

AFFORDABLE HOUSING INCENTIVES

City Council Work Session
January 6, 2025

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Housing Production Strategy

- Adopted in May 2023
- Identifies 8 new strategies to:
 - Support development of new affordable housing
 - Preserve existing affordable housing
 - Stabilize households at risk of displacement
 - Help address homelessness



PURPOSE

This code package implements the HPS strategy to:

- Evaluate Incentives for Affordable Housing Development such as Density Bonuses
 - Density bonuses and other incentives allow for more housing units to be built than allowed by zoning, if the proposed project provides a certain number of affordable units



PURPOSE

- Code-based approach to address housing supply and affordability
- Consolidates all incentives into one new code section
- Code incentives include some provisions identified in SB 1537
 - Up to 10 distinct variances
 - Expedited Type II review



QUALIFYING DEVELOPMENTS

Qualifying developments must be designed and constructed so that at least:

- **10% of units: 50% AMI or below; or**
- **20% of units: 80% of AMI or below; or**
- **50% of units are for qualifying residents (i.e. senior, veteran, etc.) and/or a mix of affordability at or below 120% AMI or below**
- Where **100%** of the total number of proposed dwelling units are **80% AMI or below**, the **incentives are increased** by an additional **10%**



CONTINUED AFFORDABILITY

The land use permit application for the residential project must include the procedures proposed by the developer to maintain the continued affordability of the income-restricted units for at minimum of 99 years.



LIST OF VARIANCES

For all developments (including single dwelling units)

Side/rear setbacks: 10% reduction

Common area/landscaping/open space: 25% reduction

Min. Lot area: 10% reduction

Min. Lot width/depth: 10% reduction

Max. Lot coverage: 10% increase

- Multi-unit development in the DMU reviewed with multi-unit standards, not Downtown Design Standards.



LIST OF VARIANCES

All development (excluding single dwelling units)

Bike parking: number/location

Max. Building ht: 1 story or 20 ft (except cottage cluster)

Max. Density: 25% increase

Ground-floor residential allowed in DMU

Ground-floor non-residential support uses allowed in DMU

- Multi-unit development in the DMU reviewed with multi-unit standards, not Downtown Design Standards.



LIST OF VARIANCES

Design Standards

- Façade articulation
- Include a minimum of 3 detailed design features
- Total window area: 30% variance; 12% required



SUMMARY OF APPROVAL CRITERIA

Developer must provide evidence that the variance(s) is necessary to make the development feasible and meet the following criteria:

- Type II variances approval criteria related to impacts
- Dwellings that can be accommodated by existing and planned infrastructure capacities;
- A project that will not have a verifiable adverse impact to City services;
- Result in the provision of affordable housing in a manner consistent with the purpose and intent of this section;
- Provisions to guarantee that the dwelling units would remain affordable in the future.



REVIEW PROCESS

- Expedited Type II review: 100 days
- Priority processing by all city departments, including review and inspections during the construction process.



KEY QUESTION

Does Council agree with the code-based approach, and the recommended incentives, for affordable housing?



CONTACT Us

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