

**INCLUSIONARY HOUSING PROGRAM
PERMIT PROGRESS SUMMARY**

PHAC UPDATE- December 2018

	<u>Grand Totals</u>				<u>PHB Projects (Direct funds)</u>			<u>Private Development</u>			
	All Projects Total	Rental	Homeownership	Other/ Undetermined	Total PHB Projects	PHB Rental	PHB Homeownership	Total Private Projects	Private Rental	Private Homeownership	Other/ Undetermined
Units	3124	3109	15	0	798	798	0	2326	2311	15	0
Permit Applications	53	51	1	1	10	10	0	43	41	1	1

Inclusionary Housing Units Summary

Grand Total # of IH Units	363					Total Projects using Reconfiguration	6
Total		Studio	1BR	2BR	3BR	4BR	
RENTAL:	361	168	133	30	8	1	
HOMEOWNERSHIP:	2	0	0	0	1	1	

* Please note: A total of four projects (four private development projects & zero PHB projects) have yet to submit their intake form (which identifies the total number of units required based on the option selected) which accounts for a projected minimum of 27 IH Units not accounted for in the total (coming to a possible total of 320 Non-PHB IH Units and 390 total IH Units). PHB staff cannot confirm totals of units by type for those same four projects. The affordability levels for the four projects that have yet to submit intake forms is unable to be determined. These calculations do not take into account minimum if using reconfiguration.

** One project that had originally selected to make 100% of its unit IH, has reduced its IH Units back down to the minimum obligation, accounting for a difference of 54 units in the totals in previous months.

Approved Permit by PHB vs. Pending	Total	Studio	1BR	2BR	3BR	4BR
Total IH Rental Units Approved	247	121	98	22	5	1
Total IH Rental Units Pending	114	47	35	8	3	0
Total IH Rental Units On Market	4	0	3	1	0	0
Total IH Homeownership Units Approved	2	0	0	0	1	1
Total IH Homeownership Units Pending	0	0	0	0	0	0
Total IH Homeownership Units On Market	0	0	0	0	0	0

Affordability Levels	Total IH Rental Units	Total IH Homeownership Units	Total
30% MFI	0	0	0
60% MFI	200	0	200
80% MFI	161	2	163

Voluntary IH Projects	
Total Voluntary IH Permit Applications	14
Total Previously Vested Permit Applications	6
Under 20 Units	8

Fee-In Lieu	
Total Voluntary Projects paying FAR Bonus Fee-in Lieu (\$24/gsf)	7
Total Subject Projects Paying Fee-in-Lieu (based on Zone and base FAR)	0

	Permit Applications under IH	New Residential Units	IH Units Confirmed	*Projected Minimum IH Units (Includes minimum from projects that have not selected an IH Option)
Combined Total	50	3124	363	390
PHB Project	10	798	70	70
Private Development	43	2326	293	320