

Summary Comparison – Mayor’s Recommendation and Alternatives
(Attachments 1A and 1B)

Mayor’s Recommendations Attachment 1A	Alternatives Attachment 1B
Processing Incentives	
<ul style="list-style-type: none"> The <u>decision process</u> for a development requesting an affordable housing incentive shall be the same decision process that would be required if the incentive were not a part of the project proposal. The <u>development permit</u> requirement for a development requesting an affordable housing incentive shall be the same development permit that would be required <u>if the incentive were not a part of the project proposal</u>. If an affordable housing density bonus project without the requested incentive would be ministerial then the project with the incentive is ministerial. 	<ul style="list-style-type: none"> The <u>decision process</u> for a development requesting an affordable housing incentive shall be the same decision process that would be required if the incentive were requested without using the affordable housing density bonus regulations. The <u>development permit</u> requirement for a development requesting an affordable housing incentive shall be the same development permit requirement that would be required <u>if the incentive were requested without</u> using the affordable housing density bonus regulations. If an affordable housing density bonus project without the requested incentive would be ministerial then the project with the incentive is required to follow the discretionary process that would otherwise be required by the incentive if it were not associated with a request for density bonus. The process would include noticing, community planning group recommendation, and associated public hearing. Except that the standard of review is limited to the findings for denial of an incentive and not the findings of the permit.
Moderate Income For-Sale Housing	
The base of the density bonus scale for moderate income housing is a 20% density bonus for providing 10% of the units affordable at 110% AMI. This is a city initiated proposal.	The base of the density bonus scale for moderate income housing is a 5% density bonus for providing 10% of the units affordable at 110% AMI. This is the requirement in State Density Bonus Law.