

Exhibit A.

30.01.170 Design Review Procedure Certification for Affordable Housing Developments

A. Purpose Statement. The City intends to implement the Design Review Procedure Certification for Affordable Housing Developments Program (“Certification Program”) to increase the numbers of dwelling units available for sale or rent to households earning incomes that fall within particular City established parameters.

B. Administration.

1. PHB will certify whether the applicant's proposed development meets the standards and requirements set forth in PCC Subsection 33.825.025.A Table 825-1[2] and this Section.

2. The Director of PHB or a designee may enter in to covenants and agreements, prepare forms, and adopt, amend and repeal Administrative Rules which establish procedures, policies, program requirements, compliance monitoring standards, and penalties for implementation, administration, and enforcement of a program consistent with the provisions of this Section. The Director of PHB, or a designee, has authority to make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for affordable units restricted under the Certification Program.

C. Standards. Buildings or sites approved for the Certification Program must satisfy the following criteria:

1. Must have dwelling units for sale or for rent that shall remain affordable for a period of at least 30 years and be available to households earning 60 percent or less of area MFI with funding or a commitment of funding from a government;

2. Failure to meet the requirements of the Certification Program may result in a penalty and may result in legal action.

Exhibit B.

30.01.095 Partial and Full Exemptions of System Development Charges for Affordable Housing Developments.

- G. ~~Pursuant to Section 30.01.040, the PHB is responsible for enforcing property covenants and other agreements with applicants that are conditions of receiving exemptions provided by this Section. The Director of PHB or a designee may enter into covenants and agreements, prepare forms and adopt, amend and repeal Administrative Rules which establish procedures, policies, program requirements, compliance monitoring standards, and penalties, for implementation, administration, and enforcement of a program consistent with the provisions of this Section. The Director of PHB, or a designee, has authority to make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for affordable units restricted under the Partial and Full Exemptions of System Development Charges for Affordable Housing Developments program. PHB may adopt, amend and appeal administrative rules, establish procedures, and prepare forms for implementation, administration and compliance monitoring consistent with the provisions of this Section.~~

In the event that an applicant violates the covenants, agreements or other requirements that were established by the City as a condition of approval of an exemption application, or the owner of the property wants to remove the affordability covenants of Subsection 30.01.095 F., the City shall terminate the exemption and make due and payable all previously exempt portions of system development charges based on rates in effect on the date of the submittal of a complete building permit application, plus accrued interest from the date of the issuance of the building permit to the date of the termination of the exemption calculated with the interim interest rate in effect on the date of the termination of the exemption as set by general ordinance pursuant to Section 17.12.140, and a processing fee of \$250 due to each City bureau exempting system development charges and to PHB as the administrator. The City may collect reinstated system development charges, processing fees, carrying charges and the actual costs of collections by recording a property lien pursuant to Title 22.

30.01.120 Inclusionary Housing.

B. Administration.

2. The Director of PHB or a designee may enter into covenants and agreements, prepare forms and adopt, amend and repeal Administrative Rules which establish, procedures, policies, program requirements, compliance monitoring standards, and penalties, for implementation, administration, and enforcement of a program consistent with the provisions of this Section. The Director of PHB, or a designee, has authority to make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for affordable units restricted under the IH program. PHB may adopt, amend and repeal Administrative Rules and prepare forms for the implementation, administration and compliance monitoring consistent with the provisions of this Section. The Director of PHB, or a designee, has authority to make changes to the Administrative Rules as is necessary to meet current program requirements. PHB Administrative Rules will set forth clear and objective criteria for determining whether a development meets the minimum standard of affordable units (“IH Units”).

30.01.130 Manufactured Dwelling Park Affordable Housing Density Bonus.

- D.** The Director of PHB or a designee may enter into covenants and agreements, prepare forms and adopt, amend and repeal Administrative Rules, and establish procedures which establish procedures, policies, program requirements, compliance monitoring standards, and penalties, and prepare forms for the implementation, administration and ~~compliance monitoring~~ enforcement of a program consistent with the provisions of this Section. The Director of PHB, or a designee, has authority to make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for affordable units restricted under the MDP program.

30.01.150 FAR Transfer from Existing Affordable Housing Program.

B. Administration.

2. The Director of PHB or a designee may enter into covenants and agreements, prepare forms and adopt, amend and repeal Administrative Rules which establish procedures, policies, program requirements, compliance monitoring standards, and penalties for implementation, administration, and enforcement of a program consistent with the provisions of this Section. PHB may adopt, amend, and repeal Administrative Rules and prepare forms for the implementation, administration and compliance monitoring consistent with the provisions of this Section 30.01.150. The Director of PHB, or a designee, ~~shall have the~~ has authority to ~~modify~~ make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for affordable units ~~subject to~~ restricted under the Affordable Housing Transfer Program.

30.01.160 Three-Bedroom Unit FAR Density Bonus Option Program.

B. Administration.

2. The Director of PHB or a designee may enter into covenants and agreements, prepare forms and adopt, amend and repeal Administrative Rules which establish procedures, policies, program requirements, compliance monitoring standards and penalties for implementation, administration, and enforcement of a program consistent with the provisions of this Section. PHB may adopt, amend, and repeal Administrative Rules and prepare forms for the implementation, administration and compliance monitoring consistent with the provisions of this Section 30.01.160. The Director of PHB, or a designee, ~~shall have the~~ has authority to ~~modify~~ make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for aAffordable ~~Housing~~ units restricted under the Three-Bedroom Bonus Program.

Exhibit C.

30.01.140 Deeper Housing Affordability FAR Density Program.

B. Administration.

1. PHB will certify whether the applicant's proposed development meets the standards and requirements set forth in PCC Subsection 33.120.211 C.2., PCC Subsection 33.110.265.F, PCC Subsection 33.110.210.D.1 and this Section.
2. The Director of PHB or a designee may enter into covenants and agreements, prepare forms, and adopt, amend and repeal Administrative Rules, which establish procedures, policies, program requirements, compliance monitoring standards, and penalties, for implementation, administration, and enforcement of a program consistent with the provisions of this Section. ~~PHB adopt, amend, and repeal Administrative Rules and prepare forms for the implementation, administration and compliance monitoring consistent with the provisions of this Section 30.01.140.~~ The Director of PHB, or a designee, ~~shall have the~~ has authority to ~~modify~~ make changes to the Administrative Rules as is necessary to meet current City housing program requirements. PHB Administrative Rules will set forth clear and objective criteria to establish minimum standards for Affordable Housing units restricted under the DHA Program.