

Proposed Amendment Tracking #	Page #	Topic	Proposed Amendment	Proposed Text Change (Underline added text/Strikethrough deleted text)	Text Change Included in Amendment (YES/NO)	Justification	Notes	Proposer	WG Support
1		Proportional bedroom count requirement	Ensure that the proportional bedroom count requirement indicates that an applicant may provide an equivalent number of multi-bedroom affordable units as compared to the market-rate units or more		NO	We definitely want to ensure that at least a proportional number of bedrooms are provided among the affordable units but at the same time we support an applicant providing an even greater number of multi-bedroom units than what is required	This would complement and add to the staff recommendation.	Awais Azhar	AA, CH, RS, PH
2		Unbundle housing and parking costs	Ensure that while an applicant is allowed to unbundle housing and parking costs, the unbundling for affordable units must be proportional to the unbundling for market-rate unit		NO	This is to ensure that only affordable units do not have unbundled parking but rather reflect the overall strategy and planning for a development in relation to all of its housing units		Awais Azhar	AA, CH, RS, PH
General Amendments									
3		General: Compatibility	Assess the impact of compatibility on the VMU program, and other density bonus programs, and consider addressing any impacts on housing capacity		NO	Based on Staff's research, the current VMU ordinance with increased height entitlements only 34% of VMU-zoned sites could build to their bonus height after compatibility is factored in. The areas in which this height can be achieved happens to be in vulnerable areas, which is inequitable. There should be a better balance of increasing density/affordability in existing neighborhoods.	See 25-2-E-4.3.1. Applicability for reference	Claire Hempel	AA, CH, RS, PH
4		General: Applicability	Assess the need to expand the VMU program so it is applicable beyond the principal streets identified in the LDC, to include areas within the watershed of those principal streets		NO	Several cases have come before Planning Commission where an Applicant requested VMU zoning but Staff didn't recommend because the site did not fit the exact definition of fronting on a corridor. This potentially takes many sites across the city out of receiving VMU zoning designation that really make sense in having increased density due to proximity and access to transit.		Claire Hempel	AA, CH, RS, PH
5		General: Equitable Dispersion	Assess the distribution of the VMU program to examine the expansion of opportunities to add more housing, especially affordable housing, in high opportunity areas and ensure an equitable distribution of sites across the city		NO	Research from staff shows that only 33% of VMU-zoned sites are within a high opportunity area and 23% of sites are in areas vulnerable to displacement risk.		Awais Azhar	AA, CH, RS, PH