

AMENDMENT NO. \_\_\_\_

TO

ORDINANCE NO. BL2024-258

Madam President –

I hereby move to amend Ordinance No. BL2024-258 as follows:

1. Delete that portion of Schedule 5.1.1.1 of the Master Development Agreement attached as Exhibit B to the Ordinance labeled “Affordability Requirements” and replace it as follows:

Affordability Requirements	<p><del>The applicable Ground Tenant shall provide Owner with an affirmative marketing plan for the Income Restricted Residential Units.</del></p> <p><u>Affirmative Marketing:</u></p> <p><u>The applicable Ground Tenant shall adopt and implement written affirmative marketing plans for the Income Restricted Residential Units designed to ensure that all potential tenants, regardless of race, color, religion, national origin, sex, disability, familial status, or any other protected class under applicable law, are aware of and have equal access to available housing.</u></p> <p><u>The affirmative marketing plans shall include, at minimum: (i) outreach to community organizations serving diverse populations; (ii) advertising in media outlets that target diverse audiences; (iii) with respect to the Income Restricted Residential Buildings, inclusive language in advertising materials that Section-8 housing vouchers or other forms of rental assistance are acceptable forms of rent payment; and (iv) regular training for staff on fair housing principles and practices.</u></p> <p><u>The applicable Ground Tenant shall provide Owner with copies of the affirmative marketing plan for the Income Restricted Residential Units.</u></p> <p><u>Maintenance of Income Restriction:</u></p> <p>All Income Restricted Residential Units shall be income restricted for the Term of the Ground Lease.</p> <p><u>Limitation on Rent Adjustment:</u></p> <p>The applicable Ground Tenant shall not adjust the rents of tenants of Income Restricted Residential Units during the term of such tenant’s lease unless the tenant has a voucher or the applicable</p>
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	<p>Ground Tenant is utilizing project-based vouchers, where, in either instance, the voucher subsidy would satisfy the difference in monthly rent and the tenant's portion of the monthly rent would remain the same.</p> <p><u>Other Matters:</u></p> <p>For tenants of Income Restricted Residential Units within Market Buildings, if the tenant's income has increased above the maximum income level described above, at the end of the lease term the tenant may renew the lease and the applicable Ground Tenant may charge such tenant market rate rent (as established by such applicable Ground Tenant). In the event of the foregoing, the next available comparable Residential Unit shall be designated as income restricted and leased to a tenant meeting the income standards above for Income Restricted Residential Units in Market Buildings.</p> <p>The processes used for <u>LIHTC</u>, the Barnes Fund <del>and</del> <u>or</u> Mixed Income PILOT programs shall be used to determine tenant income eligibility for Income Restricted Residential Units.</p> <p>The applicable Ground Tenant shall accept Housing Choice Vouchers for Income Restricted Residential Units if the applicant is otherwise eligible, unless the applicable Ground Tenant has secured Project-based vouchers.</p>
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Delishia Porterfield  
Member of Council