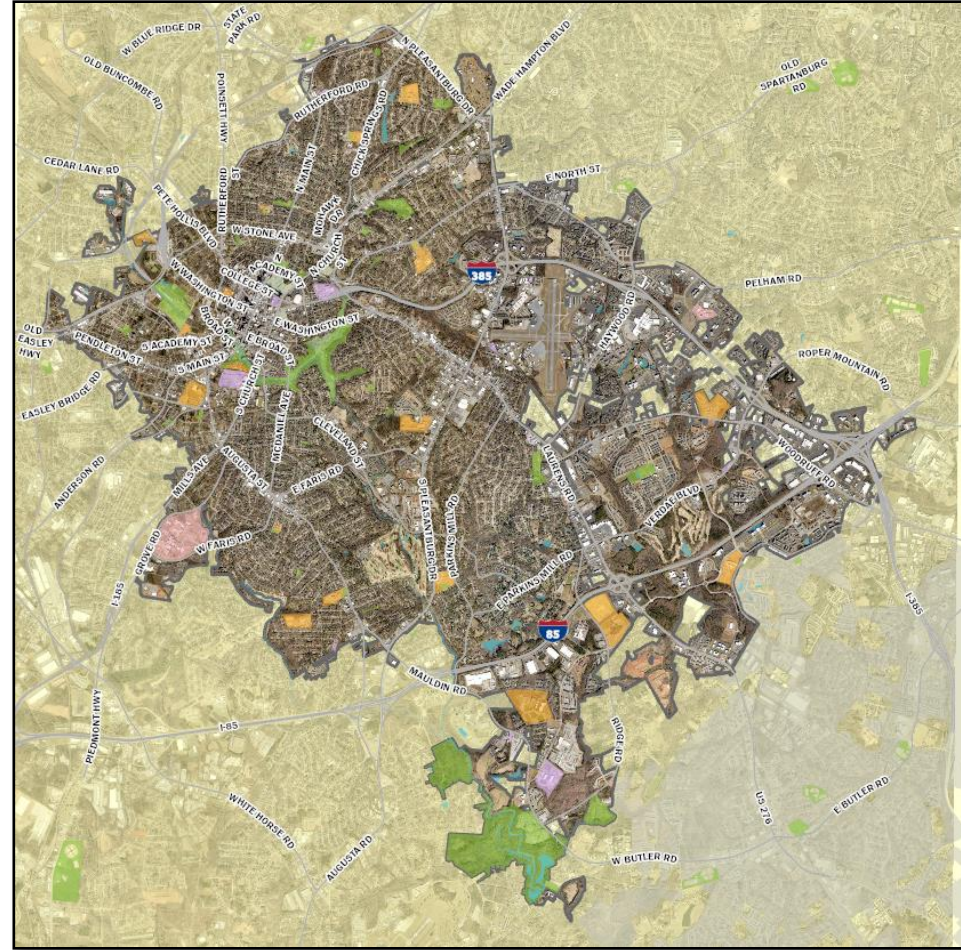


APPLICANT

City of Greenville

REQUEST

TEXT AMENDMENT to clarify Bonus Development standards by amending Section 19-4.2.1. *Affordable Housing and Open Space.*



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Section 19-4.2.1. Affordable Housing and Open Space

The Development Bonus Division of the Greenville Development Code are amended by deleting the strikethrough text and inserting the underlined text as follows:

19-4.2.1. AFFORDABLE HOUSING AND OPEN SPACE

C. Standards

Development in the applicable districts ~~above and beyond the by right base~~ seeking a Development Bonus must meet both the affordable housing bonus standards and the open space bonus standards as described below.

1. Residential Projects

a. Height or Density In Exchange for Affordable Housing

i. Whether the new units are fee simple owner occupied, owner occupied in a condominium or cooperative or some other such form of ownership, or renter occupied; for a project to obtain any of the available bonus units or height available in a given district, the applicant must commit to delivering either:

- a) 15% of all residential units in the project, as consisting of the base and bonus areas, shall be affordable to households with an annual income of not more than 80% AMI or;
- b) 10% of all residential units in the project, as consisting of the base and bonus areas, shall be affordable to households with an annual income of not more than 60% AMI.



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ii. While the percentage of unit counts per project must remain as stated above, an averaging of the AMI target percentage may be applied at the Administrator's discretion to allow for lower or higher AMIs as conditions allow.

iii. Projects for which the rounding provisions of Section 19-4.2.1.D.2.a. would result in no affordable units shall, in lieu of the requirement to include affordable units, instead be subject to an affordable housing mitigation fee of \$2.50 for every bonus square-footage above and beyond what is permitted by right. For example, a proposal to augment two commercial floors permitted by right with a bonus third-floor containing two residential apartments would result in an affordable unit requirement equation of $2 \times 0.15 = 0.3$, which would round down to a requirement of zero (0) affordable units; achieving the bonus for this proposed project would require payment of the affordable housing mitigation fee. In the alternative to payment of the affordable housing mitigation fee for such projects, the

affordable unit requirement may at the option of the applicant be rounded up to one (1) unit.



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D. Definitions and Guidance

2. Affordable Housing Bonus

a. All Dwelling Units

i. When the application of these regulations results in a fraction, ~~it is rounded up to 1 unit if the total unit count is above 30. Total unit counts below 30 may round down.~~ fractions corresponding to less than 0.5 shall be rounded down to the nearest whole number and fractions corresponding to 0.5 or greater shall be rounded up to the next whole number.



STAFF RECOMMENDATION

Recommend approval of the Text Amendment

EFFECT OF PLANNING COMMISSION DECISION

- **Recommend approval** to City Council by vote of 7-0.