



HOUSING & PLANNING

Affordability Impact Statement

C20-2023-015 Eliminate NPA Filing Deadlines

Initiated by Resolution No. 20230601-047

8/2/2023

Proposed Regulation

The proposed change amends Article 16 to remove the February and July open filing period for Neighborhood Plan amendments and remove ancillary sections referring to this restriction.

☒ Positive ☐ Negative ☐ Neutral

The proposed change to remove the February and July open filing period and allow neighborhood plan amendments to be filed at any time will positively impact housing costs by reducing the wait time for review and approval of neighborhood plan amendments and subsequent zoning changes for residential development.

Restricting the filing period to only February and July for plan amendment applications impacts the timeline for associated zoning cases for properties proposed to be rezoned, in many cases, to build new housing.

The following chart shows the 182 future land use plan amendments that have been approved over the last five years. More than 75% of the amendments have been for residential land uses.

Land Use/Zoning Impacts on Housing Costs

Future Land Use	# of FLUM Amendments 2018-Present
Mixed Use	92
Multi-family	26
Higher-Density Single Family	19
Mixed Use/Office	12
Neighborhood Mixed Use	12
Commercial	7
Major Planned Development	4
Mixed-use Activity Hub/Corridor	2
Single Family	2
Specific Regulating District	2
Commerce	1
High Density Mixed Use	1
Office	1
Total	182

☒ Positive ☐ Negative ☐ Neutral

Impact on Development Cost

The proposed change to remove the specific filing periods in February and July for neighborhood plan amendments and allow year-round applications will have a positive impact on development costs. By streamlining the process, it will likely reduce the wait time for application reviews and approvals, minimizing potential costs like interest payments on pending land.

☒ Positive ☐ Negative ☐ Neutral

**Impact on Affordable
Housing**

Out of the 182 future land use plan amendments in the last five years, 19 (or 10%) were associated with a zoning request for the Vertical Mixed Use (VMU) combining district. VMU is a density bonus program that requires the allocation of at least 10-12% of affordable housing units. The proposed change to open the filing period will streamline the process of submitting Neighborhood Plan Amendments and shorten the wait time for reviewing and approving zoning changes, which sometimes include an affordable housing component.

Manager's Signature Marla Torrado