

LIVING UNITS

	CURRENT REGULATIONS	WORKING-GROUP RECOMMENDATION	STAFF RECOMMENDATION
WHERE ALLOWED	Allowed downtown only, limited to 3 projects	N/A	Allowed Everywhere Downtown with no cap on number of projects.
SIZE RESTRICTIONS	150-400 Square-Feet (Average 275 Square-Feet)	70-400 Square-Feet (Average 235 Square-Feet)	150-400 Square-Feet (Average 275 Square-Feet)
PERMIT PROCESS	CCDC Conditional Use Permit	Neighborhood Use Permit (Process 2)	Neighborhood Use Permit (Process 2)
ZONING LIMITATIONS	A Residential Use limited to 3 projects Downtown	A Residential Use with no cap on the number of projects Downtown	A Residential Use with no cap on the number of projects downtown
PARKING REQUIREMENTS	0.7 Spaces per Unit	0.2 Spaces per Unit	0.5 Spaces/Unit 0.3 Spaces/Unit if 60% AMI 0.2 Spaces/Unit if 50% AMI 0 Spaces/Unit if 40% AMI
BATHROOM LIMITATIONS/ REQUIREMENTS	Allows full bathrooms in all units	Limits full bathrooms to 50% of the non-rent restricted units	Allows full bathrooms in all units
INCLUSIONARY HOUSING ORDINANCE	Applies	Applies	Applies
RENT RESTRICTIONS	80% AMI or less	N/A	80% AMI or less
REPLACEMENT REQUIREMENTS	Does not apply	Does not apply	Does not apply (Living Units counted for the purposes of calculating the inventory)
RELOCATION ASSISTANCE	Does not apply	Funding and Technical assistance provided to all low-income tenants	Funding and Technical assistance provided to all low-income tenants
WATER/SEWER FEE REDUCTIONS	\$3,000 per rent-restricted unit \$6,260 per market-rate unit	N/A	\$3,000/edu \$2,000/edu if 60% AMI \$1,000/edu if 50% AMI \$500/edu if 40% AMI