

DENSITY BONUS FINDINGS (WMC §14-47.140(b))

- 1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in this Chapter and includes a financing mechanism for all implementation and monitoring costs;**

Supportive Evidence

The Density Bonus application has been reviewed and is eligible for a Density Bonus and the three requested concessions and five requested waivers, conforms to all standards in Chapter 14-47, and includes a financing mechanism for all implementation and monitoring costs.

- 2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of this Chapter;**

Supportive Evidence

The requested concessions and waivers will result in identifiable, financially sufficient, and actual cost reductions based on appropriate financial analysis and documentation.

- 3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of this Chapter;**

Staff Analysis: The Density Bonus is not based all or in part on donation of land, so this finding is not applicable.

- 4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of this Chapter;**

Staff Analysis: The Density Bonus is not based all or in part on the inclusion of a Day Care Center, so this finding is not applicable.

5. **A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of this Chapter and the Density Bonus Program Guidelines.**

Staff Analysis: Per the City's standard procedures related to deed-restricted affordable units, a condition of approval (Condition #16) has been included Exhibit D stating that a Density Bonus/Affordable Housing Agreement in recordable form shall be approved by City Council and signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.