

## AFFORDABLE DWELLING UNIT ADVISORY BOARD FOCUS GROUP INPUT – February 11, 2020

| MEETING DATE | COMMUNITY GROUP/ADVISORY BODY           | COMMENT   |
|--------------|---|---|
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Can't simply delete exemption of 4+ story, elevator served multi-family buildings. Need to evaluate how to fix it, understand cost, how to build. MF ADUs needs a program.  |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Providing parking/structured parking. Reducing parking is not enough to address construction cost of MF buildings and cost of ADU requirement. How to finance with retail or in a partial building. Zoning Ordinance can make financing easier. |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Dispersion "cratered" VHDA financing.   |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Parking reduction in PD-TRC. Is parking reduction going to cause other problems? But, may not need as much parking, especially with transit.  |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Focus of Article 7 is single family development. Plan is more multi-family, metro/more urban development.   |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Zoning Ordinance used to support financing when we change to using LIHTC etc.   |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Create incentives that avoid/reduce entitlement process. Reducing cost of entitlement process may incentivize more ADU's.   |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Zoning Ordinance should be adaptable to consider future changes.  |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Ability to use VHDA financing for AHUs was positive and is working. Unless financing approved, initial development plan must demonstrate dispersed ADUs. Then, once financing is approved plan revision required to show location of AHUs.      |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | What about new mixed use redevelopment projects? Does Zoning Ordinance provide ability for this to occur?   |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Shared parking analysis. Covenant issue.  |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Opt in to Article 7 - enhance process, be more transparent, look at other areas, if people not doing it then just get rid of it.  |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Want to see more affordability. Opt in would provide single family dwelling ADUs, which is important. Big asset to program.   |
| 2/11/2020    | Affordable Dwelling Unit Advisory Board | Is ADU covenant period long enough? Other jurisdictions - what do they do with resale? It rents. Unit more valuable than money going to trust.  |

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| 2/11/2020 | Affordable Dwelling Unit Advisory Board | One multifamily project can provide lots of units, many more than the number of the required ADU's. A lot of time spent on the approval of multifamily. Multifamily going to be primary building type, infill. How can LIHTC etc. projects work more efficiently.                    |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Market rate single family development/townhome purchase is out of reach. Need additional affordable options. Multifamily good but what about other options? BOS wants both multifamily and single family dwelling/attached for purchase. Also, address senior housing affordability. |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | New BOS needs to see what/how much land is left so they are not chasing something that is not attainable.  |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Need to develop incentives for getting all unit types as affordable.   |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Look for revitalization areas. How can these projects involve affordability? Should County take part? Build inventory, land banking consider for housing. Mix public uses with affordable units. Companion codified ordinance.   |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Political reality - Countryside and Belmont Greene don't want more housing, but issue for Countryside was schools not affordability.   |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Community view of what is affordability. "Affordable" name is problematic.   |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Flexibility of unit types. Single family detached - how to achieve more affordability - duplex.  |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Zoning Ordinance should retain single family requirement but also look to future.  |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Multi-family is already approved. They will not come back to rezone. This means these approved exempt MF structures will continue to be exempt from Article 7 if exemption removed.  |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Open up new areas for new development. The noise contours identified by the new airport noise study are different and, if adopted, would allow residential development in new areas.   |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | R-16 side yard to 5 ft., minimum lot sizes.  |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Don't want to rehash Article 7. Don't want to become obsolete. Don't want to build on a faulty foundation. What have other inclusionary Zoning Ordinances done?  |
| 2/11/2020 | Affordable Dwelling Unit Advisory Board | Research ULI - How you build things. NAHB - How to get to multi-family affordability. How are other jurisdictions providing building affordability? Incentives, support, County involvement, politically backed.   |