This presentation includes information received from the City of Charlottesville and the Consultant team’s initial interpretation of state enabling legislation. All information will be verified before a draft zoning code is submitted. The images and build-out scenarios contained in the presentation do not represent an endorsement of, or an assumption that, such a scenario will occur. Rather, they are included only to compare existing by-right development potential with potential under alternative zoning that would incent the development of affordable housing units within the SIA.
Team

FBCI Form-Based Codes Institute

DPZ CODESIGN

DOVER, KOHL & PARTNERS
town planning

FERRELL MADDEN

Smart Growth America
Making Neighborhoods Great Together

PES
Partners for Economic Solutions

TCG
THE CATALYST GROUP
Assessment Knowledge Impact
Today’s Presentation

1. What we have heard so far
2. Existing Context
3. A Framework For Redevelopment
4. The Need For Affordable Housing
5. Elements & Character of FBCs

7. Q & A
What we have heard...

- An unusually high level of consensus on need to preserve and add to affordable housing, at every income level, particularly to those at 30% AMI or lower.

- Cohesive community that understands itself very well and we are tapping into that wisdom, and empower them to better meet their needs.

- Passion for clarity in housing policy and Code can provide tools to support housing policy.

- Need to more actively engage residents in redevelopment process and rebuild trust.

- Clarify definition of affordable housing.

- Questions of timing for FBC process.
Expectations

You expect us, the consultant team, to:
- Listen to you.
- Use clear, non-technical language and give options.
- Provide honest and complete information.
- Prepare a draft form-based zoning code to guide.

We expect community members to:
- Listen with an open mind.
- Participate in the process.
- Believe we have no hidden agenda or pre-determined outcomes.
- Make suggestions and take responsibility for their strengths and weaknesses.
<table>
<thead>
<tr>
<th>Key Assumptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>• We suggest, you decide.</td>
</tr>
<tr>
<td>• The current code is not consistent with the community’s goals.</td>
</tr>
<tr>
<td>• Don’t let the perfect be the enemy of the good.</td>
</tr>
<tr>
<td>• Mixed-income, mixed-use communities lead to better outcomes.</td>
</tr>
<tr>
<td>• Private property means private decisions.</td>
</tr>
<tr>
<td>• What’s in a name?</td>
</tr>
</tbody>
</table>
Existing Context
A Proposition

Existing Zoning or FBC

City’s Affordable Housing policy

Redevelopment Plans

How to grow
Residential Development Capacity Scenario

Potential for +/-1,300 new residential units
SIA Guiding Principles: 2013

• Improve and maintain a high quality of life for residents.

• Create a healthy neighborhood and a ‘sense of place’ with parks and amenities, as well as safe, walkable and connected streets.

• Promote mixed-income residential development without displacement.

• Focus and coordinate private and public investment in infrastructure, education and community assets so as to increase economic, recreation and housing opportunities.

• Honor the RBoR and rebuild and preserve existing affordable housing as part of overall revitalization plan.

• Develop shared understanding of issues, challenges and opportunities for desired outcome for SIA.
What’s missing in the SIA?

Urgency of providing additional affordable units and evolving the community to be more comfortable for all.
Why a New Code?

- Acknowledgment that current processes fail “miserably” in reaching many of your goals.
- Urgency to get the zoning to work more effectively in meeting the community’s needs.
- Establish a framework for development to improve the health and vitality of our neighborhoods.
- Incentivize private developers to build more affordable units.
A Framework for Redevelopment
## Can a Form-Based Code Meet Neighborhood Goals?

<table>
<thead>
<tr>
<th>Community Residents</th>
<th>Can an FBC Meet These Goals?</th>
<th>Community Developers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase number of affordable housing units</td>
<td>✓</td>
<td>Retain baseline capacity</td>
</tr>
<tr>
<td>Rehabilitate and preserve existing affordable units</td>
<td>✓</td>
<td>Make regulations simpler</td>
</tr>
<tr>
<td>More accessible open space</td>
<td>✓</td>
<td>Streamline the project review process</td>
</tr>
<tr>
<td>More inclusive housing</td>
<td>✓</td>
<td>Reduce parking requirements</td>
</tr>
<tr>
<td>Places for more kinds of businesses</td>
<td>✓</td>
<td>Leverage public/private investments</td>
</tr>
<tr>
<td>Create safe comfortable places</td>
<td>✓</td>
<td>Streamline the project review process</td>
</tr>
<tr>
<td>Improve building form</td>
<td>✓</td>
<td>Improve building form</td>
</tr>
<tr>
<td>Better schools</td>
<td></td>
<td>Waive fees for affordable housing units</td>
</tr>
<tr>
<td>More housing for households at 0 – 30% AMI</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access to jobs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Zoning Code Summary

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Height</th>
<th>Special Use Permit (ft)</th>
<th>Stepback (ft)</th>
<th>Primary Frontage (min %, build-out)</th>
<th>Setbacks</th>
<th>Res Density</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>min (ft)</td>
<td>max (ft)</td>
<td></td>
<td></td>
<td></td>
<td>Min Buffers (ft)</td>
<td>Max Buffer(s) (DUA)</td>
</tr>
<tr>
<td>D: Downtown</td>
<td>45</td>
<td>70</td>
<td>101</td>
<td></td>
<td>5’ or 25’ stepback at 45’ depending on street</td>
<td>75</td>
<td>20 max.</td>
</tr>
<tr>
<td>DE: Downtown Extended Corridor</td>
<td>35</td>
<td>MU-101</td>
<td>Other: 60</td>
<td></td>
<td>10’ stepback at 50’ along 70% of frontage</td>
<td>15 min. / 20 max.</td>
<td>20 min.</td>
</tr>
<tr>
<td>DN: Downtown North Corridor</td>
<td>2 stories</td>
<td></td>
<td>primary: 5 stories secondary: 3 stories corner: 3 stories</td>
<td></td>
<td>15’ stepback at 3 stories along 70% of frontage, adjacent to low density res.</td>
<td>15 max. / 10 min., 20 max.</td>
<td>20 min.</td>
</tr>
<tr>
<td>WSD: Water Street District</td>
<td>40</td>
<td>70</td>
<td>101</td>
<td></td>
<td>10’ or 25’ stepback at 45’ depending on street</td>
<td>75</td>
<td>5 max.*</td>
</tr>
</tbody>
</table>

**DE: Downtown Extended Corridor Zone**
Code Comparison

Development By Right

? 

Special Use Permit

Current Zoning Code

Form Based Code

? 

Public Benefits for Incentives

Development By Right
Existing Code - Development By Right

• Development By Right

? Development By Right

Current Zoning Code

By Right: Housing
• 43 units per acre
• 35 feet maximum

By Right: Commercial
• 50 feet maximum

By Right: Mixed-use
• 43 units per acre
• 101 feet maximum
• 25% commercial minimum

Special Use Permit
### By Right: Levy Lot, Residential

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>0.86 Acres</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>25,069 Sq. Ft.</td>
</tr>
<tr>
<td>Building Footprint Over 50 Ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>0</td>
</tr>
<tr>
<td>Residential Floors</td>
<td>3</td>
</tr>
<tr>
<td>Residential Floors Over 50 Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Total Residential Square Footage</td>
<td>0</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>38 Units</td>
</tr>
<tr>
<td>Total Allowable Residential Units</td>
<td>37 Units</td>
</tr>
<tr>
<td>Variables</td>
<td></td>
</tr>
<tr>
<td>Max. Density (Units/Acre)</td>
<td>43 Units</td>
</tr>
<tr>
<td>Unit Size</td>
<td>2,000 Sq. Ft.</td>
</tr>
</tbody>
</table>
Levy Lot, By-Right: Commercial

<table>
<thead>
<tr>
<th>Gross Site Area</th>
<th>0.86 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Footprint</td>
<td>25,069 Sq. Ft.</td>
</tr>
<tr>
<td>Building Footprint Over 50 Ft.</td>
<td>0 Sq. Ft.</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>4</td>
</tr>
<tr>
<td>Residential Floors</td>
<td>0</td>
</tr>
<tr>
<td>Residential Floors Over 50 Ft.</td>
<td>0</td>
</tr>
<tr>
<td>Total Residential Square Footage</td>
<td>0 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>100,276 Sq. Ft.</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>0 Units</td>
</tr>
<tr>
<td>Total Allowable Residential Units</td>
<td>37 Units</td>
</tr>
</tbody>
</table>

**Variables**

<table>
<thead>
<tr>
<th>Max. Density (Units/Acre)</th>
<th>43 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Size</td>
<td>1,200 Sq. Ft.</td>
</tr>
</tbody>
</table>
## Levy Lot By-Right: Mixed-Use

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>0.86 Acres</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>25,069 Sq. Ft.</td>
</tr>
<tr>
<td>Building Footprint Over 50 Ft.</td>
<td>23,150 Sq. Ft.</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>6</td>
</tr>
<tr>
<td>Residential Floors</td>
<td>0</td>
</tr>
<tr>
<td>Residential Floors Over 50 Ft.</td>
<td>2</td>
</tr>
<tr>
<td>Total Residential Square Footage</td>
<td>46,300 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>196,714 Sq. Ft.</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>39 Units</td>
</tr>
<tr>
<td>Total Allowable Residential Units</td>
<td>37 Units</td>
</tr>
</tbody>
</table>

**Variables**

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</table>

Mixed-use: 25% min. commercial
## IX By-Right: Residential

### IX Site Statistics

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>17 Acres</td>
</tr>
<tr>
<td>Streets &amp; Open Space (Acres)</td>
<td>8 Acres 45.6%</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>294,717 Sq. Ft.</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>1</td>
</tr>
<tr>
<td>Residential Floors</td>
<td>3</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>294,717 Sq. Ft.</td>
</tr>
<tr>
<td>Residential Space</td>
<td>884,151 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>1,178,868 Sq. Ft.</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>737 Units</td>
</tr>
<tr>
<td>Total Allowable Residential Units</td>
<td>748 Units</td>
</tr>
</tbody>
</table>

### Variables

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<tr>
<td>Building Footprint</td>
<td>294,717 Sq. Ft.</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>9</td>
</tr>
<tr>
<td>Residential Floors</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>2,652,453 Sq. Ft.</td>
</tr>
<tr>
<td>Residential Space</td>
<td>0 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>2,652,453 Sq. Ft.</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>0 Units</td>
</tr>
<tr>
<td>Total Allowable Residential Units</td>
<td>748 Units</td>
</tr>
</tbody>
</table>

### Variables

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<tr>
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<td>43 Units</td>
</tr>
<tr>
<td>Unit Size</td>
<td>1,200 Sq. Ft.</td>
</tr>
</tbody>
</table>

**IX By-Right: Mixed-Use**
Existing Code - Affordable Housing

Development By Right

? 

Current Zoning Code

Special Use Permit

Special Use Permit

- 5% for development above 1.0 FAR
- 80% AMI - Workforce Housing
- Maximum 30 year term
- Pay or provide on or off site

5%

80% AMI ~ $51K
30yrs
## State Affordable Housing Legislation

### Charlottesville Special Use Permit

<table>
<thead>
<tr>
<th>Current Zoning Code</th>
<th>43 du/ac</th>
<th>240 du/ac</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$560%$ increase</td>
<td>$5%$ workforce housing</td>
</tr>
<tr>
<td></td>
<td>Fee in lieu option</td>
<td>Tied to housing</td>
</tr>
</tbody>
</table>

- Not Desirable for Developers
- Not Enough Affordable Housing
- AMI target too high

### State Allowances for Special Use Permits

<table>
<thead>
<tr>
<th>State of Virginia 15.2-2305</th>
<th>?</th>
<th>$5%$ workforce housing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>?</td>
<td>Fee in lieu option</td>
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</tbody>
</table>

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- AMI target too high

### State Allowances for Density Bonus

<table>
<thead>
<tr>
<th>State of Virginia 15.2-2305</th>
<th>Other Bonuses</th>
</tr>
</thead>
<tbody>
<tr>
<td>By Right</td>
<td>30% maximum increase</td>
</tr>
<tr>
<td></td>
<td>Up to 17% affordable housing</td>
</tr>
<tr>
<td></td>
<td>30:17 ratio required</td>
</tr>
<tr>
<td></td>
<td>Tied to housing</td>
</tr>
</tbody>
</table>

- Bonus Not Attractive for Developers
- Not Enough Affordable Housing
- Ratio math doesn’t work

### State Allowances for Affordability Bonuses (excluding density)

<table>
<thead>
<tr>
<th>State of Virginia 15.2-2305</th>
<th>By Right</th>
</tr>
</thead>
<tbody>
<tr>
<td>No maximum increase</td>
<td>No required affordability ratio</td>
</tr>
<tr>
<td>No specified level of AMI</td>
<td>Not tied to housing</td>
</tr>
</tbody>
</table>

- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density
Current By Right

- 3 stories maximum
- Residential only
- 43 du/ac max.

- 9 stories maximum
- Mixed-use
- 25% commercial minimum.
  75% commercial maximum.
- 43 du/ac max. / 240 by SUP

100x200 Site
By Right

- 19 market rate units
- 0 workforce units
- 0 affordable units

- 19 market rate units
- 0 workforce units
- 0 affordable units

- 19 market rate units
- 0 workforce units
- 0 affordable units

- 0 market rate units
- 0 workforce units
- 0 affordable units
## State Affordable Housing Legislation

### Charlottesville Special Use Permit

<table>
<thead>
<tr>
<th>Current Zoning Code</th>
<th>43 du/ac</th>
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<tbody>
<tr>
<td></td>
<td>□□□</td>
<td>□□□□□□□□□</td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>□□□□□□□□□</td>
</tr>
</tbody>
</table>

- 560% increase
- 5% workforce housing
- Fee in lieu option
- Tied to housing

### State Allowances for Special Use Permits

- ?
- $$$
- ?
- 5% workforce housing
- Fee in lieu option

- Not Desirable for Developers
- Not Enough Affordable Housing
- AMI target too high

### State Allowances for Density Bonus

- By Right
- Other Bonuses

- 30% maximum increase
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### State Allowances for Affordability Bonuses (excluding density)

- By Right

- No maximum increase
- No required affordability ratio
- No specified level of AMI
- Not tied to housing

- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density
Current By Special Use Permit

- 3 stories maximum
- Residential only
- 43 du/ac max.

- 9 stories maximum
- Mixed-use
- 25-75% commercial
- 43 du/ac max. / 240 by SUP

- 4 stories maximum
- Commercial

100x200 Site By SUP

- 67 total units
  +48 market rate units
  +3 workforce units
  +0 affordable units

- 25 total units
  +5 market rate units
  +1 workforce units
  +0 affordable units

Good for Developers, Bad for Affordability
State Affordable Housing Legislation

**Charlottesville Special Use Permit**

- Current Zoning Code: 43 du/ac
- State Allowances for Special Use Permits: 240 du/ac
- 560% increase
- 5% workforce housing
- Fee in lieu option
- Tied to housing

**State Allowances for Density Bonus**

- By Right: 30% maximum increase
- Up to 17% affordable housing
- 30:17 ratio required
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**State Allowances for Affordability Bonuses (excluding density)**

- By Right: No maximum increase
- No required affordability ratio
- No specified level of AMI
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- Can Supply More Affordable Housing
- Slightly increased in By Right Density
Current By Density Bonus

- 3 stories maximum
- Residential only
- 43 du/ac max.
- 30% / 17% bonus

- 9 stories maximum
- Mixed-use
- 25-75% commercial
- 43 du/ac max.
- 30% / 17% bonus

- 4 stories maximum
- Commercial

100x200 Site By Density Bonus

23 total units
+0 market rate units
+4 affordable units

23 total units
+0 market rate units
+4 affordable units

23 total units
+0 market rate units
+4 affordable units

Bad for Developers, Bad for Affordability
State Affordable Housing Legislation

Charlottesville Special Use Permit

- Current Zoning Code: 43 du/ac
- Proposed: 240 du/ac
- 560% increase
- 5% workforce housing
- Fee in lieu option
- Tied to housing

State Allowances for Special Use Permits

- State of Virginia 15.2-2305
- 5% workforce housing
- Fee in lieu option

State Allowances for Density Bonus

- State of Virginia 15.2-2305
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State Allowances for Affordability Bonuses (excluding density)

- State of Virginia 15.2-2305
- By Right
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- No required affordability ratio
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- Bonus Not Attractive for Developers
- Not Enough Affordable Housing
- Ratio math doesn't work

- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density
Hypothetical Baseline (standards TBD)

By Right: Transition Housing
- 2 stories maximum
- Residential
- Equivalent to 43 du/ac density

By Right: General Mixed-Use
- 3 stories maximum
- Ground floor commercial minimum
- Equivalent to 43 du/ac density

By Right: Center Mixed-Use
- 4 stories maximum
- Housing, mixed-use, commercial
- Slight density increase

100x200 Site
By Right
- 20 market rate units
- 0 workforce units
- 0 affordable units

- 20 market rate units
- 0 workforce units
- 0 affordable units

- 30 market rate units
- 0 workforce units
- 0 affordable units
Hypothetical Height Bonus (standards TBD)

Transition Housing
- 2 stories
- 3 by height bonus
- Residential only
- No density max.

General Mixed-Use
- 3 stories
- 6 by height bonus
- Mixed-use
- Ground floor commercial minimum
- No density max.

Center Mixed-Use
- 4 stories
- 9 by height bonus
- Mixed-use
- Ground floor commercial minimum
- No density max.

100x200
Site
By
Height
Bonus
@ 2 stories: 20 units equivalent to 43 du/ac
@ 3 stories: 30 units +7 market rate units +4 affordable units (15%)

@ 3 stories: 20 units equivalent to 43 du/ac
@ 6 stories: 50 units +22 market rate units +8 affordable units

@ 4 stories: 30 units +10 market rate units
@ 9 stories: 90 units +56 market rate units +14 affordable units

Better for Affordability
Hypothetical Height Bonus (standards TBD)

<table>
<thead>
<tr>
<th>Sub-zones</th>
<th>Street Improvements</th>
<th>Maximum Height</th>
<th>Community Benefit Fund</th>
<th>Units at 80% AMI</th>
<th>Units at 60% AMI</th>
<th>Units at 30% AMI</th>
<th>Affordable Unit Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additions up to 2,000 sf</td>
<td>Not Required</td>
<td>Varies</td>
<td>Not Required</td>
<td>A%</td>
<td>B%</td>
<td>C%</td>
<td>A+B+C</td>
</tr>
<tr>
<td>By Right</td>
<td>Required</td>
<td>Varies</td>
<td>Not Required</td>
<td>A%</td>
<td>B%</td>
<td>C%</td>
<td>A+B+C</td>
</tr>
<tr>
<td>Transitional</td>
<td>Required</td>
<td>3 stories</td>
<td>Not Required</td>
<td>A%</td>
<td>B%</td>
<td>C%</td>
<td>A+B+C</td>
</tr>
<tr>
<td>General</td>
<td>Required</td>
<td>6 stories</td>
<td>$$ per market unit</td>
<td>A%</td>
<td>B%</td>
<td>C%</td>
<td>A+B+C</td>
</tr>
<tr>
<td>Center</td>
<td>Required</td>
<td>9 stories</td>
<td>$$ per market unit</td>
<td>A%</td>
<td>B%</td>
<td>C%</td>
<td>A+B+C</td>
</tr>
</tbody>
</table>

Childcare  
Business Support  
Financing Assistance  
Other Services

+ Additional benefits for more affordable housing, such as parking reductions, lot coverage, etc
Capacity Options

1. Do nothing.

2. Take away capacity.

   - requiring inclusionary zoning
   - increasing permitted density bonuses

4. Remove density as metric, establish baseline by form and height, and incentivize additional height for affordable units.
The Need For Affordable Housing
Affordable Housing Units (2008 on)

353 units new construction/preservation

195 new units

81 owner occupied

114 renter occupied

81 throughout the City, Habitat for Humanity & Thomas Jefferson Community Land Trust

60 @ The Crossings at Fourth and Preston
54 @ Carlton View Apartments

Notes:
• Up to 60% AMI
• Agenda item next week: recommendation for allocations of housing funds that would create an additional 83 units of supported housing for families between 40% & 60%
FBC as a Tool

- An FBC will not solve every important local issue, or solve anything by itself.

- FBC is not a housing policy.

- FBCs alone do not lead to fixed outcomes of affordability, other tools and policies are needed - can be placed as countermeasures in the Code.
  - expedite permit, waive fees, density incentives
# Income Categories for Rentals

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Two People</th>
<th>Four People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Median Income (AMI)</td>
<td>Up to $61,300</td>
<td>$76,600</td>
</tr>
<tr>
<td>Low Income:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>60% of AMI</td>
<td>$36,800</td>
<td>$45,960</td>
</tr>
<tr>
<td>Very Low Income:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50% of AMI</td>
<td>$30,600</td>
<td>$38,300</td>
</tr>
<tr>
<td>Extremely Low Income:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30% of AMI</td>
<td>$18,400</td>
<td>$23,000</td>
</tr>
<tr>
<td>20% of AMI</td>
<td>$12,200</td>
<td>$15,300</td>
</tr>
</tbody>
</table>
Estimated Housing Needs

- CRHA waiting list includes:
  - 1,200+ households <30% AMI
  - 200+ households 30%-50% AMI
  - 30+ households 50%-80% AMI
- Others not on the waiting list
  - Workforce
### Subsidy Needs for a 2-BR Apartment

<table>
<thead>
<tr>
<th>Percent of Area Median Income</th>
<th>Affordable Two-Bedroom Rent</th>
<th>Financial Gap per Unit</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Market (110%)</td>
<td>$2,000</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>60%</td>
<td>$914</td>
<td>$123,000</td>
<td>$0</td>
</tr>
<tr>
<td>50%</td>
<td>$734</td>
<td>$152,000</td>
<td>$0</td>
</tr>
<tr>
<td>30%</td>
<td>$374</td>
<td>$180,000</td>
<td>$2,200/year</td>
</tr>
<tr>
<td>20%</td>
<td>$184</td>
<td>$180,000</td>
<td>$4,400/year</td>
</tr>
</tbody>
</table>

- At lower incomes and lower affordable rents, housing subsidy needs become much larger – up-front capital investment plus annual operating subsidies.
- Now City subsidy capped at $30,000
Bonus Density

• Bonus density acts to give the right to build more units on the same lot, the equivalent of free land
• The value created by the bonus is roughly equal to the land value of the additional units allowed
• Example: $25,000 value per additional market-rate unit authorized
Potential Trade-Offs for a Two-Bedroom Apartment

• The number of affordable units depends on the land value for the market-rate units and the level of affordability

• If bonus density is the only funding, need to subsidize an affordable unit with:
  – 60% of AMI 6 market-rate units
  – 50% of AMI 7 market-rate units
  – 30% of AMI 8 market-rate units plus $2,200 per year operating subsidy
Form-Based Code density bonuses alone are not enough to meet residents’ desire for additional housing affordable to extremely-low-income families.

City policy needs to provide additional resources.
FBC Is One Affordable Housing Tool – Not the Only One

• Bonus density
• Low-Income Housing Tax Credits
• New Markets Tax Credits
• Section 8, Public Housing operating funds
• Mortgage revenue bond financing
• Foundation funding
• City affordable housing loans

• City housing voucher funding
• Tax-increment financing
• Public land provision
• Expedited approvals
• Fee waivers/reductions
• Lower parking requirements
• Public parking garage
• City streets, open space improvements
Improve Families’ Incomes and Ability to Pay for Housing

• Workforce training
• Apprenticeships
• Local hiring requirements
• Affordable child care
• Small business incubation
• Public school improvements
• Better access to jobs
Elements & Character of Form-Based Codes
Advantages of Form-Based Codes

“Form Based Codes allow the community to decide what it wants to “be” rather than allowing developers determine what it will become.”

Images Courtesy: fact sheet on FBCs

BEFORE: Buildings set back from the street, inadequate walking and bicycling safety, poorly-defined parking and minimal appeal.

AFTER: Buildings close to the street, good walking and bicycling safety, well-defined parking and very strong destination appeal.
Goals for a Better outcome

• Make it Affordable: Preserve and increase the number of affordable units, with an emphasis on households below 30% AMI

• Make it Walkable: Streets are for people first (not cars); connect the grid

• Scale the Buildings: Buildings should be scaled to their surrounding context

• Access Open Spaces: Greater variety and accessibility of open spaces

• Complete the Community: Balanced mix of uses and incomes community-wide
Goals of the Process

**Improve the Process:**
- Make it easier to build what the community needs

**Make it Happen:**
- Property owners and developers must be willing to build
- City must enact comprehensive housing policy, which includes financial subsidies, free or discounted land, bonuses and other incentives
Ambiguous Code Requirements:
Density, Housing Units Per Acre (du/ac)

- 12 Story Building
  - 4.5 Acres
  - 100 Units
  - 8% Lot Coverage
  - \(= 22 \text{ du/ac} =\)

- 2-3 Story Building
  - 0.09 acres
  - 2 Units
  - 80% Lot Coverage
Character of Place

Use and density are numbers, they tells us nothing about character

Physical Form matters - Consider instead:

- Is it walkable?
- How are streets connected and how are blocks laid out?
- How is land subdivided?
- How are buildings placed, arranged and detailed?
- What is the building’s impact on the public realm
- Are a variety of building types permitted and who are we building for?
- What is the character of the open spaces, and is it useable?
- Do fronts of buildings face fronts of buildings?
Structure Plan Options

- SIA Plan
- Monticello Plan Option
- 2nd Street Plan Option
Proposed Structure Plan

- Tertiary Streets: Notional
- Secondary Streets: Recommended
- Primary Streets: Required
Thoroughfares

Street: a local urban thoroughfare of low speed and capacity. Trees are in continuous planting strips, since the sidewalk does not need to accommodate the constant crossings of a commercial street. A single species of tree should be planted in steady alignment.

Boulevard: a transformation of highways upon entering an urbanized area. They are appropriate for speed movement thoroughfares outside neighborhoods.

Commercial Street: appropriate at retail centers. Trees are in individual tree grates, creating a wider sidewalk accommodating street furniture. A single species of tree should be planted strategically with storefronts. Clear trunks and high canopies are necessary to avoid interference with storefronts, signage, and awnings.
Current & Proposed Zoning Maps

Transition Zone: 3 story max.
General Zone: 6 story max.
Center Zone: 9 story max.
Open Space
**A Proposed Regulating Plan**

**Suggested Standards**
- Max. Block Face: 450 ft.?
- Max. Block Perimeter: 1,600 ft.?
- Required Open Space?
- Required Retail @ Grade?
- Suggested Retail @ Grade?

**Transition Zone:** 3 story max.
**General Zone:** 6 story max.
**Center Zone:** 9 story max.
**Open Space**

- Required Street Connection
- Suggested Street Connection
- Suggested Pedestrian Connection
- Required Retail @ Grade
- Suggested Retail @ Grade
- Terminated Vista
Potential Zoning Assignment

Transition

- Lowest Intensity
- Transitions From Adjacent Low Intensity Housing

Center

- Highest Intensity
- Around Qualifying Public Open Space

General

- Medium Intensity
# Regulating Plan Capacity - By Right

<table>
<thead>
<tr>
<th><strong>Gross Site Area</strong></th>
<th>41.69 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Streets &amp; Open Space (Acres)</strong></td>
<td>22 Acres 52.9%</td>
</tr>
<tr>
<td><strong>Building Footprint</strong></td>
<td>683,842 Sq. Ft.</td>
</tr>
<tr>
<td><strong>Commercial Floors</strong></td>
<td>6</td>
</tr>
<tr>
<td><strong>Residential Floors</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Commercial Space</strong></td>
<td>4,103,050 Sq. Ft.</td>
</tr>
<tr>
<td><strong>Residential Space</strong></td>
<td>2,051,525 Sq. Ft.</td>
</tr>
<tr>
<td><strong>Total Square Footage</strong></td>
<td>6,154,574 Sq. Ft.</td>
</tr>
<tr>
<td><strong>Total Residential Units</strong></td>
<td>1,710 Units</td>
</tr>
<tr>
<td><strong>Total Allowable Residential Units</strong></td>
<td>1,793 Units</td>
</tr>
</tbody>
</table>

**Variables**

| **Max. Density (Units/Acre)** | 43 Units |
| **Unit Size** | 1,200 Sq. Ft. |
| **Setbacks** | 20% |
### Regulating Plan Capacity - Proposed

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>41.69 Acres</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>854,802 Sq. Ft.</td>
</tr>
<tr>
<td>Transition Zone Footprint</td>
<td>70,704 Sq. Ft.</td>
</tr>
<tr>
<td>General Zone Footprint</td>
<td>698,365 Sq. Ft.</td>
</tr>
<tr>
<td>Center Zone Footprint</td>
<td>85,732 Sq. Ft.</td>
</tr>
<tr>
<td>Transition Zone Max. Height</td>
<td>3</td>
</tr>
<tr>
<td>General Zone Max. Height</td>
<td>6</td>
</tr>
<tr>
<td>Center Zone Max. Height</td>
<td>9</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>4,488,043 Sq. Ft.</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>3,087 Units</td>
</tr>
<tr>
<td>Total Commercial Area</td>
<td>784,098 Sq. Ft.</td>
</tr>
<tr>
<td>Units Per Existing Zoning</td>
<td>1,793 Units</td>
</tr>
</tbody>
</table>

#### Variables

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Density Per Existing Zoning</td>
<td>43 Units</td>
</tr>
<tr>
<td>Unit Size</td>
<td>1,200 Sq. Ft.</td>
</tr>
</tbody>
</table>
1-Acre Capacity Study

<table>
<thead>
<tr>
<th>Gross Site Area</th>
<th>1 Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>9 Floors</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>27,620 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>248,580 Sq. Ft.</td>
</tr>
</tbody>
</table>

Existing Capacity @ 9 floors

<table>
<thead>
<tr>
<th>Gross Site Area</th>
<th>1 Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>6 Floors</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>42,516 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>255,096 Sq. Ft.</td>
</tr>
</tbody>
</table>

Proposed Capacity @ 6 floors
## Open Space

<table>
<thead>
<tr>
<th>Open Space Type</th>
<th>Zones</th>
<th>Location and Dimensions</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open Space Type</strong></td>
<td>Zones</td>
<td>Location and Dimensions</td>
<td>Improvements</td>
</tr>
<tr>
<td>Park</td>
<td>Transition, Center</td>
<td>1 side min.</td>
<td>1 ac. min. 10 ac. max.</td>
</tr>
<tr>
<td>Green</td>
<td>Transition, Center</td>
<td>2 sides min.</td>
<td>0.5 ac. min. 5 ac. max.</td>
</tr>
<tr>
<td>Square</td>
<td>Transition, Center, Core</td>
<td>2 sides min. along non-intersecting thoroughfares</td>
<td>0.2 ac. min. 3 ac. max.</td>
</tr>
<tr>
<td>Plaza</td>
<td>Center, Core</td>
<td>1 side min.</td>
<td>0.2 ac. min. 2 ac. max.</td>
</tr>
<tr>
<td>Pocket Park</td>
<td>Transition, Center</td>
<td>1 side min.</td>
<td>1,000 sf. min. 0.25 ac. max.</td>
</tr>
<tr>
<td>Passage (mid-block)</td>
<td>Transition, Center, Core</td>
<td>n/a</td>
<td>n/a 12-40 ft. in width</td>
</tr>
</tbody>
</table>
Phase 1 Existing
SIA Phase 1 Illustration
Mixed Block
Predictable Code Requirements: Building Form & Use

Buildings
- Compatible Setbacks
- Compatible Heights
- Entry Towards Streets
- Windows Towards Streets

Parking
- Location

Uses
- Broad Categories
- Mixed-use Broadly Permitted Outside of Residential Districts
A brief study of building types at varying densities to help visualize how density and character are linked.

Visualizing Density

1. **ADU = Accessory Dwelling Unit**
2. **SFH = Single-Family House**
3. **Density numbers are approximate and based on a minimum of 1 parking space per unit. Final parking requirements have not yet been determined (see Parking Strategy section).**
Block Prototypes - Standard Block
4-story Apartment - 150’w x 120’d lot
Relies on shared parkings tructure
Net density = 80du/acre
Gross density = 60du/acre
4-story Apartment - 150'w x 120'd lot
Relies on shared parking structure
Net density = 80 du/acre
Gross density = 60 du/acre
Contextual and harmonious architectural language

4-story apartment - 100'w x 120'd lot
8 units/floor relies on shared parking structure
Net density = 80du/acre
Gross density = 60du/acre
Contextual and harmonious architectural language

“4-pack” on 50’w x 120’ d lot
Parking at rear from alley
Net density = 27 du/acre
Gross density = 19 du/acre
2-3 story apt. on 72'x100-120' lot
parking at rear from alley
Net density = 25 du/acre
Gross density = 17 du/acre
Side Court Townhouse - 5 units on 50’w x 120’d
Parking at rear from alley
Net density = 33 du/acre
Gross density = 24 du/acre
Code Structure

Section 1. Approvals Process
• Required Drawings and Documents
• By Right Approvals
• Public Notice
• Approvals Requiring Public Hearing

Section 2. Affordable Housing Bonus
• Level 1 Bonus Requirements
• Level 2 Bonus Requirements
• Level 3 Bonus Requirements

Section 3. Site Standards
• Setbacks and Setback Treatment
• Entrances
• Walls and Fencing
• Parking Location
• Large Site Developments
• Public Open Spaces

Section 4. Buildings
• Height
• Street Facing Facades
• Attachments; Porches, Stoops, Awnings, Signage
• Prohibited Uses

Section 5. Street Improvements
• Improvements to Existing Streets
• New Streets
Integrating a Form-Based Code: Optional Overlay

**PROS**
- Permits Desirable Development
- Very Little Political Opposition
- Allows Time For Staff Training

**CONS**
- Desirable Development Not Required
- Limited in Applicability
- Staff, Officials, and Industry Have Two Systems

Do you want to use the FBC?

If No:
- Euclidean Zoning Code

If Yes:
- Form Based Code
Integrating a Form-Based Code: Mandatory

**PROS**
- Requires more Desirable Development
- Provides more predictability in terms of outcomes and process

**CONS**
- Difficult politically
- Staff, Residents, and Industry learn new system
Next Steps

- City works with community residents and property owners to determine the level of coding they want;

- FBCI/DPZ prepares and presents first draft of a code;

- City determines process for review and community input and provides feedback on first draft;

- FBCI/DPZ revises and presents second draft if a code;

- City determines process for review and community input and provides feedback on second draft;

- FBCI/DPZ presents final draft of code;

- City determines process for review and comment on final draft;

- City incorporates comments and adopts code