

**INCLUSIONARY HOUSING PROGRAM
PERMIT PROGRESS SUMMARY**

PHAC UPDATE- August 2019

	<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	4423	4394	29	0	798	798	0	3625	3596	29	0
Permit Applications	72	68	3	1	10	10	0	62	58	3	1

Grand Total # of IH Units	494	Inclusionary Housing Units Summary					Total Projects using Reconfiguration	12
Total		Studio	1BR	2BR	3BR	4BR		
RENTAL:	490	222	168	58	41	1		
HOMEOWNERSHIP:	4	0	1	1	1	1		

* Please note: A total of two private development 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 14 IH Units not accounted for in the total (coming to a possible total of 435 Non-PHB IH Units and 508 total IH Units). PHB staff cannot confirm totals of units by type for those same two projects. The affordability levels for two of the projects that have yet to submit intake forms is unable to be determined. These calculations do not take into account minimum if using reconfiguration, which would be lower in total but increase the number of family type units.

Affordability Levels	Total IH Rental Units	Total IH Homeownership Units	Total
30% MFI	0	0	0
60% MFI	287	0	287
80% MFI	203	4	207

PHB Approved Permit vs. Pending	Total	Studio	1BR	2BR	3BR	4BR
Total IH <u>Rental</u> Units Approved	379	181	142	36	19	1
Total IH <u>Rental</u> Units Pending	111	41	26	22	22	0
Total IH <u>Rental</u> Units On Market*	56	23	23	9	0	1
Total IH <u>Homeownership</u> Units Approved	2	0	0	0	1	1
Total IH <u>Homeownership</u> Units Pending	2	0	1	1	0	0
Total IH <u>Homeownership</u> Units On Market	0	0	0	0	0	0

*Please note that one of the recently constructed buildings selected Option 3 to fulfill its IH requirements. Per Option 3, a building can elect to send its IH Units to a newly constructed Receiving Building. The Receiving Building must receive Certificate of Occupancy within three years of Sending Building's permit issuance. At this time 11 of 56 Total IH Rental Units on Market are connected to a newly constructed Sending Building. The Receiving Building is currently under construction. Therefore, these eleven units are not currently available to rent.

Voluntary IH Projects	
Total Voluntary IH Permit Applications	22
Total Previously Vested Permit Applications	6
Under 20 Units	16

Fee-In Lieu	
Total Voluntary Projects paying FAR Bonus Fee-in Lieu (\$24/gsf)	9
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	72	4423	494	508
PHB Project	10	798	73	73
Private Development	62	3625	421	435

By Plan District	Total Buildings	Using Reconfiguration	Total IH Units	Total IH Units @ 80% MFI	Total IH Units @ 60% MFI
Central City Plan District	5	4	38	0	38
Gateway Plan District	2	0	31	15	16
Other	65	8	425	192	233

