

Mixed Income Development

Rental and For-Sale
-Dedicating a proportion of pre-density bonus units as affordable. The minimum percentage of units required is dependent on the level of affordability

Very Low Income
(Affordable to households earning up to 50% AMI)

Providing between 5 and 15% pre-bonus units

- Between 20 and 50% bonus
- Between 1 and 5 Incentives

Additional bonus units:
•10% Increments after initial 15% pre-bonus units
•Within a TPA

- Additional 25% bonus for every 10% above initial 15% of pre-bonus units
- Maximum of 75% bonus
- Dedicated units above 15% may be affordable to households earning up to 120% AMI
- Between 1 and 5 Incentives

Low Income
(Affordable to households earning up to 80% AMI)

Providing between 10 and 24% pre-bonus units

- Between 20 and 50% bonus
- Between 1 and 5 Incentives

Additional bonus units:
•10% Increments after initial 24% pre-bonus units
•Within a TPA

- Additional 25% bonus for every 10% above 24% of pre-bonus units
- Maximum of 75% bonus
- Additional dedicated units may be affordable to households earning up to 120% AMI
- Between 1 and 5 Incentives

Moderate Income
(Affordable to households earning up to 120% AMI)

Minimum 10% pre-bonus units

- Between 5 and 50% bonus •Between 1 and 5 Incentives