



Public Hearing to Adopt Amendments to ULDC for Inclusionary Housing

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Background

- Comprehensive Plan Amendment to adopt policies related to inclusionary housing adopted in May 2025.
- Policies require updates to land development regulations to implement.

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Article XXXIII Inclusionary Housing

- Creates a new Article in Chapter 402
 - Requires a Land Use Restriction Agreement for certain development plans
 - Establishes a methodology for calculating the number of require affordable units
 - Creates standards for affordable units to ensure they are generally the same as market rate units

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TND and TOD Changes

- Allows substitution of affordable units for non-residential square footage that varies with affordability level
 - 60% AMI: 1 unit per 500 square feet
 - 80% AMI: 1 unit per 1,000 square feet
- Allows a density bonus of 4 units per acre
 - 10% must be affordable units at 80% AMI
 - Affordable units don't count towards required non-residential

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Recommendation

Convene as the Land Development Regulation Committee and find the proposed amendments consistent with the Comprehensive Plan then reconvene as the Board of County Commissioners and adopt the ordinance amending the ULDC.

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