

ATTACHMENT 4

COMMITTEE RECOMMENDATIONS

1. Proceed with the following inclusionary requirement:

Development Type	% of Units	Affordability Level
Multifamily	10%	Low-income, 70% of Area Median Income (AMI)
High-Density Single Family (e.g. Townhome)	10%	Low-income, 70% of AMI
Low-Density Single-Family	5%	Moderate-income, 110% of AMI

2. Exemptions to Inclusionary
 - a. Exempt residential projects with fewer than three units from the inclusionary housing requirement.
 - b. Exempt residential projects that have submitted a complete application by the effective date of the inclusionary housing ordinance.
3. Affordability Term: Set an affordability term of 55 years for rental units and 45 years for
 - a. Rental units: 55 years
 - b. For-sale units: 45 years
4. Size of Affordable Housing Units
 - a. Multifamily rental projects: Require on-site or off-site affordable units to reflect the mix of market-rate units (e.g., same proportion of one-bedrooms, two-bedrooms, etc.) and have net leasable areas of at least 90 percent of the average size of the market-rate units of similar bedroom counts.
5. For-Sale Projects Meeting Requirement with Affordable Housing Rental Units
 - a. Allow for-sale projects to meet their inclusionary requirement by building affordable rental units on the same site as the market-rate project or elsewhere in the City within reasonable proximity of the primary project. Allow the requirement to be met by providing the required number of affordable bedrooms in any configuration, rather than the required number of units similar in size to the market-rate units.
6. Off-Site Affordable Housing Units

- a. Allow for developers to meet their inclusionary housing requirement by providing affordable housing units off-site. Require that the number of off-site affordable housing units be equivalent to a higher proportion of the market-rate units than if the inclusionary requirement is met on-site.
 - i. Define a maximum distance from the market-rate project site for the off-site affordable units.
 - ii. Develop a definition of overconcentration and restrict the development of off-site affordable units to prevent overconcentration of these units.

7. In-Lieu Fee

- a. Allow payment of an in-lieu fee only for fractional units required for multifamily and townhome projects, but allow in-lieu fees for all inclusionary housing units required for single-family detached projects of any size.

8. Other Alternative Means of Compliance

- a. Land dedication, often within a certain distance of the market-rate project;
- b. Acquisition and rehabilitation of existing units to be rented or sold at affordable levels; and/or
- c. Extension of affordability covenants on existing affordable units.