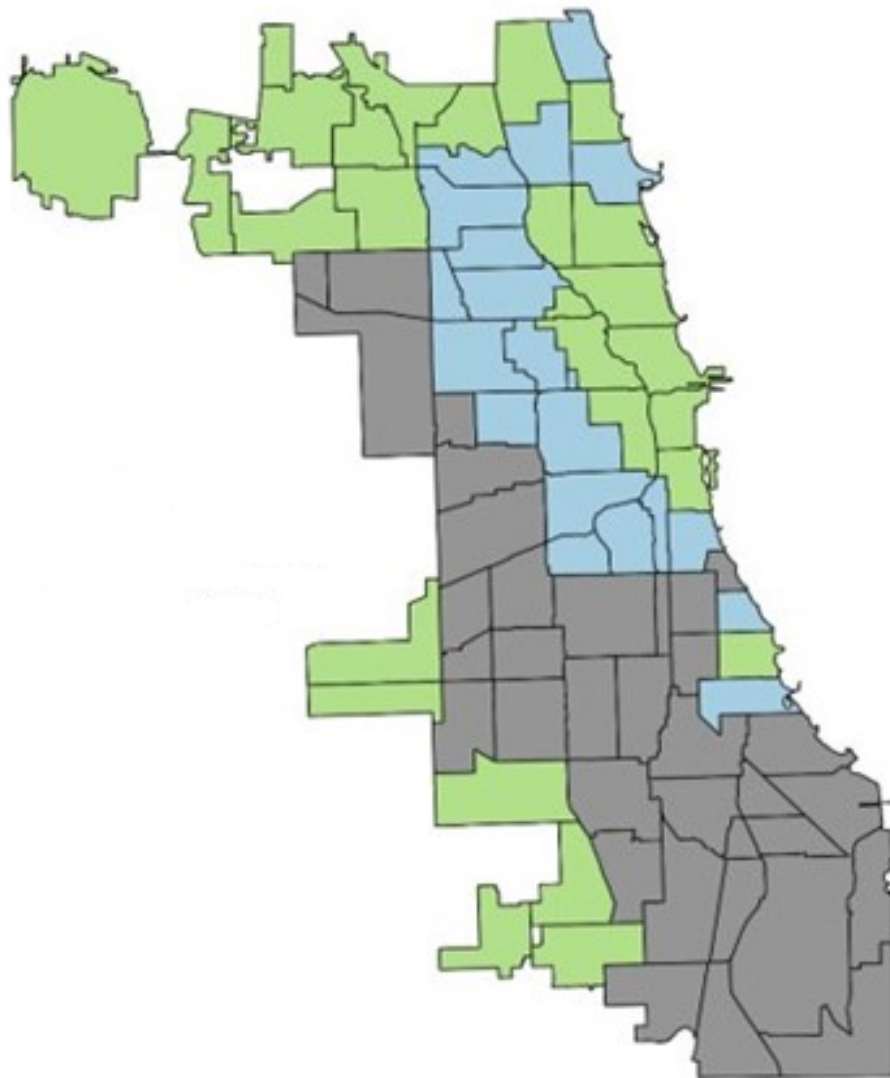


Inclusionary Application Zoning Process



 - eligible areas

In communities with low levels of affordability, Connected Communities creates a new mechanism to require a vote in the City Council Committee on Zoning, Landmarks, and Building Standards for certain residential zoning applications known as **“inclusionary applications.”**

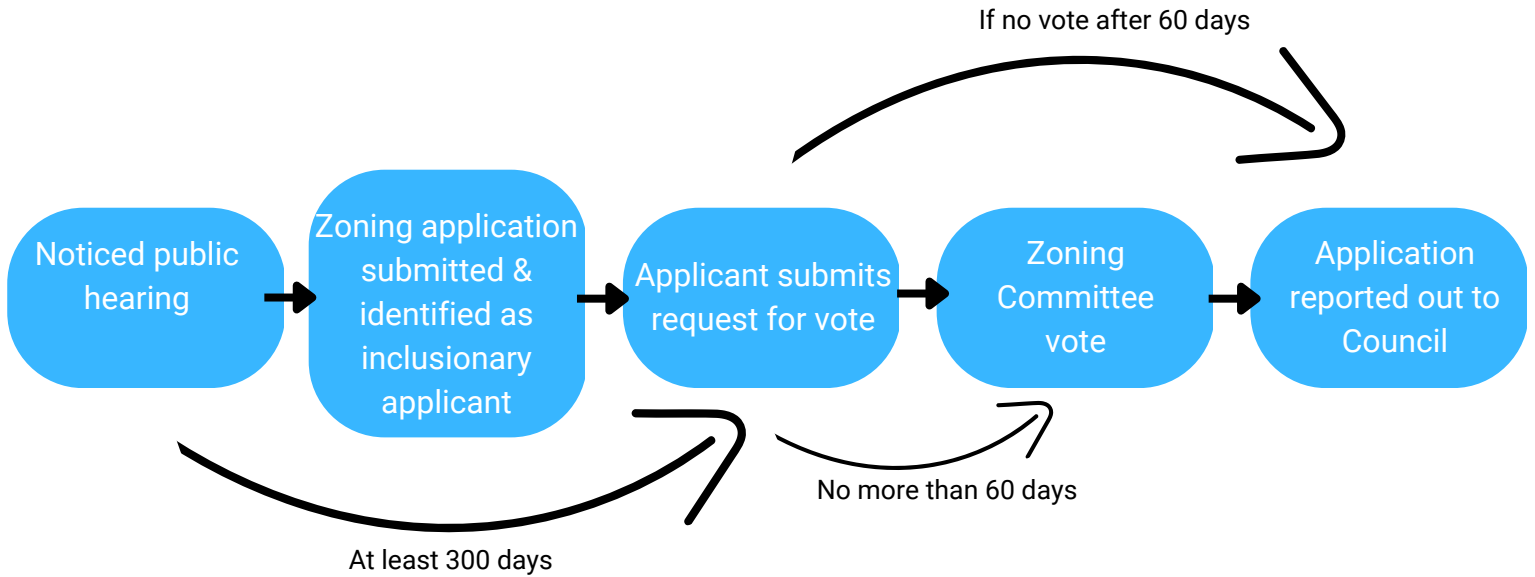
Applications for buildings are eligible for this mechanism if:

- at least 20% of dwelling units are legally restricted affordable,
- are located in a TOD area
- are in an "Inclusionary Area" as designated by the Affordable Requirements Ordinance

For these buildings, after a complete zoning application for the building has been submitted, if 300 days elapse and no vote has occurred, the applicant may submit written notification to the Chairperson of the Committee on Zoning, Landmarks, and Building Standards requesting a vote. Once the notification has been received, the Committee must vote on the proposal within 60 days. If no vote is taken, the proposal will be reported out to the full City Council at the next meeting with a “do-pass” recommendation.

In order to submit this notification, the applicant must also show that they have held at least one public meeting in the ward where the proposal is located to solicit community feedback. The meeting must be advertised at least two weeks before it is held, and the local alderman must be notified.

Inclusionary Application Zoning Process



Applicants that hold a properly noticed community meeting prior to submission of a complete zoning application may have said meeting count for this provision, if when initially filing the zoning application, the applicant identifies and qualifies as an inclusionary applicant.