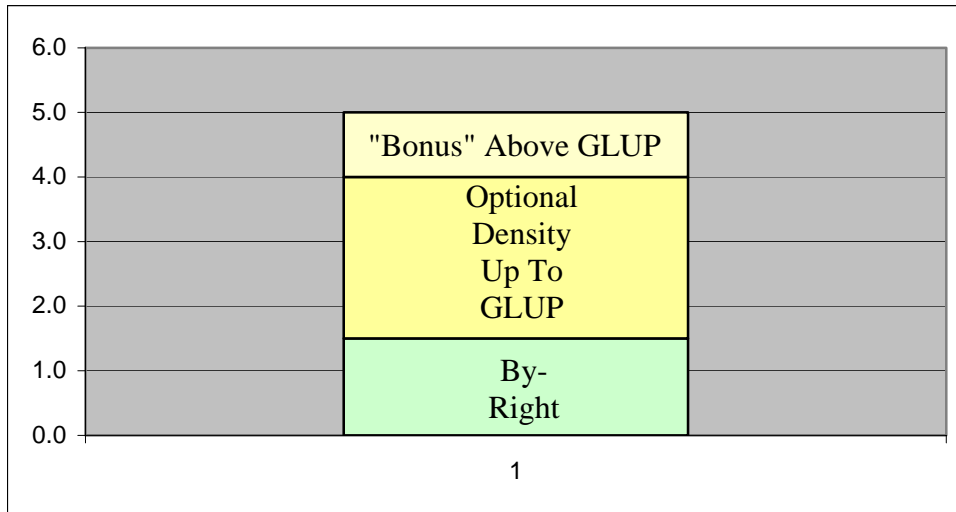


Working Draft for Presentation
Framework for Affordable Housing & Site Plans
October 5, 2005

1. ADUs (**30 years @ 60% AMI**) required by zoning ordinance as part of site plan projects that are higher of the following (referred to as “increased density”):
 - a. Above by-right density, or
 - b. **FAR proxy** for by-right density (e.g., x FAR)
2. Agreement to fulfill ordinance is what is required during site plan process.
3. Ordinance **requirement** is the provision of **x square feet** of affordable housing on-site **as a percentage of the gross floor area** of the approved **increased** density – as a single, fixed percentage or relative to the amount of increase.
4. Optional ways of meeting the requirement:
 - a. **Option 1.** Off-site units with within **x mile** of Metro Station for projects in the corridor or x mile of the project outside of the corridor based on a **percentage of the increased density greater than that required on site.**
 - b. **Option 2.** Off-site anywhere in the County based on x percent of the **total** approved density.
 - c. **Option 3.** Cash contribution **\$x.00 per square foot of total approved density.**
5. Cash option is **indexed** annually.
6. Options 1 and 2 for off-site housing require County approval following a Housing Commission review to determine if the housing meets square footage requirements, quality standards, and mechanism to ensure a 30-year commitment.
7. Major site plan amendments that demolish and rebuild or add increased density above the original site plan are treated the same as new projects.
8. ADUs for change in GLUP or change of use.
9. Replacement of existing market-rate affordable units.
10. ADUs for density above current GLUP designation are determined by negotiation.



Pre-01	2001	2003	2004
Residential 0.5 % Construction	Residential 1.0 % Construction	\$4.00 per square foot total GFA	Residential Metro 10% GFA
Commercial 1.0% Construction	Commercial 2.0% Construction		All Other \$4.00 Sq Ft total GFA
<i>All Contributions Voluntary and Subject to Negotiation</i>			

21 Projects in Calendar Years 2003 and 2004

- 3 Commercial
- 18 Residential (ca. 3173 units)
 - 16 Condo
 - 2 Rental
- 92 on-site units in 10 residential projects (62 in bonus, 30 in base)
 - 7 projects had additional density above GLUP for ADUs (70% of units)
 - 2 projects without bonus achieved 5% ADUs

<i>Draft Estimated Values Orders of Magnitude</i>	
Actual value	\$10 million
2001 Approach	\$8.6 million
2003 Approach	\$21 million
2004 Approach	\$36 million
Alexandria	\$13 million

2 Projects in 2005

- Both residential (ca. 420 units); 29 ADUs on- or off-site
 - 1 Redevelopment with 5% ADUs (14) in new construction
 - 1 New project with above GLUP density (15 bonus ADUs)