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**OPPORTUNITY HOUSING - AFFORDABLE HOUSING PLAN**

Residential developments of 20 units or more must submit an Affordable Housing Plan to the City of Bloomington as a part of the application for a final site and building plan, a final development plan or for NOAH preservation. An Affordable Housing Plan is not required for a development in which the affordable housing obligation is satisfied by a payment in lieu. The developer’s commitment to meet the requirements of the Opportunity Housing Ordinance and the description of the affordable housing tools and incentives requested in the Affordable Housing Plan will be included in the development agreement with the city, Port Authority or Housing and Redevelopment Authority.

Fill in a response beneath the italicized text for each section below and submit this document with your application to serve as your Affordable Housing Plan.

|  |  |
| --- | --- |
| **DEVELOPMENT NAME:** |  |
| **ADDRESS:** |  |
| **DEVELOPER:** |  |

|  |  |  |
| --- | --- | --- |
| # | Section | Ordinance Requirement (text in grey) and Responses |
|  | **OPPORTUNITY HOUSING REQUIREMENTS SUMMARY** | *Provide a summary of the tools, methods, and related approaches used to meet the requirements of § 9.06 and include options in § 9.07 to § 9.13 to construct rental or for sale residential development on-site or off-site, purchase and rehabilitate Naturally Occurring Affordable Housing, or acquire and rehabilitate existing market rate units, conversion or other option*  *Provide a project summary paragraph including the type of development, number of buildings and stories, number of affordable and market rate units, amenities, proximity to jobs and transit and estimated construction start and completion dates* |
|  | **PROJECT METRICS** | *Provide the development philosophy and description of project performance metrics including, but not limited to, total development cost, development cost per unit, development returns such as return on costs, return on equity, and both leveraged and unleveraged internal rate of return to assist the city in analyzing public participation § 9.06 and § 9.32* |
|  | **PROPOSED MARKET RATE AND AFFORDABLE UNITS** | *Provide the number, location, description of the structure such as but not limited to attached, semi-attached, or detached, size and cost of the proposed market rate and affordable units § 9.32* |
| |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **# BEDROOMS** | **30% AMI**  **TOTAL UNITS** | **30% AMI**  **UNITS**  **RENTS** | **30% AMI**  **UNITS**  **SQ FT** | **50% AMI**  **TOTAL UNITS** | **50% AMI**  **UNITS**  **RENTS** | **50% AMI**  **UNITS**  **SQ FT** | **60% AMI**  **TOTAL UNITS** | **60% AMI**  **UNITS**  **RENTS** | **60% AMI**  **UNITS**  **SQ FT** | **MARKET RATE**  **TOTAL UNITS** | **MARKET RATE**  **UNITS**  **RENTS** | **MARKET RATE**  **UNITS**  **SQ FT** | | Efficiency |  |  |  |  |  |  |  |  |  |  |  |  | | 1 Bedroom |  |  |  |  |  |  |  |  |  |  |  |  | | 2 Bedroom |  |  |  |  |  |  |  |  |  |  |  |  | | 3 Bedroom |  |  |  |  |  |  |  |  |  |  |  |  | | 4 Bedroom |  |  |  |  |  |  |  |  |  |  |  |  | | **TOTAL UNITS** |  |  |  |  |  |  |  |  |  |  |  |  | | | |
|  | **AFFORDABILITY** | *Provide the income levels to which each affordable unit will be made affordable § 9.32* |
|  | **TERM OF AFFORDABILITY** | *Provide the methods to be used to maintain affordability and the duration over which affordability will be maintained § 9.32* |
|  | **AFFORDABILITY MONITORING** | *Provide your plan to monitor ongoing affordability § 9.32* |
|  | **CONFIRMATION OF RENTAL ASSISTANCE ACCEPTANCE** | *Provide written confirmation that households with U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher rent assistance will be considered for tenancy in rental development § 9.32* |
|  | **INCENTIVES** | *Check and provide a description of the tools and incentives that your project is eligible for § 9.15 through § 9.31*  Density bonus  Site area reduction  Site width reduction  Impervious surface reduction  Open space reduction  Floor area ratio bonus  Height bonus  Parking stall reduction  Enclosed parking space conversion  Minimum size reduction  Alternative exterior materials allowance  Storage space reduction  Landscape fee in-lieu reduction  Development fee reimbursements  Development fee deferment  Expedited review of plans  Land write down  Affordable Housing Trust Fund  Tax increment financing  Project based housing vouchers |
|  | **MARKETING** | *Provide the methods to be used to advertise the availability of the affordable units § 9.32*  *Explain how advertising methods for availability of affordable and market rate units will occur using three primary channels:*  *1) Online, through the development’s website and promotions through online partners*  *2) Social media, through the development’s Instagram, Facebook and Twitter accounts*  *3) In print, through brochures that will be made available at selected affordable housing partners and non-profit organizations in Bloomington* |
|  | **DISPERSION** | *Describe how the Opportunity Housing units encourage racial and economic integration and distribute affordable housing units throughout the city § 9.36* |
|  | **INTEGRATION** | *Describe how the affordable housing units in the development are mixed with and not clustered together or segregated in any way from market rate units § 9.36* |
|  | **DESIGN** | *Describe how the affordable housing units are comparable in construction quality and exterior design to the market rate units constructed as part of the development § 9.36* |
|  | **PHASING PLAN** | *For a phased development, describe how your phasing plan provides for the concurrent development of the number of affordable units proportionate to the number of market rate units for each proposed phase of development § 9.32 and § 9.36* |
|  | **CONSTRUCTION TIMING** | *Describe how the construction and occupation of affordable units will be proportionate construction and occupation of market rate units § 9.36* |
|  | **PROJECT PLANS** | *Provide a site plan and a floor plan depicting the location of the affordable and the market rate units § 9.32*  *Provide a jpeg project design rendering* |
|  | **ADDITIONAL INFORMATION** | *Provide any additional information reasonably requested by the community development department to assist with evaluation of the affordable housing plan. Check with the community development department to discuss additional information requested. § 9.32* |

A developer or owner may propose an alternative method to meet the opportunity housing requirement. Based on evidence specified in the Affordable Housing Plan, the community development department may approve such an alternative if the alternative will provide as much or more affordable housing at the same or lower income levels, and of the same or superior quality of design and construction, and will otherwise provide greater public benefit than compliance with the requirements of this chapter.

Upon submittal, the community development department will determine if the affordable housing plan is complete and conforms to the provisions of this chapter and the opportunity housing guidelines. The Developer will receive written comments on their Affordable Housing Plan at the next scheduled Pre-Application or Post-Application Development Review Committee Meeting. The decision of the community development department may be appealed.

Applicant Name Date