

Proposed Amendment Tracking #	Topic	Proposed Amendment	Proposed Text Change (Underline added text/Strikethrough deleted text)	Text Change Included in Amendment (YES/NO)	Justification	Notes	Proposer	WG Support
General Amendments								
1	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, under 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		Claire Hempel	AA, CH, RS, PH
2	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	See 25-2-E-4.3.1. Applicability for reference	Claire Hempel	AA, CH, RS, PH
3	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
4	General: Anti-Displacement	Assess the applicability of the VMU program in Vulnerable Displacement Risk Areas as identified by the staff research and evaluate additional anti-displacement strategies		NO	In response to feedback from other commissioners on potential displacement pressures and research provided by staff on the applicability of the program in three types of displacement risk areas: Chronic Displacement Risk Area, Active Displacement Risk Area, and Vulnerable Displacement Risk Area		Awais Azhar	AA, CH, RS, PH
5	General: Parking	Assess the need to eliminate or further reduce parking requirements in the VMU program, while maintaining accessible parking standards, and consider addressing any impacts on housing capacity and program participation		NO	In response to feedback from community listening session and Codes and Ordinances Joint Committee Meeting. Attendees shared that current parking requirements reduce the ability to add additional housing units, including affordable housing units, and disincentivize participation in the program		Awais Azhar	AA, CH, RS, PH
6	General: Feasibility Analysis and Periodic Review	Upon adoption of the ordinance, conduct a market feasibility analysis of the changes proposed to the VMU program and make any necessary revisions, while providing a periodic program report in the future		NO	In response to feedback from community listening session. Attendees raised the issue that there was a need to conduct a market feasibility and affordability calibration analysis of the changes being made to the program. In addition, it is necessary to periodically provide a program report in the future to assess participation and make necessary changes	Market feasibility analysis includes a calibration of the affordability set aside to assess its effectiveness, an analysis of the impediments to utilizing the program, and recommending changes that would maximize participation and affordability benefits	Awais Azhar	AA, CH, RS, PH