



The parcels for the cottage units and apartment units were separately platted, and the affordability restrictions above would be recorded and apply to each respective parcel. However, as the Developer began construction, the site plan, topography, and required stormwater retention device necessitated a change in the plans for such that only 11 cottages can now be built. In addition, the Developer was able to build 11 one-bedroom apartment units instead of 10 units as originally planned in the single-room occupancy parcel.

The Developer is requesting that the City amend the requirement in the November 14, 2022 resolution to reduce the number of cottage units to be built from 12 to 11. The Developer is further requesting that the City merge the affordability requirements so that they will now apply across both the apartment and cottage properties. As a result, the required set-asides would apply to the 22 units in total instead of being treated as two separate set-asides for two different parcels. This means that there would be only one set of restrictive covenants recorded across both of the parcels.

<b>Unit Count By Area Median Income</b>				
<b>Section 8</b>	<b>Up To 80% AMI</b>	<b>81%-120% AMI</b>	<b>Market Rate</b>	<b>Total Units</b>
<b>2</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>22</b>

The apartment units have been finished, and the Developer anticipates having final certificates of occupancy for the cottage units this summer. Staff is supportive of this request.

When this item was presented at the Community Development/Housing/General Government Committee meeting on April 8, 2024, the Developer stated that the item did not accurately reflect his request. This CARF and accompanying Resolution have been updated accordingly.