

Inclusionary Zoning Recommended Changes

Expansion of the affordable housing requirement

The original proposal passed by the City Plan Board included RMF and MU zoning categories. These zoning categories include 159.2 units that would be created as affordable under the regulation, based on staff's analysis of recent major developments in backup.

Total Affordable Units Created

Current Proposal	MU & RMF (Over 50) Add.	Under 50 Add
186.6	159.2	15.7

- 1.) Expand the required affordable housing zones to RMF-6, RMF-7, RMF-8, MU-1 and MU-2

By right building

By-right development is a best practice that allows builders to know the rules on the front end of building, as opposed to a discretionary process where staff or a board can make changes. This helps to create more transparency and stability in the process, which reduces the cost of building and makes it easier for builders to secure loans.

- 2.) Move the additional stories offset into the by-right offsets

Flexibility on compatibility requirements

In order to offset the cost of providing these homes at affordable rates, staff is permitted to negotiate with the developer to offset their costs if the by-right offsets do not fully offset the costs. The list of what is negotiable is listed in "other offsets". The "compatibility requirements" should be added that allow staff to directly offset any costs under that provision. This is a section that was recommended to reform by the HR&A study of Gainesville's zoning code, which they cited as a regulation that increases the cost of housing.

- 3.) Add 30-4.8 into the "other offsets" section under "flexibility regarding form and design standards"