

# Affordable Housing Presentation

Current & Future Zoning  
Challenges & Opportunities

October 7, 2013

# Overview

- Current Mixed Use & Commercial Zoning
- How are we doing so far?
- Translation of Zones to C/R & E
- Changes in the Rewrite
- New Ideas
- Functional Master Plan for Housing

- Current Mixed Use & Commercial Zoning

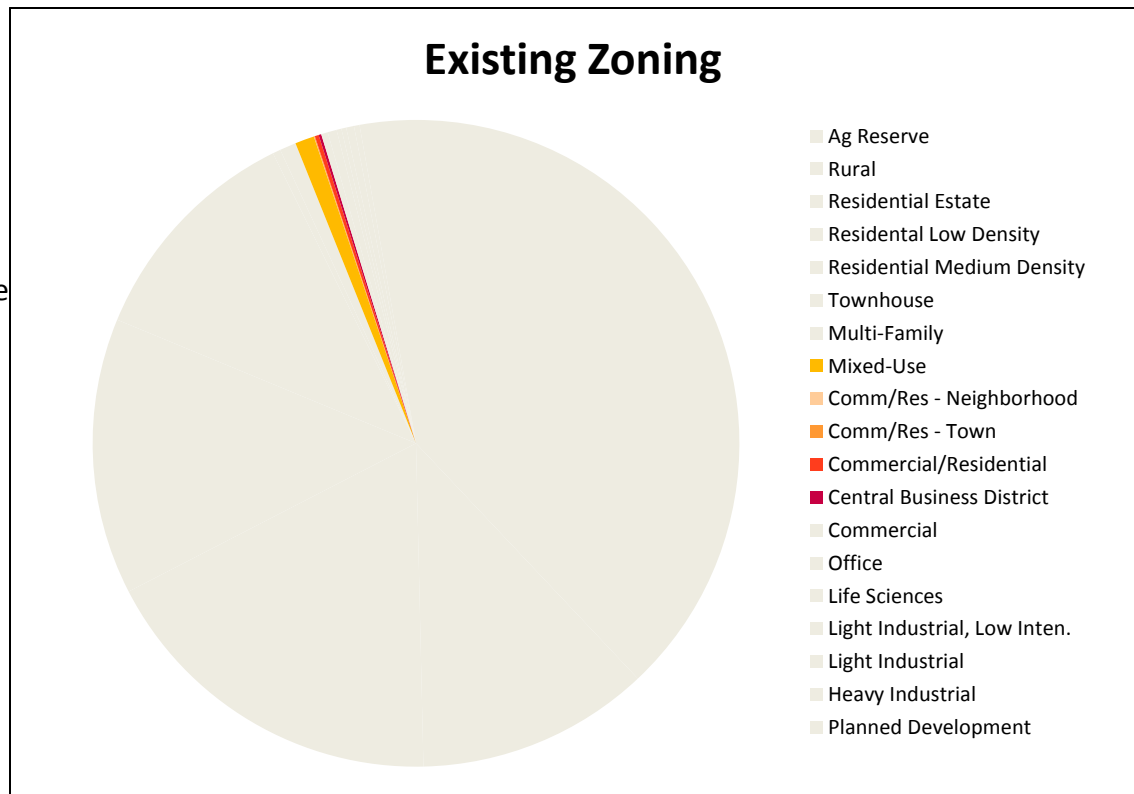


# MoCo Mixed-Use Zoning

**CBD** - 364 acres (0.13%)  
**Mixed-Use** - 2,690 acres (0.95%)  
**C/R Family** - 636 acres (0.23%)

## Current Mixed-Use Zones

- CBDs
- Mixed-Use
  - MXPDP
  - MXN
  - Transit Station (Mixed & Re
  - RMX (optional method)
  - MXTC
  - TOMX
  - TMX
- C/R
  - CR
  - CRT
  - CRN



# MoCo Commercial Zones

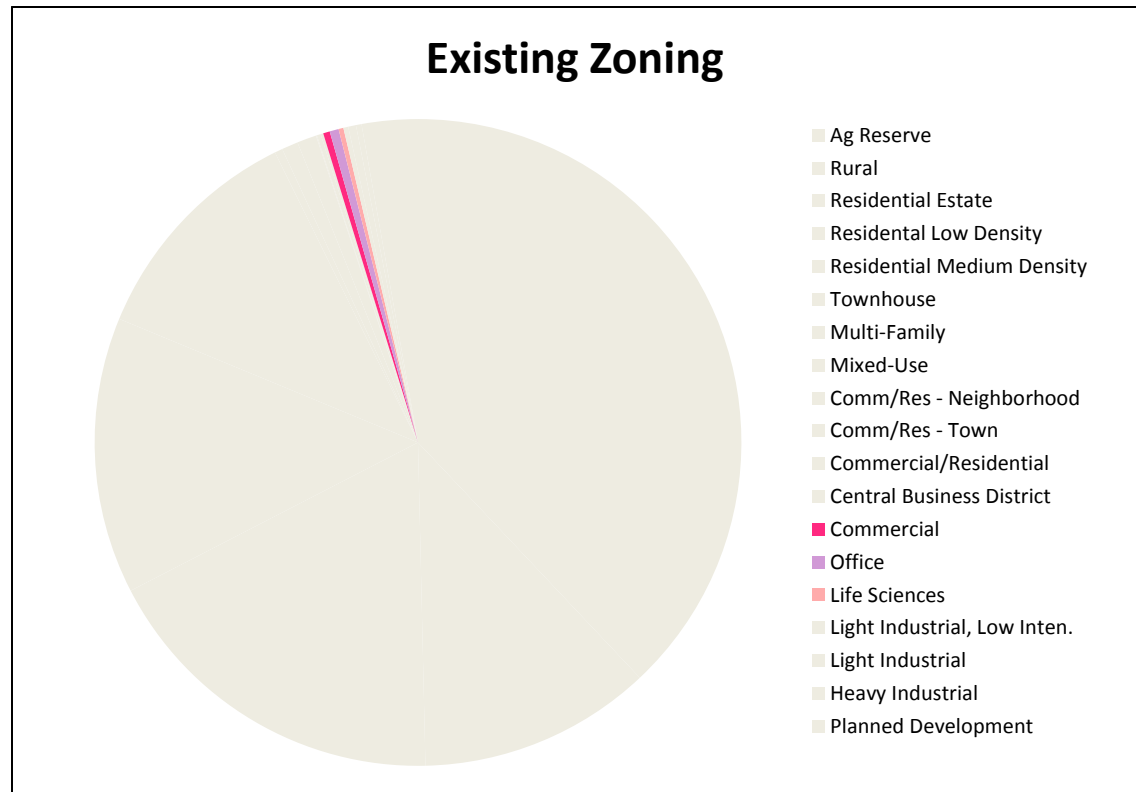
**Commercial** - 904 acres (0.33%)

**Office** - 1230 acres (0.45%)

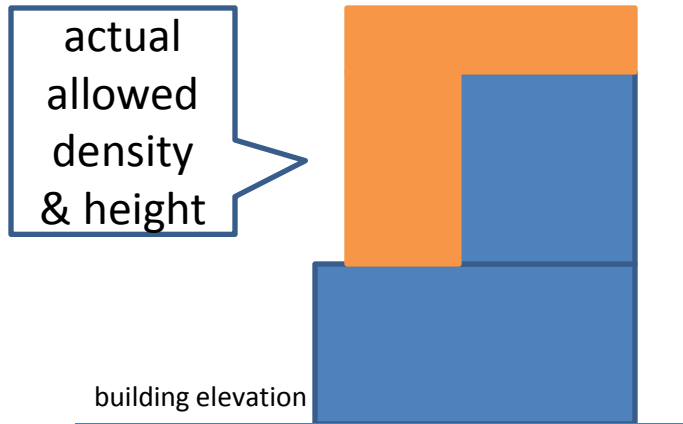
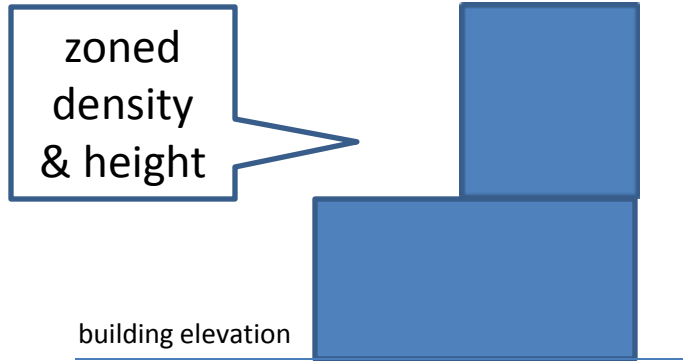
**Life Sciences** - 661 acres (0.24%)

## Current Commercial Zones

- Commercial
  - C-1 through C-6
  - CT
  - H-M
- Office
  - O-M
  - C-P
  - C-O
  - I-3
- LSC



# Mixed Use Zoning & Affordable Housing: Current Model



## Under Chapter 25A

- MPDUs
  - Applies to projects w/20+ units
  - “Bonus Density” up to 22% above zoned density
  - Based on sliding scale for MPDUs above 12.5% up to 15%
- $\approx 1.5$  times height allowed to accommodate WFHUs in CBDs

- How Are We Doing So Far?



*affordable housing goes*

## Past Performance: CBDs since 2005

- 32 residential projects
- 11 provided >12.5%
- 8 of the 11 are in Woodmont Triangle Amendment area
- total of 51 bonus MPDUs
- (11 of 51 bonus MPDUs will be provided only if buy-out is allowed)
- 40-51 bonus units over 8 years

Approved CBD Optional Method Plans Since July 2005: Bonus MPDU Analysis		
plan #	% mpdus	comments
920060010	12.5	
920060020	12.5	
920060030	12.5	
920060040	12.5	
920060050	15	2 bonus mpdus (woodmont triangle amendment)
920060060	12.5	
920060070	12.5	
920070020	15	3 bonus mpdus (woodmont triangle amendment)
920070030	15	3 bonus mpdus (woodmont triangle amendment)
920070040	15	7 bonus mpdus
920070050	13.1	no bonus mpdus (woodmont triangle amendment)
920070060	12.5	
920070070	12.5	
920070080	12.5	
920070090	15	1 bonus mpdu (woodmont triangle amendment)
920070120	12.5	
920070130	12.5	
920070140	12.5	
920090010	15	11 bonus mpdus ( <b>only</b> provided if buy-out allowed) (woodmont triangle amendment)
920100010	12.5	
920100020	12.5	
920100030	12.5	
920110010	12.5	
920120020	12.5	
920120030	15	14 bonus mpdus (woodmont triangle amendment)
920130010	15	3 bonus mpdus (to exceed recommended height by 25+ feet)
920130020	12.5	
920130030	12.5	
920130040	12.5	
920130050	12.5	(pending)
920130070	15	2 additional mpdus (woodmont triangle amendment)
920140010	15	5 additional mpdus (pending)



## Past Performance: Mixed Use Zones since 2005

### TSR/TSM:

- 2 of 7 residential projects with >20 units provided >12.5% MPDUs
- 12 bonus MPDUs out of 1,682 units

TMX: none

### TOMX:

- 1 project
- 13.9% MPDUs
- 22 bonus MPDUs (out of 1,521 units)
- (pending)

### MXPD:

- 1 of 2 large mixed-use projects
- completed after 2005
- 18% MPDUs req'd as part of re-zoning
- 23 bonus MPDUs out of 1,250 units
- bought out 48 units

### C/R:

- 2 out of 9 residential projects
- >13.5% MPDUs
- 11 bonus MPDUs out of  $\approx$  1200 units

## Past Performance: CR Zones

### C/R:

- Prior to Oct 2011 – 4 sketch plans approved
- Oct 2011 - ZTA 11-01 modifies the CR zone
- Increases maximum public benefit points for providing >12.5% MPDUs from 30 to 40 points
- After Oct 2011 - 4 more sketch plans approved
- 2 out of 4 plans
- >13.5% MPDUs
- 11 bonus MPDUs out of  $\approx$  1200 units

## **Past Performance: Lessons Learned**

Bonus MPDUs: 119 over 8 year period  
(however base 12.5% is still better than most jurisdictions)

### Make Master Plan Recommendations

- Woodmont Triangle Amendment
- Shady Grove Station

### Encourage Re-zonings of Appropriate Properties

- Density bonuses allowed under 25A built into requested envelope
- Binding elements may achieve >12.5% MPDUs

Modify the Ground Rules (see “Changes in the Rewrite”)

- Translation of Zones to C/R & E



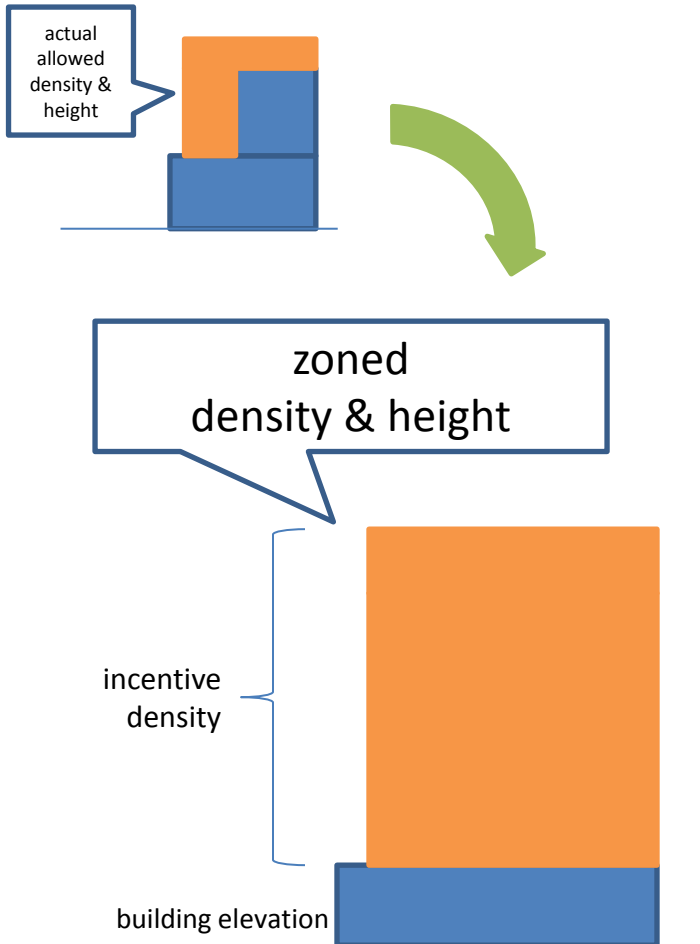
# Translation of Existing Mixed Use Zones

## Translation of Mixed-Use Zones

- Map to current:
  - Development standards
  - Master plan recommendations
  - “Un-built” approvals
- Retain 25A density bonus model
- Retain WFHU height bonus allowance in CBDs
- Identify allowances with a “T”
  - T = transitional
  - Subsequent master plans will rezone with appropriate densities & heights to accommodate “bonuses”



## C/R & Employment Zones & Affordable Housing Model



Public benefits are provided to obtain incentive density

- Decreased “standard method” for many zones
- Public benefits are prioritized by master plan
- 6 categories (major facilities, transit proximity, connectivity, diversity, design, & environment)
- MPDUs
  - 12 points for every 1% provided between 12.5% - 15%
  - 2 points for every 1% above 15%
  - Up to 40 points (resulting in 20% MPDUs)
- WFHUs
  - 2 points for every 1% provided
  - Up to 20 points

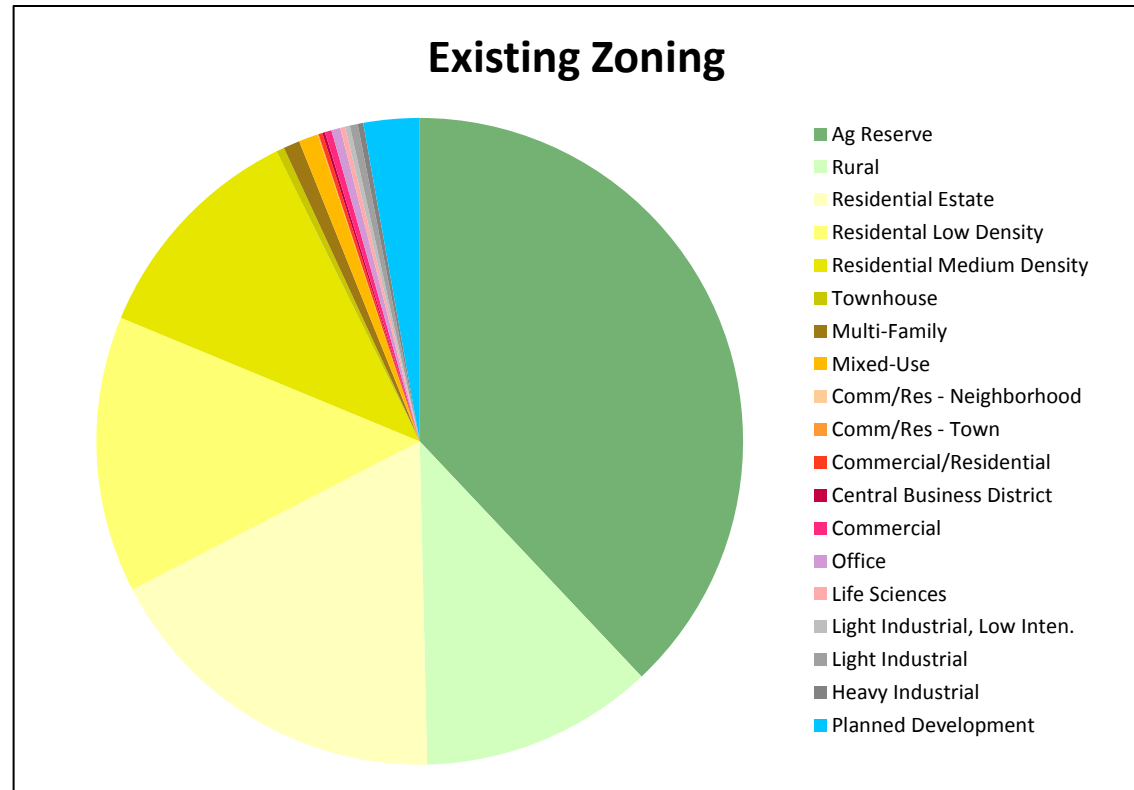
## Translation: Impacts

Retains density bonus model for previous zones (no change):

- CBD
- TMX
- TOMX
- MXTC
- TSR/TSM

Current commercial zones:

- Allow residential as a permitted use –limit to 30% in Employment zones
- Potential for up to 10,000 units over about 1,200 acres
  - 8 units/acre
  - R-60 = 7.26 unit/acre
- Could provide up to 1,250 MPDUs (at 12.5%)
- This potential currently exists but in many commercial zones requires a special exception



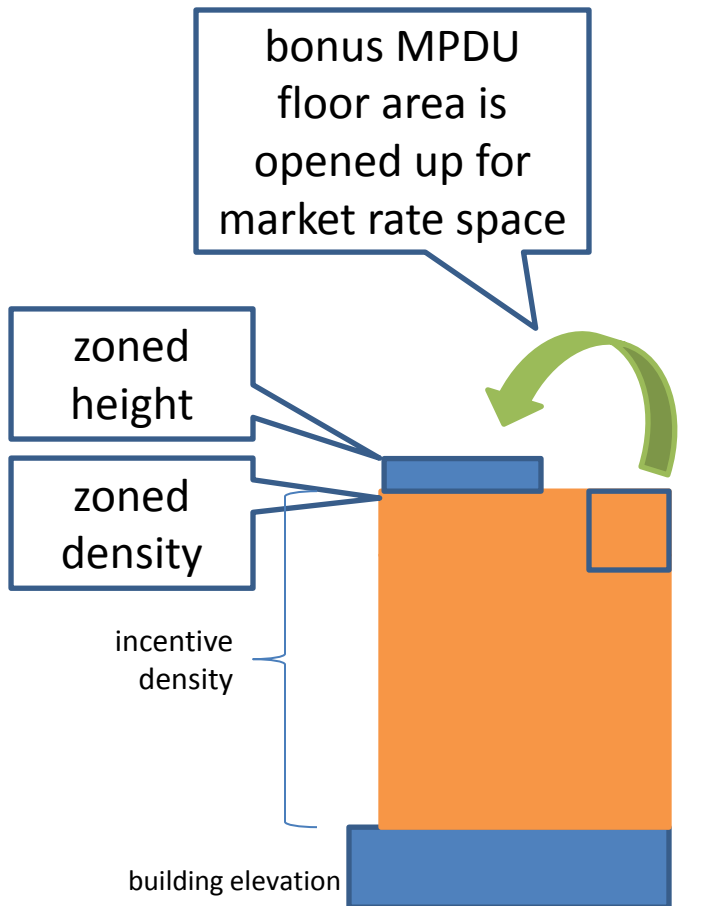
- Changes in the Rewrite

Frank and Ernest





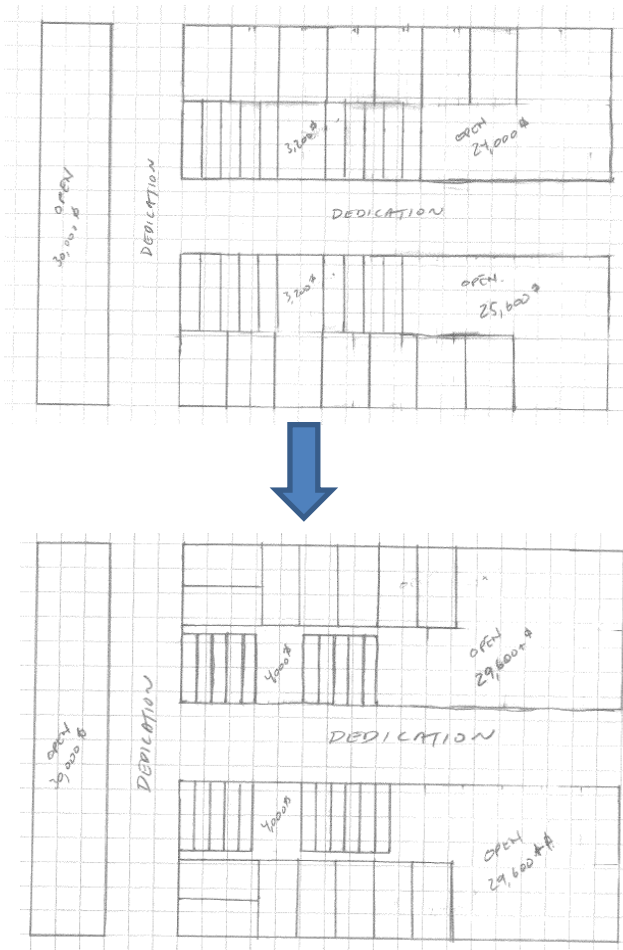
## C/R & Employment Zones & Affordable Housing Model



## Zoned Density & Heights

- Current code & Proposed: not all floor area counts toward density (parking structures, cellars, rooftop mechanical, etc.)
- New: floor area of **bonus** MPDUs does not count toward density

## Lot Sizes & Building Types



- Reduced lot sizes in MPDU optional method in residential zones – to allow greater flexibility in building and design
- Redefined usable area (the base for optional method calculation) for clarity
- New building types & development standards for detached, duplex, & townhouses in high-density residential zones, C/R and employment zones

## Floating Zones

### Residential Floating

- Residential Detached (RDF-#)
- Residential Townhouse (TF-#)
- Apartment (AF-#)

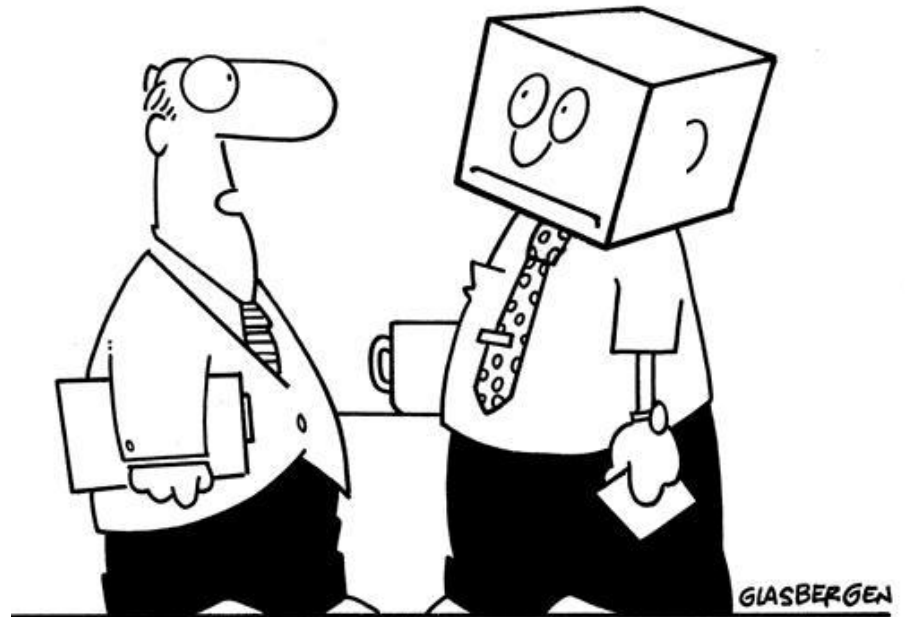
### Mixed Use Floating

- CRF, CRTF, CRNF
- NRF, GRF, EOFF, LSCF

- If no change in density or commercial uses:
  - No MP recommendation or prerequisites
  - New building types
  - Flexible development standards
  - Example: re-zone R-60 to RDF-7
    - 7 houses per acre (same density)
    - Smaller units, co-housing, affordable options, etc.
- New townhouse, apartment, and mixed-use options (although applicability is more restricted than current)

- New Ideas

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**“Thinking outside of the box is difficult  
for some people. Keep trying.”**

# Residential MPDU Optional Method

## Current Code:

- Standard Method
  - Density is determined by lot size
- MPDU Optional Method seems ... odd:

Development Method	RE-2C	RE-1	R-200	R-90	R-60
Standard (43,560/min lot size, mathematical density)	0.50	1.09	2.18	4.84	7.26
MPDU Optional (density in the code)	0.48	1.22	2.44	4.39	6.10

(Existing multi-family zones allow 1.22 times standard method for 15% MPDUs.)

## Change?

- Conform to Chapter 25A (1.22 times standard method for 15% MPDUs)

Development Method	RE-2C	RE-1	R-200	R-90	R-60
Potential MPDU Optional	0.60	1.30	2.70	5.90	8.9

## Incentive Density: BLTs & MPDUs

### Current Code:

- 5 points for BLTs required for all CR optional method projects
- 12 points for each 1% of MPDUs above 12.5%

### Change?

- 5 points for BLTs required for all CR optional method for properties > 3 miles from level 1 transit
- 30 points (15%) for MPDUs for properties  $\leq$  3 miles from level 1 transit

## Average Major Household Expenses

- Housing: 34.1 percent
- Transportation: 17.6 percent
- Food: 12.4 percent
- Insurance/Retirement: 10.8 percent
- Medical: 5.7 percent



# Functional Master Plan for Housing

## Demographics

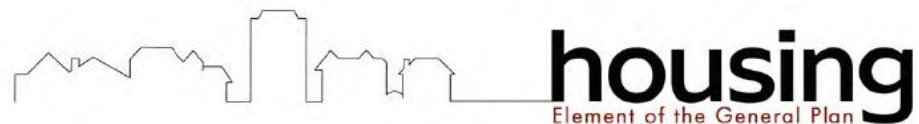
- Income
- Age
- Family structure
- Etc.

## Other Factors

- Transportation expenses
- Access to services
- Recreation & health
- Etc.

Median Family Income (HUD income limits)	2012	%	2010	%	1999	%	1989	%
Extremely Low (30%)	<b>44,232</b>	<b>12.2%</b>	52,882	14.7%	28,090	8.6%	25,709	9.1%
Low (60%)	<b>65,125</b>	<b>18.0%</b>	65,981	18.4%	48,419	14.9%	43,918	15.5%
Work force housing (120%)	<b>117,108</b>	<b>32.4%</b>	118,247	32.9%	93,511	28.8%	89,176	31.5%
Total households	<b>361,116</b>		359,476		324,940		282,903	

- Functional Master Plan for Housing



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# Sustainability: Integration with Planning Elements

Transportation

Land Use

Zoning

Environment

Open Space & Recreation

Cultural Facilities

Building Code

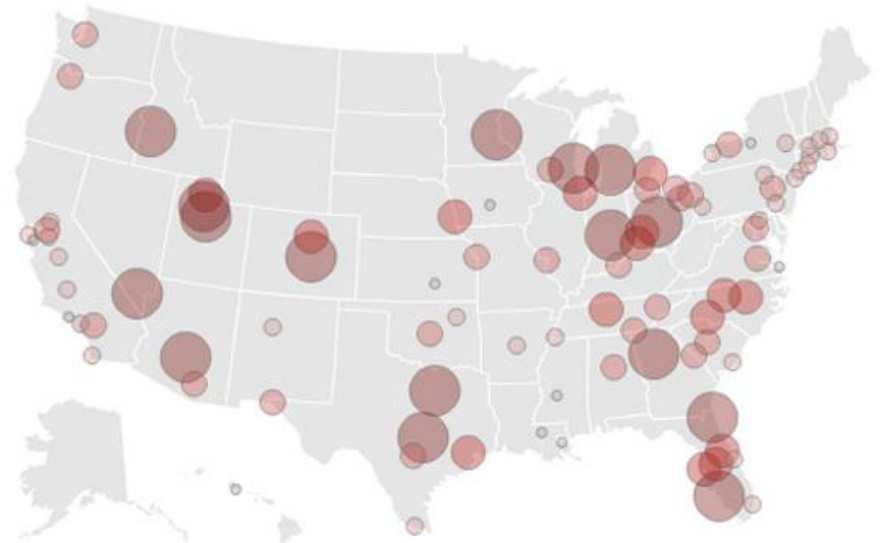
MPDU/WFHU Codes

Urban Infrastructure & Design

General Planning Element	Common Sustainability Measures by Key Sustainability Principle				
	Strategic Emissions Reduction	Smart Land Use and Planning	Responsible Resource Management	Integrated Transportation	Innovative Waste Management
Land Use	<ul style="list-style-type: none"> <li>Efficient transportation networks</li> <li>Public transit, walkways, bikeways</li> <li>Transit-oriented development (TOD)</li> </ul>	<ul style="list-style-type: none"> <li>Compact, mixed-use development</li> <li>Integrated infrastructure design and layout</li> </ul>	Efficient infrastructure	Reduce sprawl	Solid waste facilities
Circulation			Efficient transit	<ul style="list-style-type: none"> <li>Improve circulation and cut congestion</li> <li>Reduce average vehicle miles traveled (VMT)</li> </ul>	Solid waste transport
Housing			<ul style="list-style-type: none"> <li>Efficient use of materials</li> <li>Use recycled water &amp; materials</li> </ul>	Integrate transportation	<ul style="list-style-type: none"> <li>Recycling</li> <li>Composting</li> </ul>
Conservation	<ul style="list-style-type: none"> <li>Energy (electricity &amp; gas), water, and transportation fuel efficiency</li> <li>Develop clean alternatives</li> </ul>	Preserve natural resources		<ul style="list-style-type: none"> <li>Land</li> <li>Materials</li> <li>Natural resources</li> </ul>	<ul style="list-style-type: none"> <li>Raw materials</li> <li>Reuse/Recycle</li> </ul>
Open Space	<ul style="list-style-type: none"> <li>Compact development to preserve open space</li> <li>Protect natural resources &amp; ecosystems</li> <li>Preserve/ increase carbon sequestration</li> </ul>				
Safety	<ul style="list-style-type: none"> <li>Assure long-term reliable supply of critical water &amp; energy resources</li> <li>Improve air quality</li> <li>Reduce hazardous materials &amp; waste</li> </ul>				
Noise	Manage impacts of airport expansion on residents and wildlife areas				

**Change in Suburban Poor Population in the Largest 95 Metro Areas**  
 Percent change in suburban poor population from 2000 through 2010

**Suburban Poverty**



Circles sized according to change in suburban poor population:  
 > 100%    75% to 100%    50% to 75%    0% to 50%    No significant change  
 Source: U.S. Census

**Poverty Rate: Core Cities & Suburbs**  
 MAJOR METROPOLITAN AREAS: 2000 & 2010

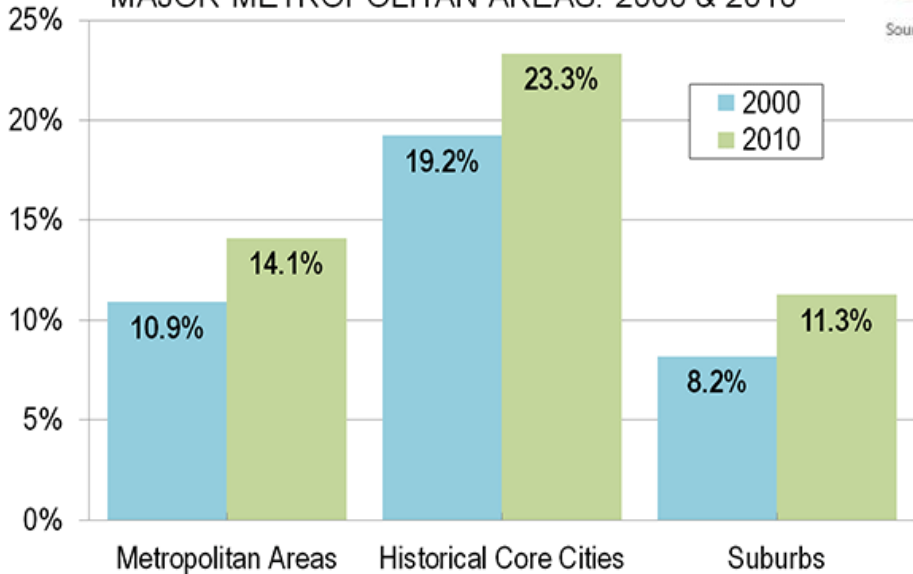
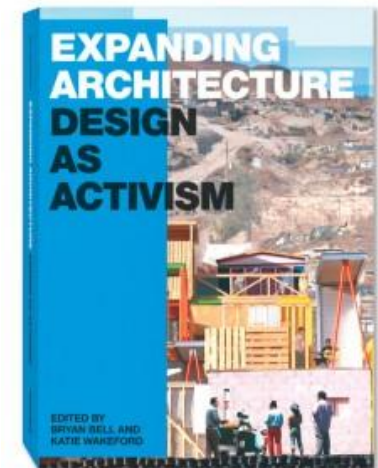
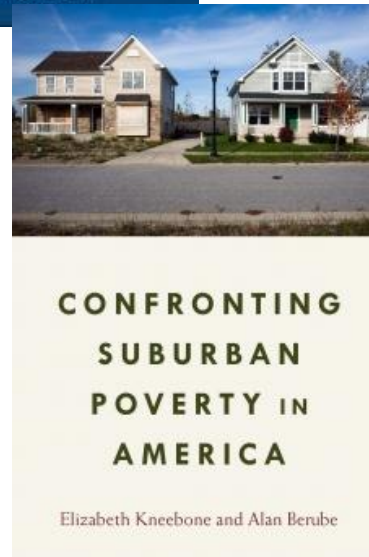
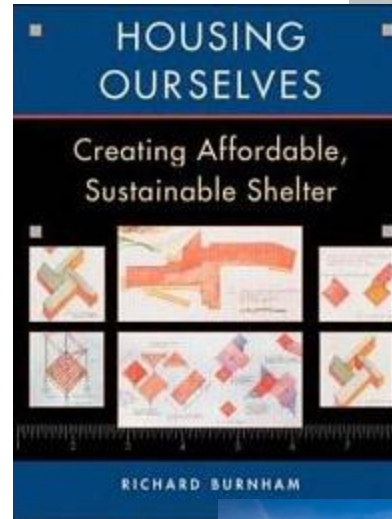


Figure 3

## Topics? Issues? Tools?

- Sustainability
- Integration
- Locations
- Connections
- Zoning - Rezoning
- Guidelines
- Design
- Energy
- Income Ranges – MPDU, WFHU, Productivity
- Rental/Sale
- Building Types
- Food Production & Access
- Health & Recreation



# Summary

## Past

- MPDU program in all mixed zones provides about 15 bonus units per year
- Required 12.5% program (for no bonus density) provides hundreds
- Residential MPDU optional method does not provide for an increase in density over standard method yield (but allows flexibility in unit types)

## Present

- New FAR rules for all mixed-use zones
- New flexibility for lot standards for all zones
- New floating zones allow new options (but in limited areas)
- New master plans have affordable housing recommendations
- New requirement for conformance to master plan

## Future

- Can a framework be established that can adapt to changes we can't anticipate?
- Zoning is one piece of the development regulatory framework (and can only do so much – is provision of affordable housing its primary function?)
- Need comprehensive plan that considers affordable housing within the larger economic & social context