

## Voluntary Workforce Housing Program (Ordinance 16-138)

| Item  | Code Section         | Policy Details  |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
|---|----------------------|---|----------------------|----------------------|--------------------------|----|----|-----------|----|----|-------|----|-----|-------|----|-----|-------|----|-----|-------|-----|-----|-------|
| Zoning approval method  | 33-193.7(B)          | <p>Administrative Site Plan Review (ASPR).</p> <p>Individual single-family or duplex lot may be approved through the regular permit process. ASPR is not required but recommended. However, a Pre-Permit Submittal Review (PPSR) is required. Must meet intensity standards.</p> <p>Non-conforming lots may be approved by right if they are set-aside for workforce housing and it is determined that they meet the intensity standards and requirements of the ordinance at a PPSR.</p>   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| Target income range   | 33-193.6(10)         | 60% to 140% HUD Family Income   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| Density bonus and workforce housing unit (WHUs) set-aside       | 33-193.7(B)(a)       | <p>-5% density bonus for a 5% WHU set-aside - Mandatory</p> <p>-Additional density bonuses may be granted, up to a maximum 25% density bonus with a 10% WHU set-aside.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>WHU Set-Aside</u></th> <th style="text-align: center;"><u>Density Bonus</u></th> <th style="text-align: center;"><u>Type of Set-Aside</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">5%</td> <td style="text-align: center;">5%</td> <td style="text-align: center;">Mandatory</td> </tr> <tr> <td style="text-align: center;">6%</td> <td style="text-align: center;">9%</td> <td style="text-align: center;">Bonus</td> </tr> <tr> <td style="text-align: center;">7%</td> <td style="text-align: center;">13%</td> <td style="text-align: center;">Bonus</td> </tr> <tr> <td style="text-align: center;">8%</td> <td style="text-align: center;">19%</td> <td style="text-align: center;">Bonus</td> </tr> <tr> <td style="text-align: center;">9%</td> <td style="text-align: center;">21%</td> <td style="text-align: center;">Bonus</td> </tr> <tr> <td style="text-align: center;">10%</td> <td style="text-align: center;">25%</td> <td style="text-align: center;">Bonus</td> </tr> </tbody> </table> | <u>WHU Set-Aside</u> | <u>Density Bonus</u> | <u>Type of Set-Aside</u> | 5% | 5% | Mandatory | 6% | 9% | Bonus | 7% | 13% | Bonus | 8% | 19% | Bonus | 9% | 21% | Bonus | 10% | 25% | Bonus |
| <u>WHU Set-Aside</u>  | <u>Density Bonus</u> | <u>Type of Set-Aside</u>  |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| 5%  | 5%                   | Mandatory   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| 6%  | 9%                   | Bonus   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| 7%  | 13%                  | Bonus   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| 8%  | 19%                  | Bonus   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| 9%  | 21%                  | Bonus   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| 10%   | 25%                  | Bonus   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| Required WHUs by Income Level                                   | 33-193.7(B)(a)       | <p>-No less than 25 % of the WHUs shall target the 60% to 79% median family income range.</p> <p>-No less than 50% of the WHUs shall target the 80% to 110% median family income range.</p> <p>-A 3% density bonus shall be given to developments targeting all the remaining WHUs to the 60% to 79% median family income (not to exceed the 25% density bonus)</p>   |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| Portability of density bonus                                    | 33-193.8(1)(c)       | Density bonus may be transferred to other sites with a Certificate of Portability, similar to the SUR program.  |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| Alternatives to construction of workforce housing units         | 33-193.8             | <p>Allows four alternatives or a combination thereof:</p> <ol style="list-style-type: none"> <li>1. Monetary contribution in lieu of WHUs</li> <li>2. Off-site construction within a 2-mile radius of site</li> <li>3. Rehabilitation of existing properties: (a) within 3 miles of site; (b) within the Urban Infill Area, or (c) within a transit corridor (including sites in municipalities).</li> <li>4. Conveyance of land acceptable to the County.</li> <li>5. Combination of the above</li> </ol>  |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |
| Contribution in lieu per WHU for projects with 20 units or more | 33-193.9             | Based on Countywide median sales price within the UDB. May be adjusted by MSA if the median sales price in the MSA is less than the countywide median.  |                      |                      |                          |    |    |           |    |    |       |    |     |       |    |     |       |    |     |       |     |     |       |

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|------------------------|------------------------|---|
|                        |                        | -Multi-family: \$114,800 maximum and \$45,000 minimum<br>-Single family: \$121,300 maximum and \$51,500 minimum   |
| Intensity standards    | 33-193.11              | Intensity and design standards were revised to allow for higher density.<br>Allows administrative adjustments for setbacks and lot coverage through the ASPR process. |
| Required Agreements    | 33-193.13<br>33-193.14 | -Restrictive covenant on development at time of zoning approval<br>-Workforce housing agreement prior to plat or building permit encumbering individual units         |
| Road Impact Fees       | 33.E6.1                | Creates a 2-year deferral program for WHUs<br>Projects providing affordable housing to households at or below 80% of the median income are exempt.                    |
| Control Period         | 17-140                 | WHUs must remain affordable for 20 years.   |
| Equity share recapture | 17-142(A)(4)           | Based on the number of years remaining in the control period <ul style="list-style-type: none"> <li>• 0-5 years – 100%</li> <li>• 6-10 years – 50%</li> </ul>         |