

DENSITY BONUS

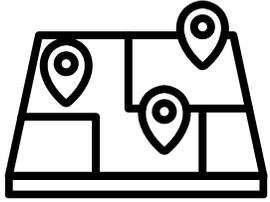
FOR

AFFORDABLE HOUSING

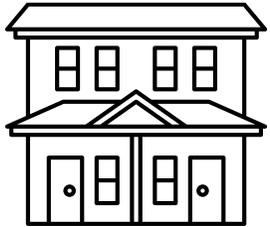
Authored by Briana Paxton, in partnership with the City of Savannah Planning Department and Chatham County - Savannah Metropolitan Planning Commission



The Problem



Current zoning prohibits “varying” density



Cannot rebuild missing middle housing (duplexes, triplexes, quads) in areas they already exist



Many households cannot find housing they can afford

Why Missing?



All of these structures, located in the TC, TN, and TR districts are currently illegal to build due to the restrictions on density.

Why More Affordable Housing?

Savannah Area Median Income = \$56,823

as quantified by U.S. Department of Housing and Urban Development

Homeowners

Affordability

Gap

\$140,722

Median Sale Price
\$324,990

Affordable to
Household Earning AMI
\$202,268

Median Household Income for Families with Children

| | | |
|-------------------|-----------|-----------|
| Married Couple | \$106,958 | <150% AMI |
| Single Female HOH | \$23,584 | >50% AMI |
| Single Male HOH | \$41,473 | >75% AMI |

Affordability Gap

\$241,040

Median Sale Price
\$324,990

Affordable to Single
Female HOH with
Children at >50% AMI
\$83,950

Renters

Affordability

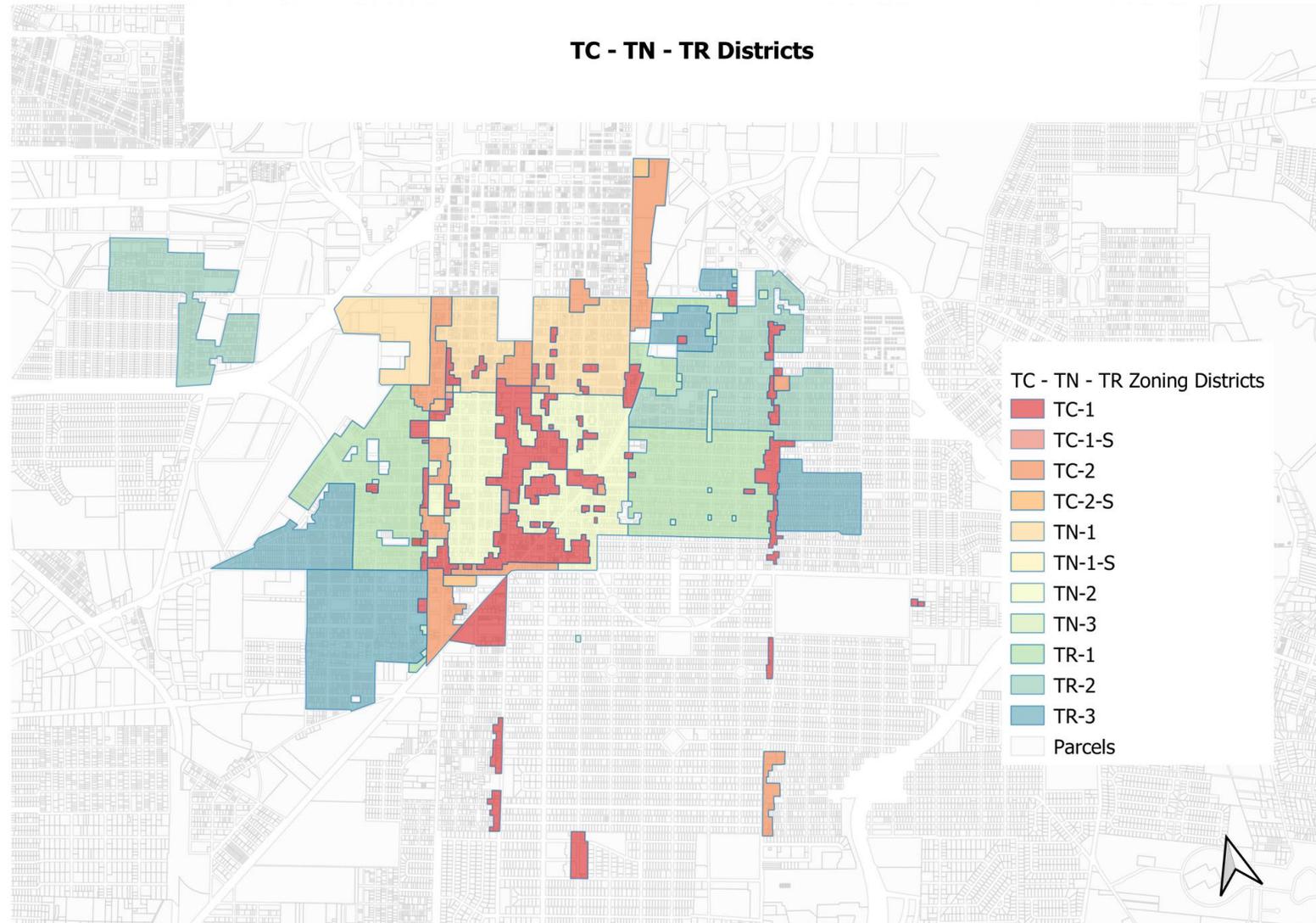
Gap

\$527
per month

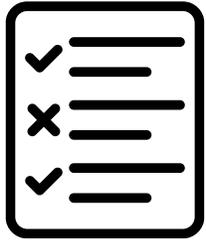
Median Housing
Costs
(Rent+ Est. Utilities)
\$1797

Affordable to
Renter at AMI
\$1270

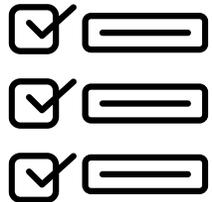
Applicable Zoning Districts



Other Materials in Progress



Design Guidelines for projects outside of local historic district overlay zones



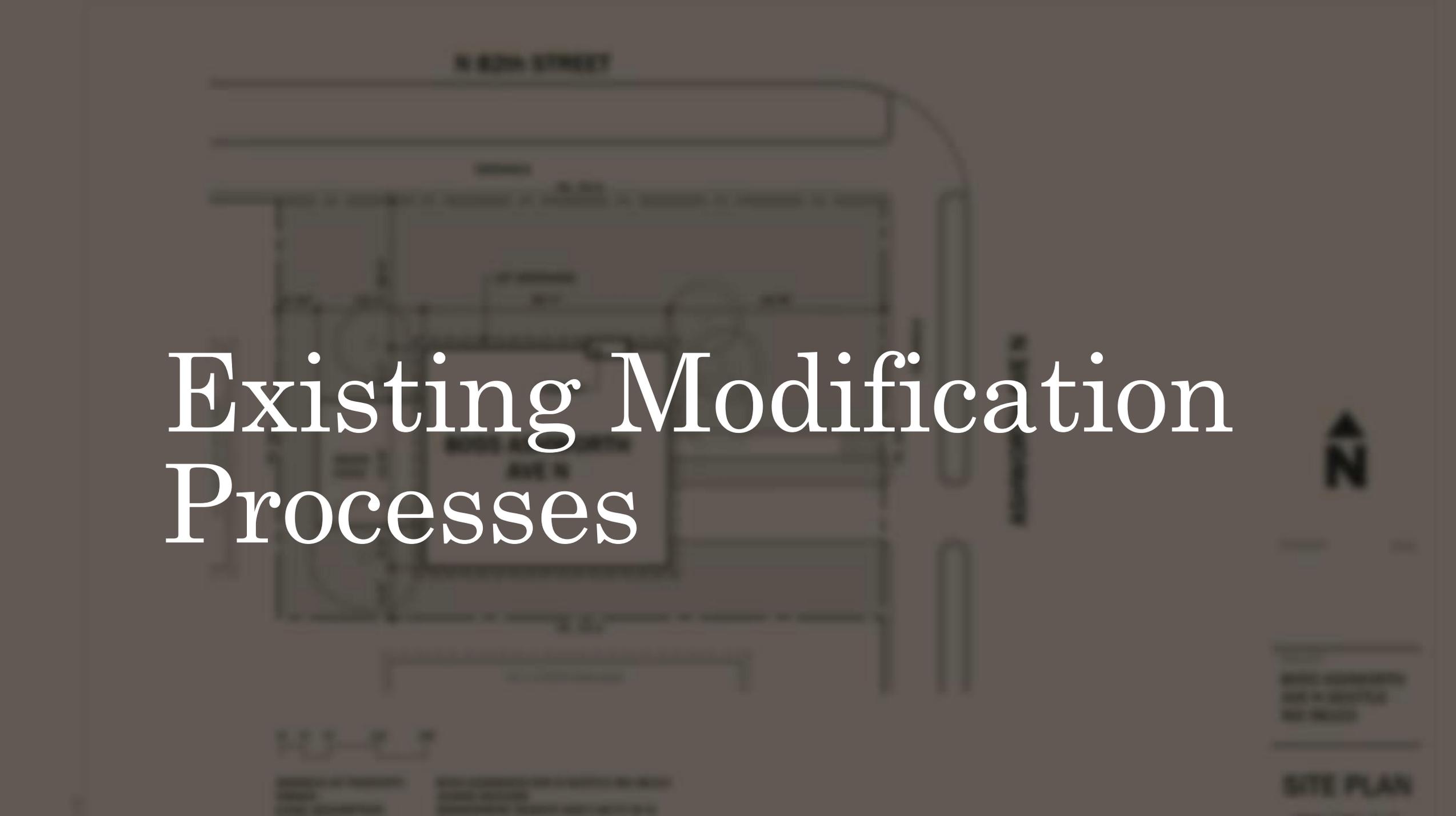
Updated program guidelines for the City Manager or their designee to certify affordable housing

Supporting Organizations/Individuals



Victorian Neighborhood Association
Live Oak Neighborhood Association
The Reddick Foundation

Zoning Revisions for Affordable Housing



Existing Modification Processes

Existing Modification Processes

Variance

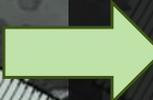
- Can be reviewed by Zoning Board of Appeals, Planning Commission, or Historic District Board of review
- Allows modifications to a wide range of standards, degree of modification is not limited
- Some types of variances are expressly prohibited
- Review criteria are applied to the decision

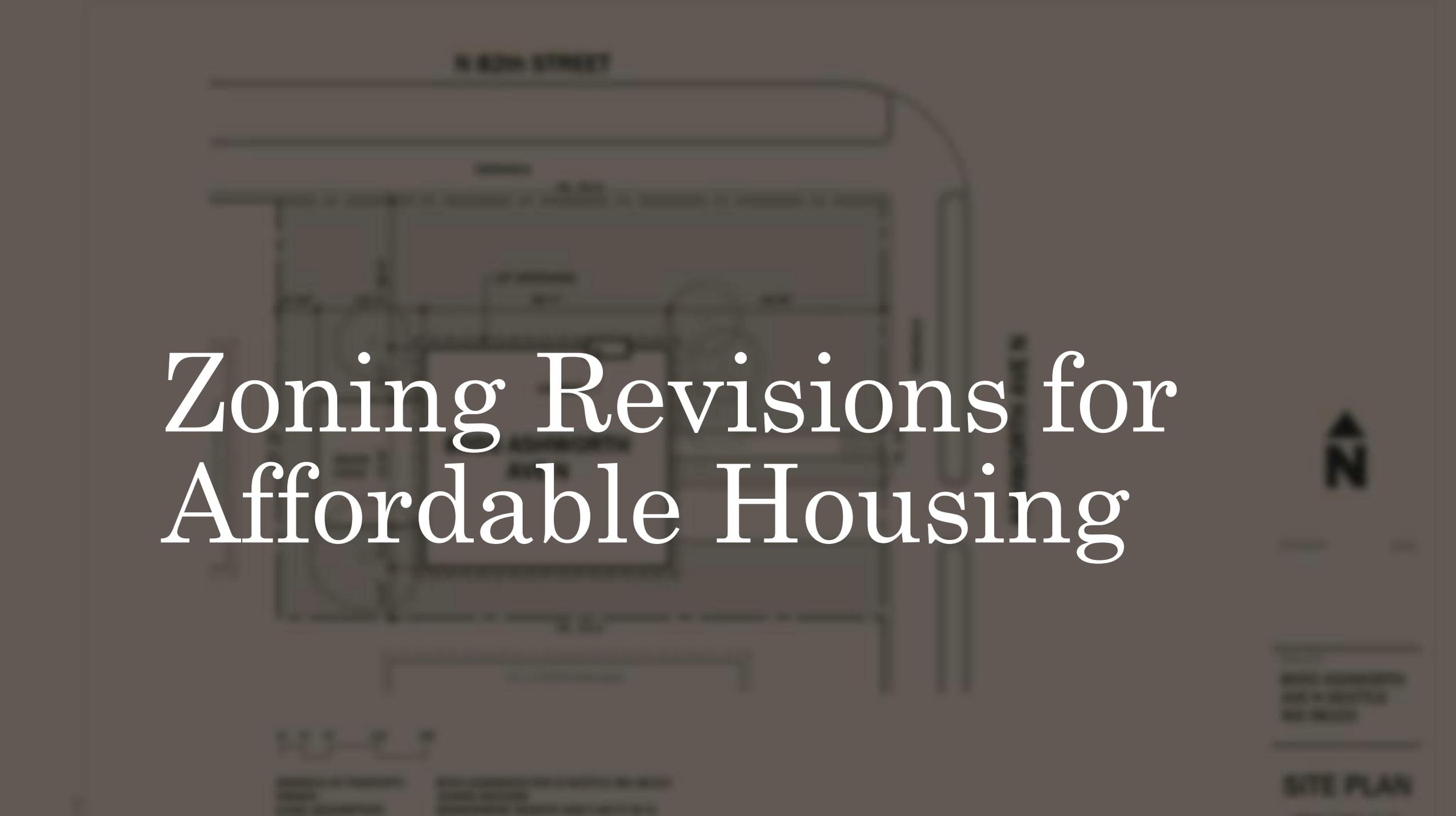
Special Exception

- Can be reviewed by the Planning Commission, Historic District Board of Review, or Historic Preservation Commission
- Allowed modifications are narrowly defined
- Review criteria are less stringent than for variances



Prohibited Variances

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- Allowing uses that are not allowed in the zoning district
- 
- Lot area per unit
 - Height variances in the Downtown historic district
 - Variances to conditions of rezonings or other approvals



Zoning Revisions for Affordable Housing



SITE PLAN

Affordable Housing Revisions

- Two proposed methods of modifying zoning standards
 - “By-right”: Minor modifications that can be approved by staff without a review board
 - Special Exception: Allow larger modifications through the special exception process, reviewed by Planning Commission
- Either option requires verification by the City that affordable housing will be included in the development
- Housing Services will also apply affordable housing standards supplementing the zoning process

Affordable Housing Definition

- Housing Services will review projects to verify affordable housing will be provided
- Housing Services development standards :
 - Time period of affordability
 - Income levels of affordability
 - Proportion of affordable units
 - Maximum site area
 - Neighborhood design standards
 - Enforcement mechanism