

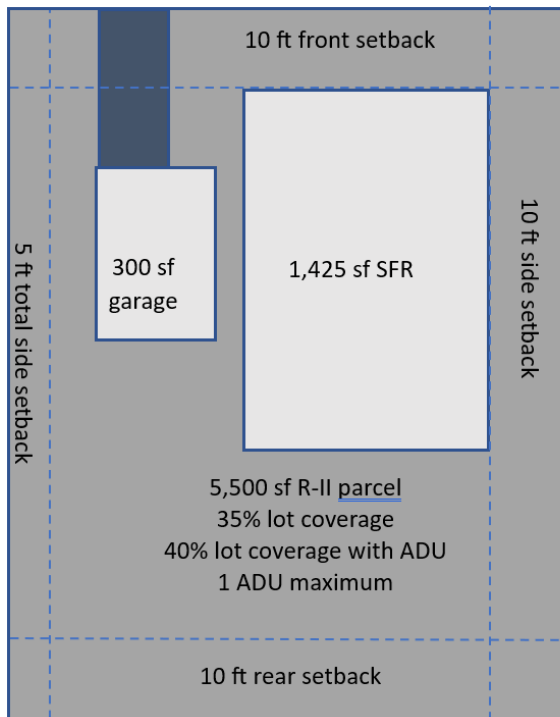
Tactical Infill Housing Amendments, At-a-glance



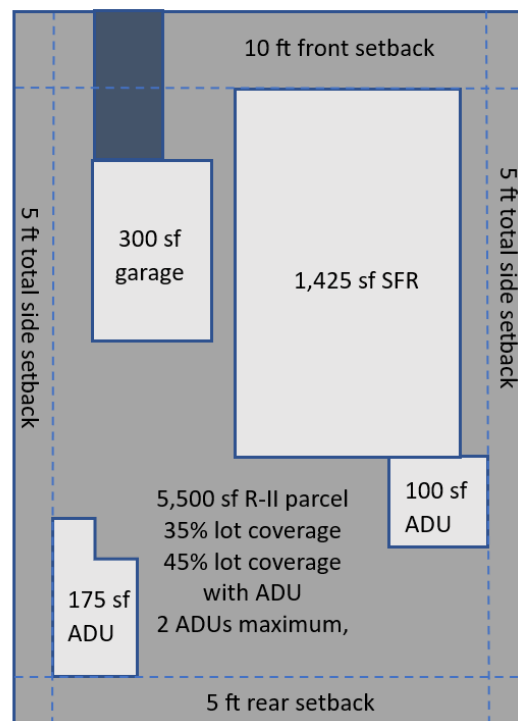
Accessory Dwelling Units

What's Changed	How it Supports Affordable Housing
2 ADUs per residence (previously only 1 ADU was permitted)	Less expensive to build, and for homeowners to rent out ADUs. Also helps meet demand
Residences outside residential zones can build ADUs	Creates more housing units
No parking requirements for ADUs	Easier and cheaper to build ADUs without parking
Reduced setbacks	Makes it easier to place ADUs
Increased lot coverage	Makes it easier to place ADUs
Exterior ADU entrances can be located on the front of the building	Makes it easier to place ADUs
Tiny House on Wheels (THOW) can be established as ADUs	Creates diverse and affordable housing units

Before



After

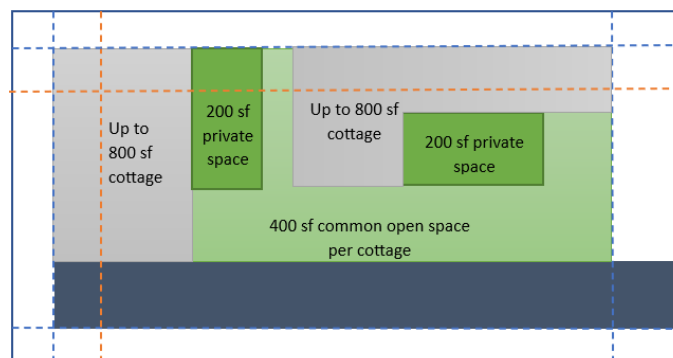


The following options show the maximum permitted when establishing ADUs and/or detached guest bedrooms on a lot with a detached single-family residence. Only two “detached accessory living units” (either detached ADUs and/or detached guest bedrooms) can be placed on one lot.

	ADUs (maximum of 2 allowed)	Is a detached guest bedroom permitted?
Option A	1 attached ADU -and- 1 detached ADU <ul style="list-style-type: none"> The detached ADU can be a THOW 	1 detached guest bedroom is permitted as there is only 1 detached ADU.
Option B	2 attached ADUs	Up to 2 detached guest bedrooms are permitted as there are zero detached ADUs.
Option C	2 detached ADUs <ul style="list-style-type: none"> One or both of the detached ADU(s) can be a THOW 2 Detached ADUs can be established as a duplex 	Detached guest bedrooms are not permitted as there are 2 detached ADUs.

Cottage Housing

What's Changing	How it Supports Affordable Housing
Review Process: Type IA review without noticing or design review committee	Removes time and cost barriers to develop these units
Allowed outright in R-I instead of through CUP	More affordable process in more zones
Spacing between cottage neighborhoods is no longer 1,000 feet in R-I and R-II	Easier to site near other residences
Heat pumps are allowed	More affordable heating
Exteriors no longer need trim or roof eaves. Hedges and fences are not required between units and the common open space. Rear yard setback reduced to 5'	Less space is needed for cottage developments. Developers save money that would have been spent on exterior details and barriers
Parking reduced and can be adjacent to cottages	Easier to site, less expensive to develop
Density: Minimum number of cottages is 2 in R-I, 3 in R-II. Minimum lot size is 10,000 sf in R-I, 5,000 sf in R-II	Can build cottages in smaller lots and more locations
Eased entrance requirements and ground floor area	Easier to site
Minimum quantity in R-III is now 3 instead of 4, with a minimum lot size of 5,000 sf.	Can build fewer cottages on smaller lots, which lowers initial development costs



Parking

What's Changing	How it Supports Affordable Housing
Reduced parking requirements for du/tri/fourplex where streets are fully improved	Simpler and more affordable to site and build housing density
No parking requirements for ADUs	Easier to site ADUs
Relax parking for multifamily developments in R-IV and Mixed-Use zones	Simpler and more affordable to site and build residential developments

Maximum Densities and Unit Lot Subdivisions

What's Changing	How it Supports Affordable Housing
A parcel meeting dimensional standards ("parent lot") can be subdivided into smaller lots that do not meet those standards. Unit lot subdivisions less than one acre are Type II reviews.	Allows fee simple ownership, increases flexibility for smaller interior lots, encourages the development of cottage housing and townhomes. Increases affordability for developers and owners
Lower fees and contractor insurance for ULS than condos	Lower costs for development and maintenance, increasing affordability
Du/tri/fourplexes can be built or converted from Single Family Residences in all residential zones. Townhouses and rowhouses of five or more units are allowed in R-II, R-II, and R-IV	Increases density with lower development costs. These developments can benefit from the multifamily tax exemption, further lowering costs and incentivizing renting and selling housing to low- and moderate-income households

Collective Ownership

What's Changing	How it Supports Affordable Housing
Unit Lot Subdivisions allow multiple people to each own their own home on a unit lot parcel divided from a parent parcel.	Less expensive than buying a full parcel, easing the path to home ownership
Individual homeowners can each own part of a parent parcel	Easier for land trusts to develop and provide housing. These trusts can still benefit from the multifamily tax exemption