

Ord. 16-15

Cap and Grade

2020

Year End Update



Executive Summary

Cap & Grade Requirements

77% single-family to 23% multi-family per Ordinance 16-15 (cap and grade target percentages)

Existing & Vested Residential Units

Single-Family Detached Units – 26,964 (74%)

Multi-Family Units (including exempted) – 9,508 (26%)

Total Dwelling Units – 36,472

Future Potential Trends

In consideration of the current rate of single-family development (296 units in 2020), and if vested and exempted multi-family development is taken out of the equation, it will take approximately 16 years for the desired ratios to be achieved.

If 200 single-family units are built each year, it will take 24 years to reach the desired percentages.

If 300 single-family units are built each year, it will take 16 years to reach the desired percentages.

If 500 single-family units are built each year, it will take 10 years to reach the desired percentages.

Section 13-8-23C of the 2009 City Code establishes the process for calculating the number of multi-family units that are available to be constructed under the *Annual Cap on Multi-Family Development Applications (Cap & Grade)* ordinance:

A minus **B** = the available number of units under the cap.

A equals 29.87 percent of the total single-family residential units that have received a building permit as of December 31 of the immediately preceding year.

B equals the total number of multi-family residential units (including housing exempted by subsection B of this section) which have been constructed or are under construction. For purposes of this section, "under construction" means utilities such as sewer lines and storm drains are being installed.

The total number of single-family and multi-family units that have received building permits as of December 31, 2020 are outlined as follows:

Single-Family Residential Units = 26,964

Multi-Family Residential Units = 9,508

Utilizing the aforementioned calculations mandated by Section 13-8-23C of the 2009 City Code, the number of available multi-family residential units are calculated below:

26,964 single-family residential units x 0.2987 = 8,054.15

9,508 multi-family residential units

8,054.15 – 9,508 = -1,453.85 multi-family units available