6.15 Residential Density Bonuses - DRAFT   5.1.24

6.15.1 Purpose: The objective of this section is to enable more housing, specifically of the types that enable greater diversity and affordability of Richmond's housing stock. This goal is elaborated in the Richmond Town Plan and the Chittenden County Regional Planning Commission's ECOS Plan. This section is authorized by ___VSA___.

6.15.2 Applicability: Residential density bonuses consist of dwelling units that may be developed in excess of the stated residential density of certain zoning districts. These bonuses will be available only in the zoning districts that specifically allow them in the subsection entitled "Residential Density" of that district, and only as part of a residential or mixed-use PUD.

6.15.3 General requirements:
   a) One unit of qualifying housing equals one residential density bonus unit, except in the case of **true**, **income-sensitive affordable housing** (see 6.15.4 below and Section 6.16) in which one unit of qualifying housing equals two density bonus units of housing (one of which may be market-rate).
   b) Each density bonus unit shall qualify as one of the types of bonus units listed in Section 6.15.4 below and shall adhere to all standards for that type of unit.
   c) All density bonus units shall have a minimum floor area of 400 square feet.
   d) Density bonus units may not be used for short-term rentals.
   e) Density bonus units shall adhere to all other requirements of the district where they are to be developed, including the limit on the number of density bonus units that may be allowed for each project (called the "total maximum density of combined regular and density bonus units").
   f) All verifications and certifications will be the responsibility of the developer and will be submitted to the Richmond Planning and Zoning Department, or to the Housing Committee if designated, on the appropriate form.
   g) The AMI to be used is the HUD "Average Median Income" for the Burlington/South Burlington Metropolitan Statistical Area.
   h) Projects qualifying under Section 6.16 "Affordable Housing Development" shall not be eligible for additional density bonus units under this section.

6.15.4 Types of density bonus units available:
   a) **Workforce housing** - A dwelling unit whose total annual rental cost and associated expenses do not exceed 80% AMI for the size of unit. These costs shall be verified on an annual basis for a minimum of 15 years. There are no renter or buyer income limitations for workforce housing.

b) **Senior ageing-in-place housing**: a dwelling unit that is equipped with features that allow for ageing-in-place, including:
   (guidelines under construction)
c) **Condominium** – A dwelling unit that is to be sold as for owner occupancy.   This will be verified once at the time of the initial sale. Covenants will be required to prohibit its use as a short-term rental.
d) **True, income-sensitive affordable housing -** A dwelling unit that meets the definition "affordable housing" as defined in ___VSA___. This type of density bonus unit has two criteria that must be certified annually for rental units for a period of 15 years, and once for saleable units: 1) all costs associated with the rental or sale which must meet AMI standards for the size of the unit; 2) every year's current annual income of the renter or at time-of-sale for purchaser. The creation of one subsidized-affordable unit allows the developer to create a second market-rate unit within the density bonus program. For example, the creation of 10 true, income-sensitive affordable units allows for the creation of an additional 10 market-rate units for a density bonus of 20 units. For a different pathway allowing a residential density increase, see Section 6.16, statutorily-designated "**affordable housing development**."
e) **Shared Equity Home** – A dwelling unit whose sale has been arranged through a shared equity program to reduce purchase costs for a qualified buyer. The shared equity arrangement shall be verified once at the time of the sale.

6.15.5 Application and Verification procedures
   (under construction)