

Expanding Housing Choices for All

Housing - Village Center Overlay District (VCOD)



Multi Residence Transit (MRT)



Village Center 2 (VC2)



Village Center 3 (VC3)

The VCOD zoning guides the creation of diverse housing options, rental, and ownership, within walking distance of shopping, restaurants, businesses, transit, parks, and plazas. Such housing creates a welcoming City for all, offering inclusive housing for young families, seniors looking to downsize, returning college students using the Green Line to get to work, and others.

Housing of all types and price points is needed. The VCOD framework provides two main housing pathways through larger mixed-use and residential buildings in the VC zones and then smaller buildings in the multi residence transit (MRT) zone.

Smaller projects in the MRT zone allow for truly “missing middle” housing with typical unit sizes of 1,000-1,500 sf. This is compared to the typical new construction of large units in one- and two-family homes. For example, newly constructed (2015-present) units sold between May 2022-2023 averaged 3,000 sf in size and \$1.6 million in price.

The price and size of previously created typical units do not offer affordable or equitable options to those who wish to be part of our community. New VCOD zoning, in contrast, would offer more affordable options for a much broader population.

VCOD Affordability Requirements

50 Unit Housing Affordability Bonus Example Project		
Requirements	Affordable Units (#)	Affordable Units (%)
Base Condition	9	17.5%
Bonus, Option 1*	13	25%
Required AMI for Affordable Units (avg)	65% (rental), 80% (ownership)	

*Bonus Option 1 allows 1 extra story plus additional 2,500 sf footprint

**Bonus Option 2 allows 2 extra stories plus additional 2,500 sf footprint

***Bonus options only allowed in VC2 and VC3; Option 2 only allowed in limited VC3 locations