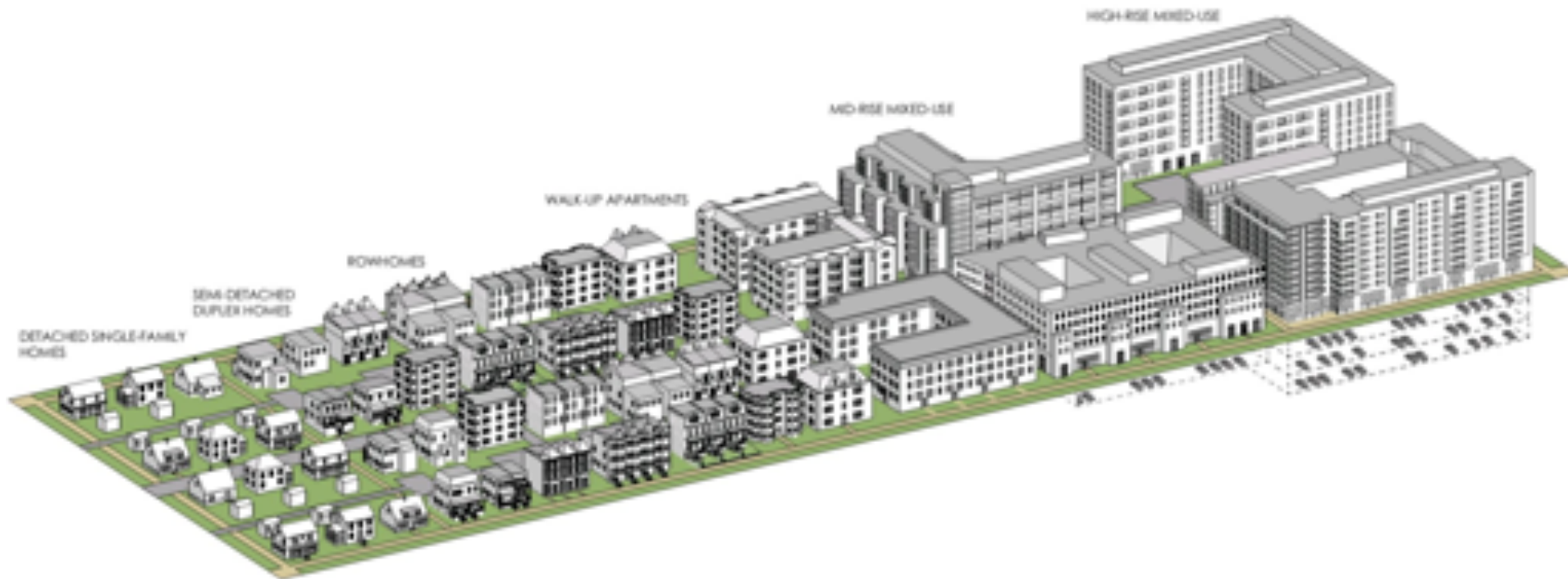


# Z.C. Case 20-02

## Expanded IZ Text Amendments



September 14, 2020

# Timeline

Concept Proposal

Set Down - January 13, 2020



Virtual Public Roundtable

July 15, 2020



Text Proposal

Tonight

# Expanded IZ Applicability

- **Applicability:**
  - Map amendments that would allow higher density residential development; or
  - Map amendments going from a non-residential zone to a zone that permits residential use.
- **Program Requirements:** Other than modifying the set aside requirement, all other Regular IZ program requirements are proposed to remain the same.

# Expanded IZ Set Aside Requirement

Increase in FAR:	0.25-0.50	0.51-1.00	1.01-1.50	1.51-2.00	2.01-2.50	Above 2.50
<b>Set-Aside Requirement for 85 ft. or less</b>	14%	16%	18%	20%	20%	20%
<b>Set-Aside Requirement for Greater than 85 ft.</b>	10%	12%	14%	16%	18%	20%

Based on Expanded IZ applying to the entire residential density permitted under the new zone.

# Expanded IZ Economic Model

**Purpose:** Test the Feasibility and Productivity Across Multiple Locations, Transitions in Density and Project Types

**Goals:**

1. Maximize potential production of affordable housing; and
2. Ensure Expanded IZ is economically feasible for private sector.

# A New Tool

- **Regular IZ:** Primary by-right tool for affordable housing production.
- **Expanded IZ:** Tool for affordable housing production above the Regular IZ requirement.
- **PUDs:** Primary tool for increasing affordable housing production above the Regular IZ requirement and for benefits and amenities.

# Additional Text Amendments

- Apply the Regular IZ requirements to existing floor area of non-residential buildings that are converted to residential buildings;
- Apply the Regular IZ requirements to certain zones that are currently exempt from the program; and
- Increase the matter-of-right height limit of 50 feet to 85 feet for Inclusionary Developments that do not use Type I construction (non-steel buildings).

# Thank you!

