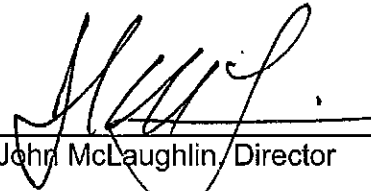


COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Inclusionary Housing Application to Existing Units
- Issue:** Should existing residential units on a property be counted when calculating inclusionary housing requirements?
- Reference:** Development Code Section 18.214.040.B (Number of Inclusionary Housing Units); Section 18.214.040.F (Exemptions)
- Discussion:** Section 18.214.040.B requires that 15% of all new dwelling units shall be affordable units by way of construction, payment of in-lieu fees, or an alternative equivalent proposal.
- Section 18.214.040.F exempts specific types of residential development projects from inclusionary housing requirements, including Subsection 3 as follows:
3. The construction of a single family dwelling unit or duplex units on a multi-family lot in which the total number of dwelling units on the lot does not exceed two. If additional dwelling units are subsequently constructed on the lot, the single family dwelling unit and duplex units shall be included and calculated towards the inclusionary requirement of Subsection B.
- The inclusionary housing requirements of Chapter 18.214 were established to mitigate the impacts caused by new residential development which creates additional demand for affordable housing. Since the Chapter is intended to be impact-related, dwelling units constructed prior to the effective date of the Chapter (June 3, 2007) are not creating new impacts; therefore they should be exempt and not be counted toward cumulative dwelling units on a property for the purpose of calculating inclusionary housing requirements.
- Policy/Procedure:** Dwelling units constructed on a property prior to June 3, 2007 shall be exempt from being counted toward cumulative dwelling units on that property for the purpose of calculating inclusionary housing requirements.
- Effective Date:** September 15, 2010

Approved by:



John McLaughlin, Director

Date:

Sept. 15, 2010