



To: Shukria Wiar, Planner, Planning & Urban Development Department

From: Tyler Norod, Housing Planner, Housing & Community Development Division

Date: September 19, 2016

Subject: 70 Anderson Street– Inclusionary Zoning Conditional Use

Conditional Use is authorized by Division 30, Section 14-487, Ensuring Workforce Housing, to secure the creation of Workforce Housing Units as part of new residential projects that propose 10 or more units. The ordinance requires a minimum of 10% of the project to be restricted for Workforce Households and that the number of bedrooms required under Section 14-487(e)3 be at least 10% of the total number of bedrooms made available as part of the project. The project located at 70 Anderson Street proposes the creation of 10 three-bedroom townhouse units. Based on the total number of units the project will be required to provide at least one (1) workforce unit with a minimum of three bedrooms affordable to households earning up to 100% of area median income (AMI).

By providing one (1) three-bedroom unit on-site, the project has met the minimum requirements set forth in Section 14-487.

Staff recommends the Board Approve this Conditional Use provided the Applicant and the City enter into an Affordable Housing Agreement (AHA) before a Building Permit may be issued. The Affordable Housing Agreement will outline the details of the affordability restrictions placed on the workforce units based on the City's Inclusionary Zoning Implementation Regulations and will be filed as covenant to the property's deed with the Cumberland County Registry of Deeds before a Certificate of Occupancy may be issued.

Sincerely,

Tyler Norod
Housing Planner