

INCLUSIONARY HOUSING PROGRAM

PERMIT PROGRESS SUMMARY

PHAC UPDATE- September 2020

	<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	7309	7048	232	29	1320	1256	64	5989	5792	168	29
Permit Applications	119	110	6	3	17	16	1	102	94	5	3

** Grand Total # of IH Units	943	<u>Inclusionary Housing Units Summary</u>					Total Projects using Reconfiguration	18
Total		Studio	1BR	2BR	3BR	4BR		
RENTAL:	875	342	308	108	64	5		
HOMEOWNERSHIP:	37	0	1	4	3	1		

Affordability Levels	Total IH Rental Units	Total IH Homeownership Units	Total
30% MF1	0	0	0
60% MF1	550	5	555
80% MF1	325	32	357

* Please note: Two private-market and one PHB-funded 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 7 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 31 IH Units.

PHB Approved Permit vs. Pending	Total	Studio	1BR	2BR	3BR	4BR
Total IH Rental Units Approved	589	261	219	65	43	1
Total IH Rental Units Pending	286	81	89	43	21	4
Total IH Rental Units On Market	115	47	44	18	5	1
Total IH Homeownership Units Approved	7	0	0	3	3	1
Total IH Homeownership Units Pending	30	0	1	1	0	0
Total IH Homeownership Units On Market	30	0	0	0	1	1

<u>Voluntary IH Projects</u>	
Total Voluntary IH Permit Applications	29
Total Previously Vested Permit Applications	6
Under 20 Units	23

<u>Fee-In Lieu</u>	
Total Voluntary Projects paying FAR Bonus Fee-in Lieu (\$24/gsf)	12
Total Subject Projects Paying Fee-in-Lieu (based on Zone and base FAR)	1

	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	119	7309	943	950
PHB Project	17	1320	132	134
Private Development	102	5989	780	785

** By Plan District	Total Buildings	Using Reconfiguration	Total IH Units	Total IH Units @ 80% MFI	Total IH Units @ 60% MFI
Central City	8	4	77	28	49
Gateway	2	0	31	15	16
Other	110	14	835	314	490