

Ordinance 18-2022, Title 070 Code Amendments for Housing Affordability

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Affordable Housing Need

Staff believes that our region is at a critical point regarding housing and proposed these changes to make hotel conversions easier. Last week, the Ad Hoc Housing Coalition hosted a group of business and anchor institution leaders. At that meeting, those in attendance expressed challenges related to skyrocketing housing costs:

- An inability to hire – from construction laborers to senior engineers and attorneys;
- Losing existing staff;
- Inability to reliably schedule staff due to long commutes;
- Businesses leaving the area;
- Increasing costs to compensate for housing costs;
- Taking significant measures as individual businesses to find housing for staff.



Extended Stay Hotels

- Created an exemption for extended-stay hotels that were previously another lodging use from the requirement to provide an additional number of parking stalls that would be required by the code today, when the existing footprint of the structure does not change and when the hotel is proximate to transit (750 feet of an active transit stop) and when the number of units doesn't increase from the previous number of rooms.
- This change would also remove two parking lot upgrade requirements entirely from the code for any nonconforming uses. Upgrading the nonconforming parking lot landscaping is currently required when there is an increase in the vehicular use area as is meeting the minimum parking stall requirement when remodeling of the structure would cost more than 50% of the current assessed value.
- The proposal would also create a new commercial use category, with requirements regarding kitchenettes, bathrooms and clothes washing facilities on site.
- Extended stay hotels have rental agreements where there is a deed restriction requiring 35% of the units be leased at an average of 100% Area median income.
- Additionally a short delay on the fire suppression sprinkler system is allowed of 90 days



Hotel Conversions

- Changing the process requirements to make the Planning Commission the decision making body. For most of these hotel properties, a change to apartments would currently require a hearing before the Commission and City Council.
- Create a final plans exemption for hotel conversions when the footprint doesn't change. Following the public hearing and signed development agreement these projects would be able to submit for building permit processing.
- Proposed that the project should be presented at a public hearing, but that the full 28 week process is not necessary.
- Exempts development from common open space requirements due to these sites generally being constrained and the difficulty in meeting the requirement that 20 percent of the site be common open space area for residential uses when the sites are generally taken up by parking.



Extended Stay Hotel

Commercial Classification

Would require kitchenettes, washer and dryer facilities to be available on site, and at least a ¾ bathroom within the units. Stays not longer than 180 days, unless the contract is with a government or quasi-governmental agency. Would require certain lighting requirements and would prohibit recreational vehicles/trailers in the parking lots.

Planning Application is not required. Change of use would be commercial to commercial use. Building Permit application for remodeling

Average time for building permit review 6-8 weeks

Stays commercial for the purposes of system improvement fees.

Deed restriction of 35 percent of the units at an average of 100 percent area median income

Exemption from providing additional parking stalls if the footprint of the building(s) does not change, when the hotel is proximate to transit, and when the number of units doesn't increase from the previous number of rooms

Extended-stay hotels in existence as of the effective date of the ordinance, may receive a 90-day extension for the installation of the approved fire suppression sprinkler system if the development is on a properly sized and approved city water service at the time of the Building Permit such that it is sufficient to meet required fire flows. This may be extended by the Building Official for an additional 90 days.

Hotel Conversion to Multi-Family Residential

Residential Classification

Full multi-family residential conversion

Planning Commission would be deciding body

No Final Plans Review. Shortens development review timeline by 12 weeks. Building permit review would be the same: 6-8 weeks.

Would be subject to residential system improvement fees.

Subject to the Inclusionary Zoning requirements (No Change)

Exempt from common open space requirements.

Subject to the requirement to provide parking stalls for the number of units (No Change).