

Amendment 6 to Council Bill No. 66-2025

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 14
Date: October 6, 2025**

Amendment No. 6

(This Amendment adds language related to housing goals for Gateway to include exploring public-private or nonprofit partnerships and to include a 20% affordable goal for new units. This amendment also provides examples of certain types of housing.)

- 1 In the Gateway Master Plan, attached to this Act, on page 158, amend the Housing Goals for
- 2 Gateway as shown in the attached revised page 158.
- 3
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 5 amendment.

Housing Goals for Gateway

For Gateway, the vision is to include affordable and multigenerational housing, consistent with the general plan's direction. The market demand for multi-family residential is anticipated to reach up to 6,600 units over the next 30 years, and up to 1,800 dense missing middle units are expected to be in demand within the same timeframe. The Master Plan anticipates that a combination of housing programs and future zoning regulations should include requirements and incentives to achieve affordable and multigenerational housing options. Example strategies include, but are not limited to:

- ~~Implementing the County's Moderate Income Housing Unit (MIHU) Program within Gateway, requiring developers to sell or rent up to 15% of the new dwelling units to households with a moderate income~~ Requiring 15% of the new dwelling units to be Moderate Income Housing Units (MIHU) within Gateway. MIHU requirements should generally be met onsite.
- ~~Creating incentives, or exploring public-private or nonprofit partnerships, to achieve additional affordable units above the 15% MIHU requirement for low- and moderate-income households. The County's goal is to ensure that 20% of all new units in Gateway are affordable to low- and moderate-income households. Of these new affordable units, at least 10% should be physically accessible to persons with disabilities, as recommended by HoCo By Design.~~
- Establishing incentives for developers to provide Low Income Housing Units (LIHU), with reduced rents available for low-income households, including incentives for mixed-use developments combining public, commercial, retail, and/or transportation facilities with mixed-income affordable rental housing
- Promoting incentives for developers to reserve a portion of the new housing units for households receiving a disability income (Disability Income Housing Units – DIHU) and age-restricted households
- Allowing for denser missing middle housing types (such as multiplex, stacked "flats," stacked 2-over-2 townhomes, stacked 3-over-1 townhomes, stacked 2-over-1 townhomes, and live-work units)
- Requiring sites of a certain size in residential focus subareas to redevelop with more than one housing type (i.e. multifamily and single-family attached or other missing middle types, such as multiplex, stacked "flats," stacked 2-over-2 townhomes, stacked 3-over-1 townhomes, stacked 2-over-1 townhomes, and live-work units)
- Providing incentives to create homeownership opportunities, such as a density bonus for projects that create affordable for-sale housing
- Exploring a "live near your work" program, as described in the Transportation Demand Management section (3.7 Transportation and Mobility)

Key Recommendations:

- + Pursue requirements and incentives, through a combination of housing programs and future zoning regulations, to achieve affordable and multigenerational housing options that are available for rental and/or homeownership opportunities.