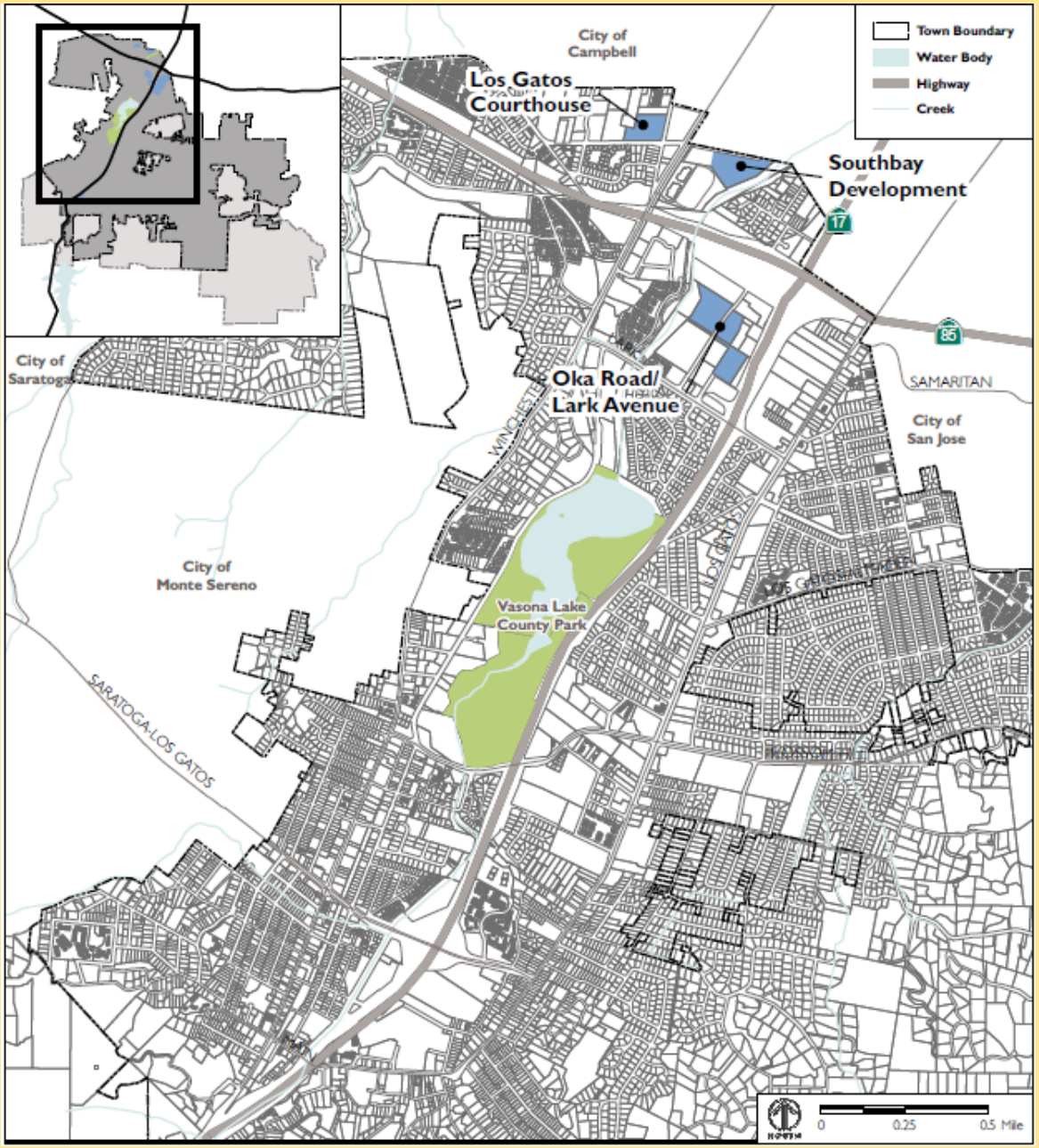
Affordable Housing Overlay Zone
Town Council and Planning Commission Study Session

AHOZ Purpose

- Key Housing Element implementation program
- Meets State RHNA requirements
- Town is required to plan for the units, but not guarantee construction
- Fulfills Action HOU-2.1
- State certified the Housing Element based on the AHOZ standards and incentives



Small Town Service ~ Community Stewardship ~ Future Focus

AHOZ Components

- Development standards (setbacks, building heights, parking ratios, etc.)
- Densities
- Affordability targets or ratios
- Incentives
- Architectural and Site Standards
- Components vary on each of the five AHOZ sites

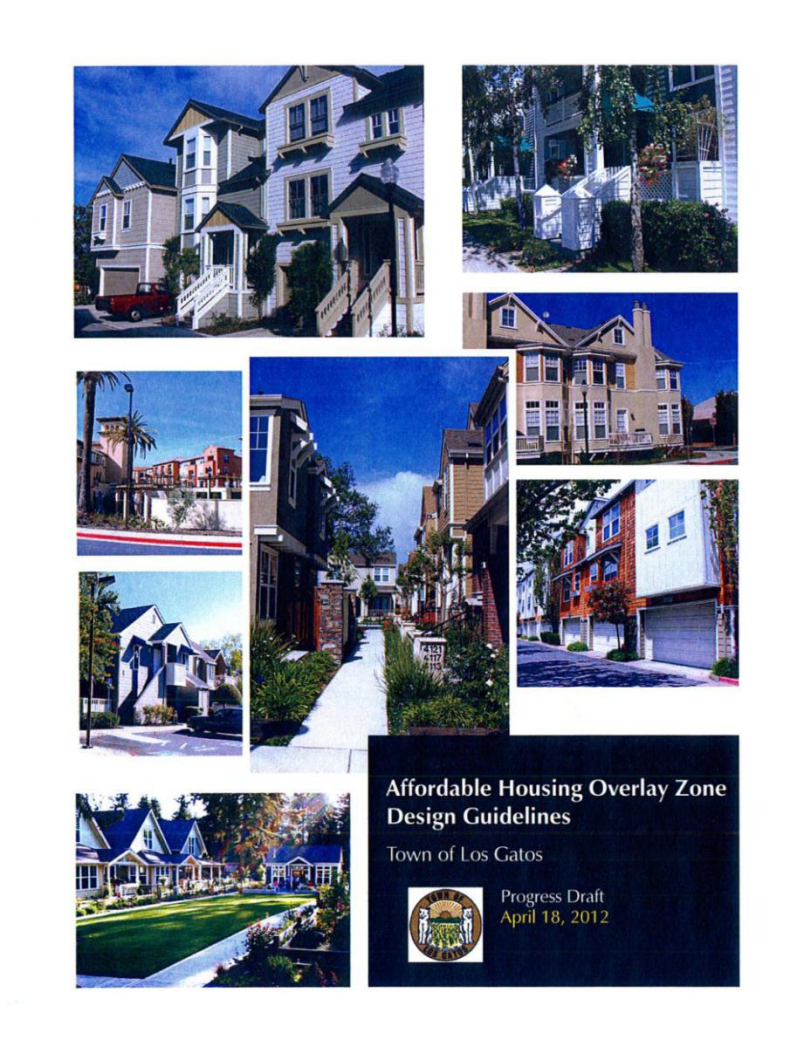
Property	Development Standards				Density (units per acre)	Affordability Ratios	Maximum Units
	Lot Coverage	Building Height	Property Setbacks	Parking			
Courthouse	40%	30' with separate garage or 35' with integrate garage[1]	Consistent with RM Standards[2]	Same as State Density Bonus[3]	20	30% low and below 20% low 30% moderate 20% above moderate	104 without density bonus and 125 with density bonus
Southbay	40%	Same as above	25' from Knowles, 40' from the creek, 25' from Aventino/Netflix, and west to be determined through A&S. Must maintain a buffer between Aventino	Same as above	30	35% low and below 20% low 25% moderate 20% above moderate	213 without density bonus and 256 with density bonus
Oka Road A	40%	Same as above	20' front and north and 10' south side. 20' feet rear or from the flood plain, whichever is more restrictive.	Same as above	20	25% low and below 25% low 30% moderate 20% above moderate	128 – no density bonus permitted
Oka Road B	40%	Same as above	20'front and rear and 10' sides	Same as above	20	35% low and below 15% low 30% moderate 20% above moderate	60 – no density bonus permitted
Oka Road C	40%	Same as above	20'front and rear and 10' sides	Same as above	20	35% low and below 15% low 30% moderate 20% above moderate	60 – no density bonus permitted

AHOZ Incentives Overriding Goal

- Make the AHOZ more attractive than the State Density Bonus law provisions by offering incentives:
  - *Development standards*
  - *Processing procedures*
  - *Financial incentives*
  - *Pre-application conference*
  - *Deferral of fees if fees are not waived*

AHOZ Architecture and Site Guidelines

- General architecture and site planning design guidelines
- Site-specific guidelines based on:
  - *Physical setting*
  - *Surrounding neighborhood*
  - *Nearby uses*
  - *Environmental constraints*
- Provide general guidance to the applicant, staff and the reviewing body



AHOZ Review Process

- GPC:
  - *Conducted 11 advertised AHOZ meetings*
  - *Unanimously recommended approval*
- Planning Commission Public Hearing:
  - *December 2012*
- Town Council Public Hearing:
  - *January 2013*