

Downtown Housing Incentive Program Zoning Code Revision

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Jessica Jones
Supervising Planner
Planning and Economic Development

- 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

- 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

Downtown Housing Incentives

- 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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Planning and Economic Development Department

jjones@srcity.org

(707) 543-3410