

# Expanding Housing Affordability Grace Period-Final Report Out

Land Use, Transportation & Infrastructure  
July 8, 2025

# Expanding Housing Affordability (EHA) Background

- Ordinance approved on June 8, 2022 and went into effect July 1, 2022
- Requires the following compliance depending on project type:
  - Projects with 10+ residential units to provide affordable housing on-site or pay a fee-in-lieu
  - Non-residential projects and residential projects with up to 9 units subject to increased linkage fees

## Grace Period Eligibility Dates

- Submitted concept prior to June 30, 2022
- Site Development Plan (SDP) approval by April 18, 2025
- Deadline required SDP approval documented by City signatures on final electronic mylar document

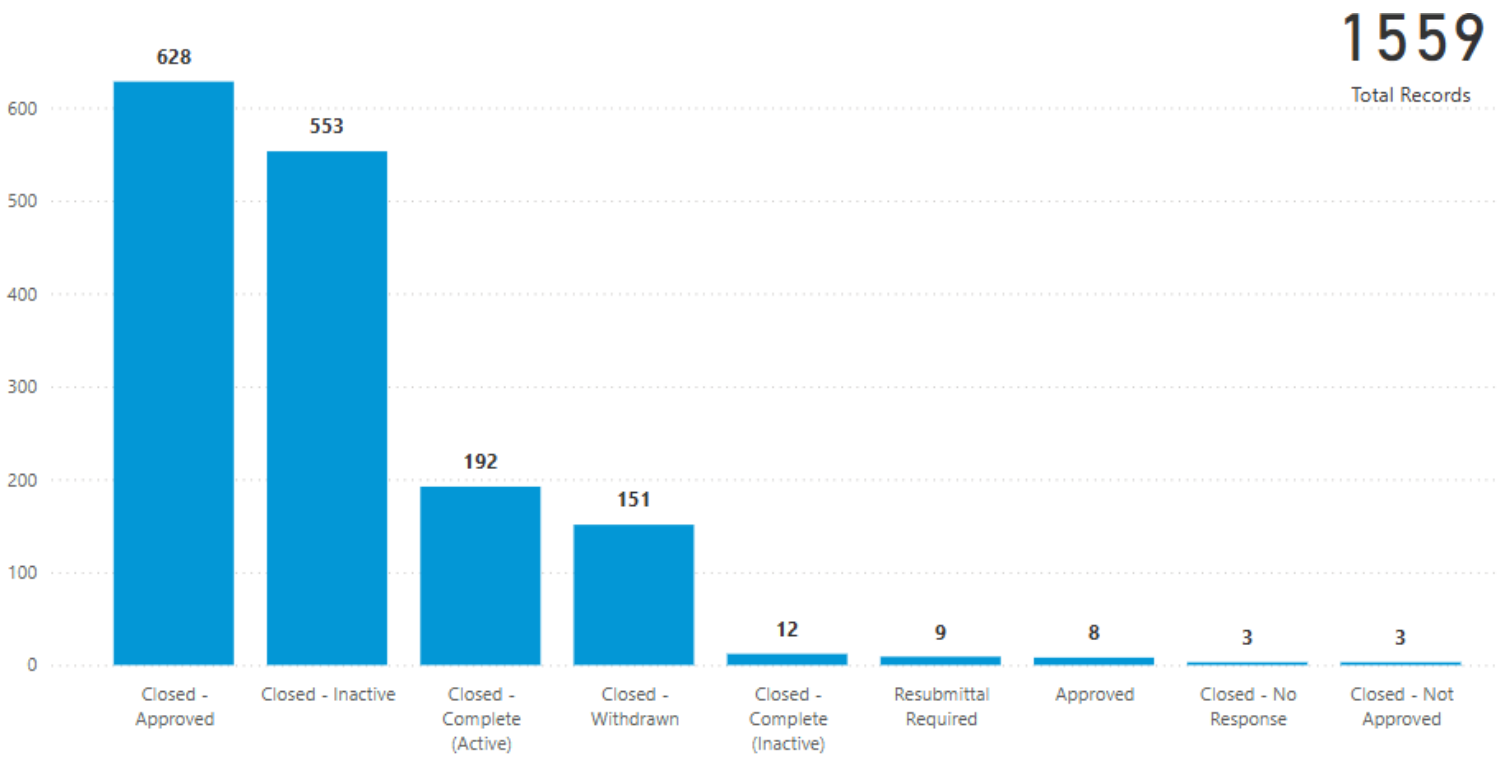
# EHA Background

- Grace Period dates changed 3 times since ordinance adopted in 2022. This was in response to city review time backlog to allow adequate time to obtain SDP approval.
  - Original deadline was August 30, 2023
  - 1<sup>st</sup> extension granted May 2023.
    - Changed deadline to August 31, 2024, or December 31, 2024 (for projects with Subdivision or LDR).
  - 2<sup>nd</sup> extension granted in May 2024.
    - Changed deadline to April 18, 2025.
    - Council also adopted a 90-day inactivity period for the remaining grace period projects, a reduction in the typical 180-day inactivity period

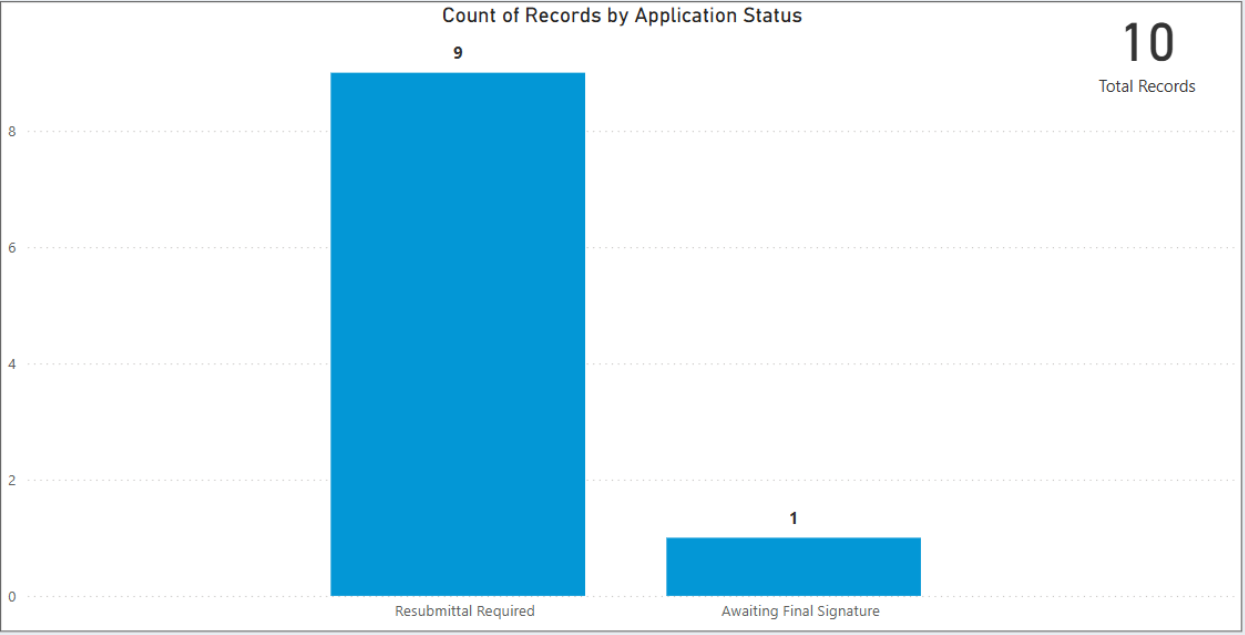
# Outreach Strategies

1. June 2024: monthly email correspondence to all contacts with an active application.
2. January 2025: weekly email correspondence to all contacts with an active application.
3. February 2025: phone correspondence to all contacts with an active application.
4. June 2024: contacted high review-cycle projects to discuss critical pathways to approval.
5. SDND staff maintained monthly focus weeks since 2023 to focus on Pre-EHA project queue.
6. Inactivity Tracking and Notification
  - a. Manually tracking standard 180-day inactivity period since January 2024 and sending individual email correspondence to projects hitting that threshold
  - b. Manually tracking revised 90-day inactivity period since May 2024 and sending individual email correspondence to projects hitting that threshold
  - c. Maintaining documentation of all notifications sent

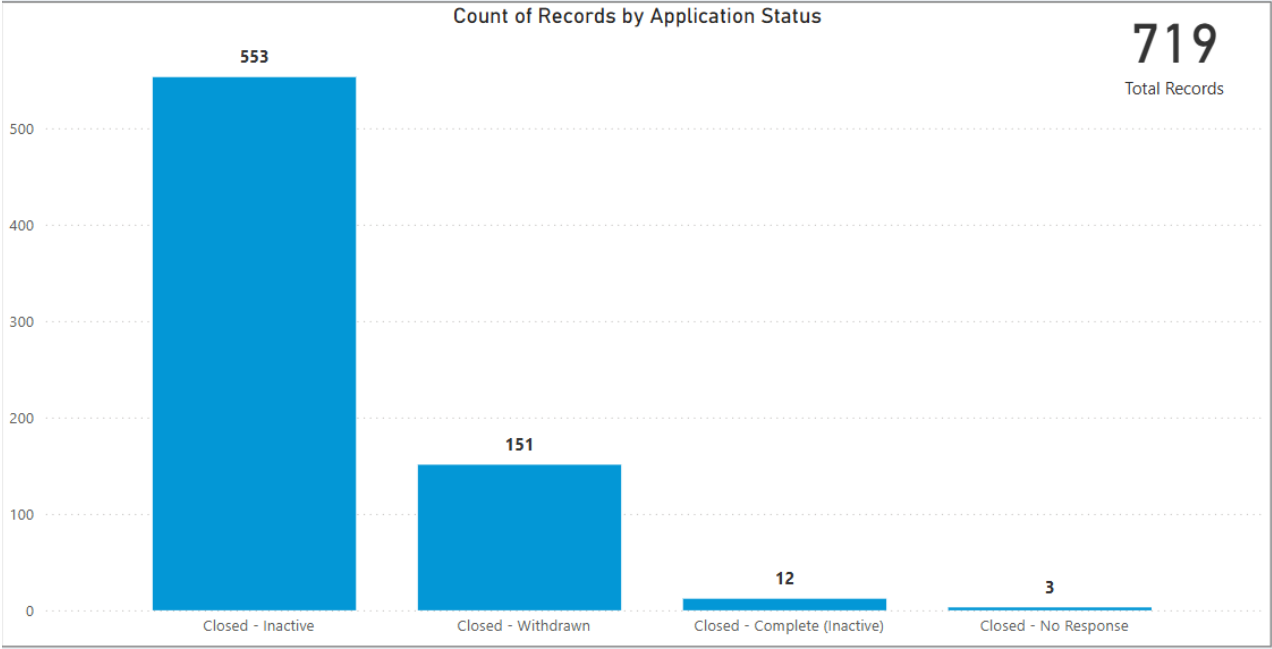
# Overall Status of Grace Period Projects



# Grace Period Projects – Not Meeting Deadline

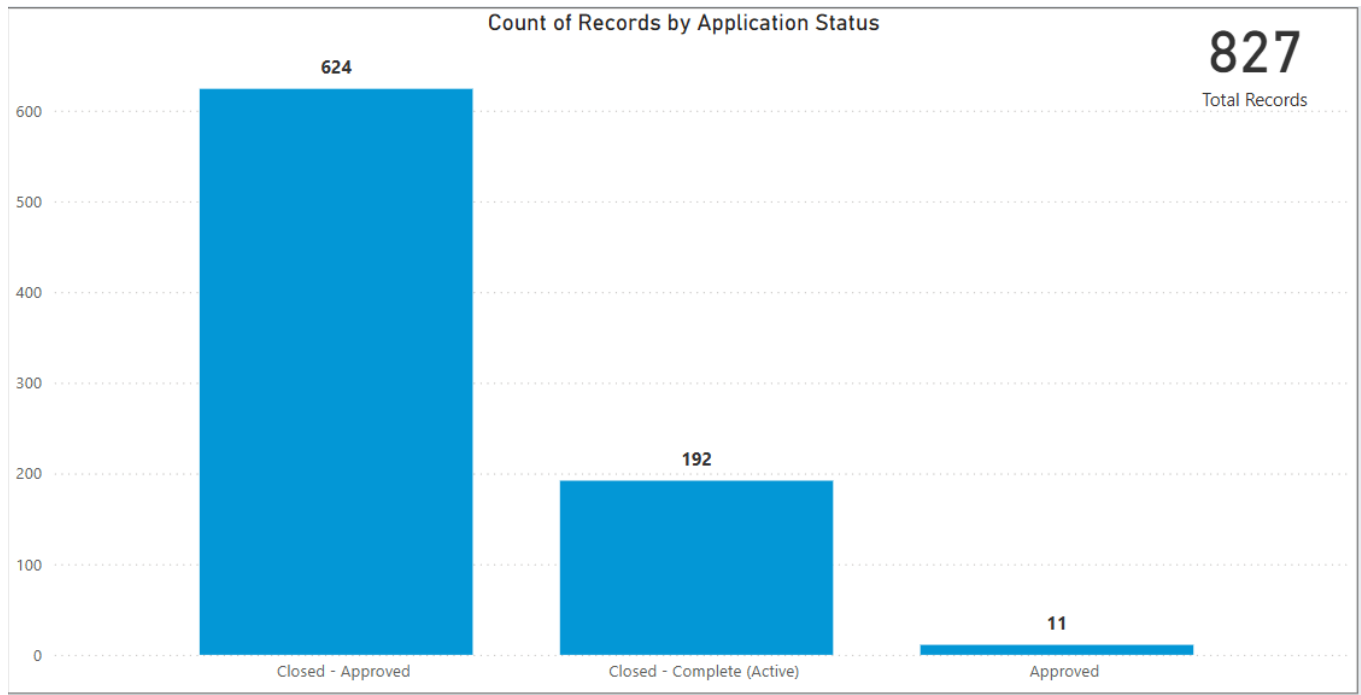


# Status of Grace Period Projects – Inactive/Withdrawn (46%)



- 225 concepts
- 464 SDPs

# Grace Period Projects – Approved (53%)



- 192 concepts
- 635 SDPs



# Distribution of Approved Projects by Council District

