

INCLUSIONARY HOUSING PROGRAM

PERMIT PROGRESS SUMMARY

PHAC UPDATE- July 2020

	Grand Totals				PHB Projects (Direct funds)			Private Development			
	All Projects Total	Rental	Homeownership	Other/ Undetermined	Total PHB Projects	PHB Rental	PHB Homeownership	Total Private Projects	Private Rental	Private Homeownership	Other/ Undetermined
Units	7002	6739	232	31	1182	1118	64	5820	5621	168	31
Permit Applications	111	102	6	3	15	14	1	96	88	5	3

** Grand Total # of IH Units	859	Inclusionary Housing Units Summary					Total Projects using Reconfiguration	18
Total		Studio	1BR	2BR	3BR	4BR		
RENTAL:	806	333	303	102	63	5		
HOMEOWNERSHIP:	9	0	1	4	3	1		

Affordability Levels	Total IH Rental Units	Total IH Homeownership Units	Total
30% MFI	0	0	0
60% MFI	486	5	491
80% MFI	320	4	324

* Please note: 3 private-market 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 11 IH Units not accounted for in the total. PHB staff cannot confirm totals of units by type or affordability levels for any projects that have not submitted an Intake Form. 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.

** In addition, there is one placeholder property for future development in a Planned Development that has chosen On-Site Consolidation of its IH Units for the Site. The Consolidated Building is planned to be built first and will be followed by the Transferring Buildings. It's projected total IH Units are reflected in the grand totals but not elsewhere, totaling 44 IH Units.

PHB Approved Permit vs. Pending	Total	Studio	1BR	2BR	3BR	4BR
Total IH Rental Units Approved	476	225	150	59	41	1
Total IH Rental Units Pending	330	108	153	43	22	4
Total IH Rental Units On Market	92	36	37	14	4	1
Total IH Homeownership Units Approved	7	0	0	3	3	1
Total IH Homeownership Units Pending	2	0	1	1	0	0
Total IH Homeownership Units On Market	2	0	0	0	1	1

Voluntary IH Projects	
Total Voluntary IH Permit Applications	27
Total Previously Vested Permit Applications	6
Under 20 Units	21

Fee-In Lieu	
Total Voluntary Projects paying FAR Bonus Fee-in Lieu (\$24/gsf)	11
Total Subject Projects Paying Fee-in-Lieu (based on Zone and base FAR)	2

	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	112	7002	859	870
PHB Project	15	1182	123	123
Private Development	96	5820	692	703

** By Plan District	Total Buildings	Using Reconfiguration	Total IH Units	Total IH Units @ 80% MFI	Total IH Units @ 60% MFI
Central City	7	4	49	0	49
Gateway	2	0	31	15	16
Other	103	14	779	309	426