

## HOUSING ADDENDUM

1. *Submit a draft resale control agreement or affordable rental restriction agreement and a written statement describing the manner in which the project complies with the Inclusionary Housing Ordinance, BMC Section 17.70.320, including but not limited to:*

a. *Number, income category, and location of any affordable units provided; and/or request for in lieu fee in accordance with the provisions of the Benicia Municipal Code and applicable State law.*

The Affordable Housing Units are expected to be for-sale residences, with lease-to-own provisions, and identical to the market rate units. The Affordable units are dispersed, located in two separate portions of the site, each chosen in particular for their proximity to the proposed parks on site, in response to the known high need for family-oriented affordable units. The Affordable units will indistinguishable from Market Rate Units except in regards to interior finishes. In compliance with SB 35 all units will be leased or sold only to households with AMI's no greater than 80% AMI of the MSA. Our affordable housing development partner anticipates applying for State of California funding for both infrastructure and down-payment assistance, and to other customary affordable housing financing sources.

**NOTE:** a complete sample set of Draft Resale Control Agreements has been included with this package.

b. *Size and amenities (bedrooms, bathrooms, parking facilities) of any affordable units.*

The affordable units will contain bedroom counts no smaller than three per unit, and will be made up of two different floor plan types: the plans call for seven (7) "Type A" units, each approximately 1,310 square feet, and five (5) "Type B" units, each 1,510 square feet. Each will have two (2) dedicated parking spaces and each will have three (3) bathrooms.

2. *For a project requesting a density bonus, submit plans showing a "base project" that complies with all applicable Zoning Ordinance requirements and a Density Bonus Eligibility Statement describing the manner in which the project complies with the Affordable Housing Density Bonus and Other Incentives Ordinance, BMC Section 17.70.270, including but not limited to:*

The project is not seeking an Affordable Housing Density Bonus, so these questions are not applicable.

City of Benicia Planning Division  
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