

11/22/22

McD-1 - Inclusionary Housing

Sponsor: McDermott

[J Ngo]

Proposed No.: 2022-0162

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2022-0162, VERSION 2**

3

4 Beginning on page 47, strike lines 990 through 996, and insert:

5 "B. New or substantially improved residential or mixed-use developments shall

6 provide affordable dwelling units, and may exceed the base density allowed in the zoning

7 classification, in accordance with the standards listed below. Additional density is

8 authorized with the use of transfers of development rights in accordance with K.C.C.

9 chapter 21A.37, as shown in the table in this subsection. Additional units derived from

10 TDRs shall conform with the percentages at the affordability levels listed. Where projects

11 qualify, the TDR for affordable housing pilot program may be utilized in accordance with

12 K.C.C. 21A.37.130.

Mandatory Affordability Requirements		TDR Allowance	
Occupancy Type and AMI	Minimum Percentage of Total Units Required	Maximum Density (as percentage of base	Additional Maximum Density Allowed with purchase of TDRs

	to be Affordable	density)	
Owner Occupied at 80% AMI	100%	200%	None
	30%	150%	Additional 50%, up to 200% of base density
	15%	125%	Additional 50%, up to 175% of base density
Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None
	25%	150%	Additional 50%, up to 200% of base density
	12%	125%	Additional 50%, up to 175% of base density
Rental at 60% AMI	100%	200%	None
	20%	150%	Additional 50%, up to 200% of base density
	10%	125%	Additional 50%, up to 175% of base density
Rental at 50% AMI	100%	200%	None
	15%	150%	Additional 50%, up to 200% of base density
	7%	125%	Additional 50%, up to 175% of base density

13 NEW SECTION. SECTION 24. There is hereby added to the chapter
 14 established"

15

16 Beginning on page 48, line 1001, strike lines 1001 through 1012, and insert:

17 "B. New or substantially improved development may only exceed the base
 18 density allowed in the zoning classification in accordance with the standards listed below.
 19 Additional density is authorized with the use of transfers of development rights in
 20 accordance with K.C.C. chapter 21A.37, as shown in the table in this subsection.
 21 Additional units derived from TDRs shall conform with the percentages at the
 22 affordability levels listed. The price of the TDR shall be determined in accordance with
 23 K.C.C. 21A.37.130.

Affordability Requirements			TDR Allowance
Occupancy Type and AMI	Minimum Percentage of Total Units Required to be Affordable	Maximum Density (as percentage of base density)	Additional Maximum Density Allowed with purchase of TDRs
Developments with 9 or fewer units	0%	100%	Up to 150% base density
Rental at 60% AMI	100%	200%	None
	20%	150%	Additional 50%, up to 200% of base density
	10%	125%	Additional 50%, up to 175%

			of base density
Rental at 50% AMI	100%	200%	None
	15%	150%	Additional 50%, up to 200% of base density
	7%	125%	Additional 50%, up to 175% of base density
Owner Occupied at 80% AMI	100%	200%	None
	30%	150%	Additional 50%, up to 200% of base density
	15%	125%	Additional 50%, up to 175% of base density
Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None
	25%	150%	Additional 50%, up to 200% of base density
	12%	125%	Additional 50%, up to 175% of base density

24 "

25 **EFFECT prepared by J. Ngo: Revises the proposed inclusionary housing regulations**
26 **to remove two affordability options that use both the transfer of development rights**
27 **(TDRs) and the TDR for affordable housing pilot program in the voluntary**
28 **inclusionary housing areas. The amendment also clarifies that units derived from the**
29 **transfer of development rights must conform with affordability levels and may use the**
30 **TDR for affordable housing pilot program where applicable.**