

CCNA

City Coalition of Neighborhood Associations

THE PURPOSE OF THE ORGANIZATION IS TO PRESERVE, PROTECT AND ENHANCE CITY RESIDENTIAL NEIGHBORHOODS AND TO ADDRESS THE NEEDS OF THE NEIGHBORHOODS AND STAND IN SUPPORT OF THOSE NEEDS

22-ZTA-07 Park East Missing Middle Overlay

Background

Park East is currently zoned for multi-family dwellings & single family; however, only high-end single-family houses are being constructed.

This is eliminating the workforce housing and destroying its character.

This is a specifically tailored overlay for Park East only and should not be confused with any citywide Attainable Housing Comp Plan recommendations.

Why are only single-family dwellings being built in Park East?

Lot Size & Density

Most of the lots are only 5,000 sq ft. The current density of 12 units/acre will only allow a single-family dwelling to be built even though it is zoned for multi-family.

Net result, duplexes & quadplexes are illegal to build with current density.

Why Does CCNA Support This?

- a) The neighborhood has requested Missing Middle zoning to protect workforce housing.
- b) There will be **no increase in height** from current 3 story zoning.
- c) There is **no increase in density unless** accompanied by **25% attainable housing at 80% AMI.**
- d) **It is best practices** of other cities (Tampa, St. Pete, Minneapolis, Oregon)

Why Not Have a Lower AMI?

% AMI is heavily dependent on the purchase price of property.

In this case, the investors will not turn a profit until around 80% AMI.

In Summary

We support 22-ZTA-07. We do not support any tweaking that will result in "kicking the can down the road".

Lou Costa – CCNA president

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