

Table 2.16.020.Q-1: Housing Design Demonstration Project Scoring System		
Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
Tier 4		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	<ul style="list-style-type: none"> Living Building Challenge (ILFI) OR Passive House (Passive House Institute US/International) 30 Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> Home size not greater than 1,600 sq. ft. 10 pts/10% of units affordable housing
Tier 3		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	<ul style="list-style-type: none"> LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development 25 Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> 50% affordable housing Home size not larger than 1,600 sq. ft.
Tier 2		
<ul style="list-style-type: none"> 1.5 x Base Density (R-8 and R-14); OR 2.0 x Base Density not to exceed R-8 density (R-2, R-2.9, R-3.5, and R-4.3); OR Max. Bonus Mixed-Use FAR 	<ul style="list-style-type: none"> LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development 25 Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> Home size not greater than 1,600 sq. ft. 10% of units affordable housing Projects with ≥ 20 units must get 3 points in "Unit Type" category
Tier 1		
No Density Bonus	<ul style="list-style-type: none"> LEED Certification, BuiltGreen 4, or Evergreen Sustainable Development 14 Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> Home size not greater than 1,600 sq. ft. 4 points (projects with < 20 units) in "Housing Diversity" category 5 points (projects with ≥ 20 units) in "Housing Diversity" category Projects with ≥ 20 units must get 2 points in "Unit Type" category
NOTE: For Tiers 2 and 3 required affordable housing units: <ul style="list-style-type: none"> Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI Rental projects: 50% of required affordable house units should serve ≤ 60% AMI. 		