

More Housing N.O.W. (New Options for Workers)

The proposed ZTAs, SRAs, and Bills to implement ***More Housing N.O.W. (New Options for Workers)*** are listed below with brief summaries and links to the accompanying staff reports. One additional measure is funding that will be included in the County budget for the Homeowner Assistance Program. The budget will be released later in 2025.

Zoning Text Amendment (ZTA) 25-02, Workforce Housing – Development Standards. [Staff Report](#)

Lead sponsors: Councilmembers Friedson and Fani-González

Co-sponsors: Councilmember Luedtke, Council President Stewart and Councilmembers Balcombe and Sayles

Public hearings are scheduled for 3/11/25 at 1:30 p.m. and 7:00 p.m.

Summary from Staff Report

- ZTA 25-02 will allow duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones if along the following road types: Boulevard, Downtown Boulevard, Downtown Street, Town Center Boulevard, or Controlled Major Highway. A map is included in this staff report. The front lot line, typically indicated by the street address, must abut the applicable corridor.
- The corridor must be at least 100 feet wide and have 3 existing travel lanes.
- The maximum density is 1.25 FAR and the maximum height is 40 feet.
- 15% of the units, with a minimum of 1 workforce housing unit if an application has at least 3 units, must meet the requirements for workforce housing, which is defined as 120% average median income (AMI) in the County Code.
- ZTA 25-02 will also establish development standards that intend to allow for flexible development while maintaining existing lot coverages.
- A public hearing is tentatively scheduled for March 11, 2025.

Zoning Text Amendment (ZTA) 25-03, Expedited Approvals - Commercial to Residential Reconstruction. [Staff Report](#)

Lead sponsors: Councilmembers Friedson and Fani-González

Co-sponsors: Councilmember Luedtke, Council President Stewart and Councilmembers Balcombe and Sayles

Public hearings are scheduled for 3/11/25 at 1:30 p.m. and 7:00 p.m.

Summary from Staff Report

- ZTA 25-03 will create the Commercial to Residential Reconstruction use, which will be defined as a building that is converted or demolished from a 50% vacant commercial building to a residential building. This new use will be allowed in the Commercial/Residential, Neighborhood Retail (NR), and Employment Office (EOF) zones.

- ZTA 25-03 will also remove the residential restriction on FAR in the NR and EOF zones, so that total commercial-residential FAR can be used for residential.
- A public hearing is tentatively scheduled for March 11, 2025.

Subdivision Regulation Amendment (SRA) 25-01, Administrative Subdivision - Expedited Approval Plan. [Staff Report](#)

Lead sponsors: Councilmembers Friedson and Fani-González

Co-sponsors: Councilmember Luedtke, Council President Stewart and Councilmembers Balcombe and Sayles

Public hearings are scheduled for 3/11/25 at 1:30 p.m. and 7:00 p.m. ^

Summary from Staff Report

- ZTA 25-03, Expedited Approvals - Commercial to Residential Reconstruction, will create a Commercial to Residential Reconstruction use and provide an expedited approval process for that use.
- SRA 25-01 will create an administrative subdivision process for a Commercial to Residential Reconstruction plan to ensure that the timelines are compatible in the event subdivision is necessary.
- A public hearing is tentatively scheduled for March 11, 2025.

Expedited Bill 2-25, Taxation - Payments in Lieu of Taxes - Affordable Housing Amendments

Lead sponsors: Councilmembers Fani-González and Friedson

Co-sponsors: Councilmember Luedtke, Council President Stewart, and Councilmembers Balcombe and Sayles

Public hearings are scheduled for 3/11/25 at 1:30 p.m. and 7:00 p.m.

[Staff Report](#)

Expedited Bill 2-25 would require the Director of Finance to offer a payment in lieu of taxes for a residential development resulting from the conversion of a property that was designated for commercial use but had at least a 50% vacancy rate at the time of the development application. To be eligible for the payment in lieu of taxes, the conversion of the property must comply with the requirements set forth in companion Zoning Text Amendments 25-02 and 25-03 and Subdivision Regulation Amendment 25-01 and provide for a certain percentage of affordable units. The Bill would require the payment in lieu of taxes that would exempt 100% of the real property tax that would otherwise be levied for a period of 25 years.

Jeff Griffith
Co-Chair
PRA Housing Committee