

SECTION 312. AFFORDABLE HOUSING.

A. PURPOSE.

The City of Cottonwood finds that a shortage of affordable housing is detrimental to the economy and character of the City and the Verde Valley region. This section of the Zoning Ordinance provides for adjustments to development standards and to development fees to incentivize the development of housing that is affordable to households of low and moderate incomes.

B. DEVELOPMENT AGREEMENTS.

The provisions of Section 312(C) are subject to City approval of a development agreement in which the City agrees to grant adjustments to specified development standards, fees, and off-site improvement requirements, and the developer agrees to:

1. Provide, for a specified time, a certain proportion of dwelling units for sale or rent at prices tied to the monthly Area Median Income (AMI) for Yavapai County, as set annually by the U.S. Department of Housing and Urban Development; and
2. Record a covenant running with the land stipulating the specified affordable units shall not be used as short-term rentals or vacation rentals, as those terms are used in Cottonwood Municipal Code Title 5; and
3. Be subject to enhanced monitoring by the City during the specified time period, and penalties for noncompliance.

C. ADJUSTMENTS TO DEVELOPMENT STANDARDS, FEES, AND OFF-SITE IMPROVEMENTS

1. Multi-family for-rent development. The City may enter a development agreement with the developer of a for-rent multi-family development to adjust required development standards or reduce some or all of the City's adopted development fees or required off-site improvements if a specified percentage of units are to be rented at or below set thresholds for a period of not less than thirty years.
2. Single-family for-sale development. The City may enter a development agreement with the developer of a for-sale single-family development to adjust required development standards on individual lots or reduce some or all of the City's adopted development fees or required off-site improvements if the lots are to be sold at or below set affordability levels.