

EXHIBIT A

Sec. 2.825. - Review of the application.

- (a) The Council may approve the application if it finds, in accordance with standards and guidelines adopted by resolution of the Council, that:
 - (1) The property is eligible as provided in SRC 2.800;
 - (2) The applicant has agreed to include in the construction as a part of the multiple-unit housing one or more design elements benefitting the general public which are deemed sufficient by the Council;
 - (3) ~~For projects with 50 or more units of multifamily housing, t~~The project will include at least 15 percent of the units, ~~or 20 units, whichever is greater,~~ at rents affordable to households at 80 percent of the average median income, as determined by the United States Department of Housing and Urban Development, or less for the duration of the incentive;
 - (4) The project is in conformance with the comprehensive plan and zoning regulation; and
 - (5) The public benefit the property will receive pursuant to this program will be reasonable when considered in combination with other public benefits it is receiving or for which the owner plans to apply.
- (b) The Council shall review the application within 180 days of filing and approve, deny, or approve subject to reasonable conditions, the application. Final action by the Council shall be by resolution that shall contain the owner's name and address, a description of subject multiple-unit housing, either the legal description of the property or the assessor's property account number, and the specific conditions upon which the approval of the application is based. An application not acted upon within 180 days following the date of application shall be deemed approved.
- (c) If the application is denied, a notice of denial shall be sent to the applicant within ten days following the denial. The notice shall state the reasons for denial.
- (d) If the application is approved, on or before April 1 following approval, the Director shall file with the County Assessor and send to the applicant at the applicant's last known address a copy of the resolution approving the application. In addition, for each application which is approved, the Director shall file with the County Assessor on or before April 1 following approval, a document listing the same information otherwise required to be in an ordinance approving an application under this chapter.

