



E7. Residential Growth Management System

The Residential Growth Management System (RGMS) was put in place to limit the rate of residential growth to no more than one percent annually. Most new residential units must first secure an allocation through the RGMS, and the number of allocations is limited each year. Exemptions have been added over the years for mixed use, affordable housing, and other housing types, which have enabled the growth rate to exceed one percent.

Key Issues:

- While obtaining allocations through the RGMS is an additional step in the development review and approval process, for most projects it is not a cumbersome step.
- The annual limit on allocations has never been reached. This has been the case in recent years due to exemptions for certain housing types. Therefore, the system has not directly limited the number of units that could be built.
- For these reasons and because of the exemptions (detailed below), staff does not believe that revisiting the RGMS would provide more housing choice or affordability. The tool is in place to control the rate of growth, not the overall amount of housing or housing types. There are more effective tools for influencing the latter.

Background:

The RGMS was originally enacted in 1977 and has been revised over the years. It was put in place to limit the rate of residential growth to no more than one percent annually to preserve the city's unique environment and high quality of life and assure that growth proceeds in an orderly manner and does not exceed the availability of public facilities and services.

The current system exempts:

- Permanently affordable housing;
- Non-affordable units in projects providing more than 35 percent affordable units;
- CU housing for students, staff, and faculty;
- Mixed-use developments;
- Developments on land that has been rezoned from business, downtown, or certain mixed-use zoning to residential;
- New units in landmarked buildings; and
- Group housing for a special population—defined as those over age 60, disabled persons, single parents, and the homeless.

Approximately 450 allocations are available this year, and the number of allocations increases every year as the number of existing residential units grows.

Implementation Options:

No options are proposed at this time; at this time, city staff believes that changes to the RGMS will have little impact on housing choice and/or affordability.

Goals Addressed Through this Tool:

✓ **Strengthen Our Commitments**

✓ **Maintain the Middle**

Create Diverse Housing Choices in Every Neighborhood

Create 15-Minute Neighborhoods

Strengthen Partnerships

Enable Aging in Place