

Greater Affordability Required with Building Bonus (optional)

	Current Zoning	Proposed Zoning (VC2 and VC3)	Proposed Zoning (VC3 only)
	Base Conditions	Option 1*	Option 2**
Allows For	Height Bonus (stories)	N/A	+1
	Building Footprint Bonus (sq ft)	N/A	+2,500
Must Provide	Required Affordable Units (min)	17.5%	25%
	Required AMI for Affordable Units (avg)	65%	

* Bonus cannot be used within 50 feet of a lot line abutting a MRT or residential district.

** Only VC3 lots can opt in to Option 2. VC3 lots abutting a VC1, MRT, or residential district cannot opt in.

+ Both options has been analyzed for financial feasibility with no additional City funding/resources