



Bloomington Opportunity Housing Incentives

Updated 3-18-2024

Incentive		Low Income (Capped at 60%) 51% to 60% AMI	Affordability Very Low Income 31% to 50% AMI	Extremely Low Income at or Below 30% AMI
\$9.16.01	Density Bonus	1 additional unit allowed per low-income unit provided capped at 50% density increase	2 additional units allowed per very low-income unit provided capped at 50% density increase	2 additional units allowed per extremely low-income unit provided capped at 50% density increase
\$9.16.02	Site Area Reduction	May reduce minimum site area requirements by up to 10%	May reduce minimum site area requirements by up to 25%	May reduce minimum site area requirements by up to 50%
\$9.16.03	Site Width Reduction	May reduce minimum site width requirements by up to 10%	May reduce minimum site width requirements by up to 25%	May reduce minimum site width requirements by up to 50%
\$9.16.05	Open Space Reduction	May reduce minimum open space requirements by up to 10%	May reduce minimum open space requirements by up to 25%	May reduce minimum open space requirements by up to 50%
\$9.17	Floor Area Ratio Bonus	1,000 SF additional floor area allowed per low-income unit capped at 50% FAR increase	2,000 SF additional floor area allowed per very low-income unit capped at 50% FAR increase	2,000 SF additional floor area allowed per extremely low-income unit capped at 50% FAR increase
\$9.18	Height Bonus	1 story/10 feet	1 story/10 feet	1 story/10 feet
\$9.21	Minimum Unit Size Reduction	10% for low-income units only	20% for very low-income units only	30% for extremely low-income units only
\$9.22	Alternative Exterior Materials	50% of qualifying facades (not facing public streets)	75% of qualifying facades (not facing public streets)	100% of qualifying facades (not facing public streets)
\$9.23	Storage Space Reduction	50% reduction	50% or 75% reduction when providing 20% of units at under 50% AMI	50%, 75%, or 90% reduction when providing 10% of units at under 30% AMI
\$9.24	Landscaping Fee in Lieu Reduction	NA	100%	100%
\$9.25	Development Fee Reimbursement	Sliding scale upon showing of demonstrated need	Sliding scale upon showing of demonstrated need	Sliding scale upon showing of demonstrated need

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\$9.26	Development Fee Deferments	Eligible for 12-month deferral with 9% qualifying units and 24 months with 20% qualifying units	Eligible for 12-month deferral with 9% qualifying units and 24 months with 20% qualifying units	Eligible for 12-month deferral with 9% qualifying units and 24 months with 20% qualifying units
\$9.27	Expedited Review of Plans	NA	NA	Eligible
\$9.28	Land Write Down	Potentially Eligible	Potentially Eligible	Potentially Eligible
\$9.30	Housing TIF	Potentially Eligible	Potentially Eligible	Potentially Eligible

Parking Reduction



§ 9.19

<i>Affordability provided:</i>	<i>Projects located in the Designated Transit Area, Tier I:</i>	<i>Projects located in the Designated Transit Area, Tier II:</i>	<i>Projects located outside a Designated Transit Area:</i>
9% of units qualifying as very low or extremely low income	15%	10%	5%
20% of units qualifying as very low income	25%	20%	10%
50% of units qualifying as very low income or 20% of units qualifying as extremely low income	35%	30%	15%
100% of units qualifying as very low income or 50% of units qualifying as extremely low income	45%	40%	20%

Enclosed Parking Space Conversion



§ 9.20

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9% of its units qualifying as low-income affordable housing qualifies to convert 10%	9% of its units qualifying as very low-income affordable housing convert to 50%	9% of its units qualifying as extremely low-income affordable housing qualifies to convert 50%	20% of its units qualifying as extremely low-income affordable housing qualifies to convert 100%