

**Planned Unit Development Stakeholder Work Session:
General Discussion of PUDs and Affordable Housing
Meeting held August 12, 2015**

The purpose of this meeting was to provide stakeholders an opportunity to discuss with staff feedback on elements of the Planned Unit Development code that are outside of the scope of direction captured by City Council Resolution NO. 2014

Participants worked in small groups to develop a comprehensive list of recommendations and comments related to Planned Unit Development policy. All recommendations were recorded whether they represented the opinion of one or many stakeholders.

All group lists were posted on the wall for all participants to review. Participants were then given four stickers to identify the highest priority recommendations or comments. Finally as a group we discussed the highest priority topics. Topics that received less than 2 stars were not discussed by the group as a whole.

Highest Priority Topics:

- Expedited Review for PUDs with onsite affordable units. If a fee for expedited review is adopted by the City PUDs with affordable units should be considered for a fee waiver. (8 stars)
- Acceptance of Housing Choice Vouchers in all PUDs with onsite affordable units. (3 stars)
- Super Majority or 2/3rds City Council vote to approve a PUD Density Bonus fee-in-lieu request (3 stars) – *Staff note: while this does apply to the current initiated code amendments the issue was not discussed during the two stakeholder meeting that focused specifically on the draft proposed code amendments. A similar recommendation was made by the Planning Commission.*
- A public hearing should be held on PUD baseline zoning. (3 stars)
- Housing Trust Fund allocated to housing vouchers at or below 50% Median Family Income. (2 stars)
- Sticking to the original intent of the PUD ordinance that requires a PUD to be a minimum of 10 acres. (1 star)
- Future changes to the PUD ordinance should not disincentivize development. (1 star)
- All PUDs should accept vouchers whether or not they contain onsite affordable units. (1 star)
- All PUDs of 10 acres or more should meet the onsite affordable housing requirement. (1 star)

- Allow S.M.A.R.T. Housing fee waivers and expedited review for PUDs with on-site affordable units. – *Staff note: It was discussed that requiring S.M.A.R.T. Housing certification may be a barrier to voluntary affordable housing in PUDs.* (1 star)
- Urban Core PUDs not on TCAD 6/1/97 generate 40% of City taxes dedicated to the Housing Trust Fund
- All other PUDs generate 5% of City taxes dedicated to the Housing Trust Fund. (1 star)

All additional recommendations and comments identified by stakeholders but not marked as priority:

- Developers should provide a statement of the value of entitlements received through the PUD (applies to PUDs with and without the density bonus).
- The fee-in-lieu payment should be designated for specific geographic reinvestment.
- Enhanced enforcement of PUD requirements.
- PUDs less than 10 acres may apply for the fee-in-lieu if the development pro-forma meeting AHFC standards demonstrates income gap preventing on-site affordability.
- Change on-site affordability requirement to 5% of housing unit at or below 50% MFI for rental housing for 40 years.

The following comments came up throughout the PUD Density Bonus amendments process and the August 12th stakeholder group generally agreed these were all important topics to be considered:

- There should be an opportunity for public input to determine PUD baseline zoning. This opportunity could take place at the time of the initial PUD briefings to City Council. Multiple departments including NHCD should be involved in the PUD baseline zoning determination.
- The City should review the current policy related to requests for fee-in-lieu refunds
- City Council should review the PUD Density Bonus fee-in-lieu amount (currently \$6)