  - ✓ Council adopted changes to accommodate

- October 2016: Council accepted the Housing Action Plan
- June 2017/February 2018: Council adopted the City's top priorities – “housing for all”
- December 2018: Council adopted amendments to the Zoning Code related to ADUs and associated fee reductions
  - ✓ Water and Wastewater not addressed
  - ✓ Council requested City staff provide additional options for affordable housing to incentivize increased density

- Adopted
  - ✓ CFF – Capital Facilities Fees
  - ✓ Parks Fees
  - ✓ SWADIF – Southwest Area Development Impact Fee
  - ✓ SEADIF – Southwest Area Development Impact Fee
- Proposed
  - ✓ Water and Wastewater

## Proposed Zoning Code Amendment

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- Ordinance: No longer require water and wastewater connection fees for ADUs that are 750 sq. ft. or less (City allows ADUs up to 1,200 sq. ft.)
  - ✓ Amend Zoning Code Section 20-42.130, Accessory Dwelling Units, subsection (D)(3)(b), Utility Connection Fees, to read and provide as follows:
    - b. “No new or separate utility connection or related connection fee or capacity charge will be required for accessory dwelling units that are internal conversions of existing space within a single-family residence or an accessory structure, or for accessory dwelling units that are 750 square-feet or smaller.”

- In response to Council goals
  - ✓ Foster a strong downtown and meet housing needs
  - ✓ Downtown Housing – Tier 1 priority
- Highrise Incentive Pilot Program
  - ✓ 5 year term

- CFF – Capital Facilities Fees
- Parks Fees
- Water and Wastewater – no reduction
  - ✓ Payment options proposed



- Water and Wastewater Payment Options
  - Deferral
    - ✓ Fees to be paid when 75% occupancy or 6 months from final inspection, whichever is sooner
  - Payment Plan Option
    - ✓ Five equal payments
    - ✓ Prime interest rate
    - ✓ Unable to participate in any other option

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