

ATTACHMENT B

POTENTIAL ORDINANCE LANGUAGE FOR AFFORDABLE HOUSING CONCESSION MENU

The following section shall be added to the Zoning Code:

17.43.055 – Affordable Housing Concession Menu

- A. **Eligibility.** An applicant who utilizes the density bonus provisions of this chapter and complies with the following shall not be subject to the application requirements, procedures, or findings set forth in Section 17.43.050 – Concessions and Other Incentives:
1. The project includes at least 5 percent of the units for very low-income households, 5 percent of the units for low-income households, and 10 percent of the units for moderate-income households; and
 2. The applicant does not request any concession or incentive except for those specified within the affordable housing concession menu in this section.
- B. **Concession Menu.** An eligible applicant shall be entitled to utilize no more than two of the following concessions:
1. Increase in maximum allowable height by up to 12 feet beyond otherwise applicable standard over no more than 60% of the building footprint.
 2. Increase in maximum allowable floor area by up to 0.5 beyond otherwise applicable standard.
 3. Reduction of side or rear setback requirements by up to 50% beyond otherwise applicable standard, provided that the proposed setback is not adjacent to a single family residential zoning district or a Historic Resource, including designated or eligible districts, landscapes, objects, signs, sites, or structures. Any setback reduction pursuant to this section shall not exempt a project from meeting the requirements of Chapter 8.52 - City Trees and Tree Protection Ordinance, the requirements of which shall be based on setback requirements in place prior to any reduction pursuant to this section.
 4. Exemption from any of the requirements set forth in Section 17.46.260 – Number, Location, and Design of Off-Street Loading Spaces.
 5. Reduction of minimum parking requirements by up to 50% below otherwise applicable standards, provided that the project site is located within the Central District Transit Oriented Development area, or any portion of the project site is located within a one-half mile radius of the Metro Fillmore or Metro Allen Gold Line Stations.