



Department of Housing – 649 N. Fair Oaks Avenue, Suite 202, Pasadena, CA 91109-7215

HOUSING DEPT. COMMENTS

MASTER APPLICATION

231 N. Hill Avenue (Prepared 10/31/19)

- **Concept Design Review Application**
- **No Density Bonus**
- **Rental housing**
- **No TPO**

The proposed project is a 58-unit single-room occupancy (SRO) rental development on vacant land. The project is not seeking a density bonus.

As the residential component consists of 10 or more new units, the project is subject to the City's **Inclusionary Housing Requirements ("IHR")** per Chapter 17.42 of the Zoning Code.

The affordable housing requirement is 10% Low Income plus 5% Moderate Income, applied to the 58-unit base density for a total of 9 affordable units (5.80 rounded to 6 Low Income units and 2.90 rounded to 3 Moderate Income units).

Per the applicant, in order to meet the City's SRO development standards, a total of 16 affordable units are required. The Owner initially proposed that all 16 units would be Moderate Income. The Housing Department discussed the IHR with the Owner on 10/29/2019; at that time, the Owner acknowledged the City's requirement that the development include 6 Low Income units and 3 Moderate Income Inclusionary units. The Owner is requested to submit in writing to the City with their desired affordable housing mix for the balance of the affordable units required to satisfy the SRO development standards.

Rents on the City-restricted SRO units cannot exceed Inclusionary Affordable Housing Cost limits at the applicable income levels. These units shall be restricted by income and Affordable Housing Cost in perpetuity, in accordance with the IHR.

A formal Inclusionary Housing Plan must be submitted to the Housing Department for approval prior to any discretionary action that may be required for the project (e.g., AHCP, MCUP, Concept Design). Please contact the Housing Department regarding the preparation of the Inclusionary Housing Plan.

When the project enters the plan check phase, an affordable housing regulatory agreement in favor of the City (the "Inclusionary Housing Agreement") will be prepared by the Housing Department for execution by the City and Owner, and recorded against the project as a condition of building permit issuance. The Inclusionary Housing Agreement sets forth marketing and applicant selection requirements, and it restricts the designated affordable units for income-eligible households at affordable rents that do not exceed the applicable Affordable Housing Cost limits.