



ADMINISTRATIVE ORDER #00-001

Reference #000008 080100

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: IV-3.B Affordable Housing 20.40.230

Request for Clarification:

1. The above code section states that a development may achieve up to a 50% increase in density for low, very low and extremely low-income households. The definition does not explain what percentage of income can be spent on housing and still be considered "affordable".
2. Can the minimum lot size be reduced to accommodate affordable housing for purchase? How can you increase the density without decreasing the minimum lot size for a single-family home?

Director's Response:

1. The maximum percentage of gross income allowed to be spent on housing costs (including property taxes, insurance and homeowners association dues) for affordable housing is 30%. This percentage of income is consistent with guidelines from the United States Department of Housing and Urban Development and is a widely accepted standard of "housing affordability".
2. Minimum lot size can only be reduced through the mechanisms allowed by the underlying zoning. For example, a zero-lot line development, where housing can be purchased as "condo-style" home-ownership. The intent is not to reduce the minimum lot size in single-family zones for affordable housing, but to allow more density on lots if all other requirements of the zone could still be met. For example, the code would allow a duplex on a 7200 sq. ft. lot for affordable housing, as long as all of the setbacks and coverage requirements could be met.

Director's Signature

Date