

# Outline

- Comprehensive Plan - New Housing Chapter Overview
- Discussion/Feedback
- Next Steps



# Housing Chapter Guiding Principles

- Quality, price-appropriate housing
- Attainability
- Housing that is directly tied to public policy priorities



# Housing Chapter Policies

- Preserve and enhance existing neighborhood communities
- Establish new diverse mixed income housing communities
- Develop implementation tools for both residents and the development community
- Enhance mobility strategies that address the intrinsic relationship between housing and mobility



# Housing Chapter Policies - Continued

- Promote sustainable neighborhoods that support County-wide environmental goals
- Ensure that developments result in equitable healthy communities
- Identify regulatory changes needed to support the implementation of these housing policies



# Affordable Housing Tools

- Develop implementation tools for both residents and the development community
- Ensure the construction and financing of affordable and workforce housing to meet the projected demands of 33% affordable and 42% workforce housing as shown in the table below:

	Housing Units in 1000s			
	2025	2030	2035	2040
Affordable Dwelling Units (80% AMI or less)	58.6	63.4	66.5	69.0
Workforce Dwelling Units (81% to 120% AMI)	74.6	80.7	84.6	87.8

# Affordable Housing Supplement



- ***Affordable Share*** – 10% affordable and/or workforce housing with up to 20% desirable if developers leverage other financial tools (LIETEC etc.)
- ***Income Level*** – 50% of the proffered units available at or below 80% of AMI and 50% of the proffered units available up to 120% AMI

# Incentives from: Affordable Housing Supplement

- Reduce or eliminate in lieu of voluntary monetary contributions for mitigation of offsite development impacts for affordable units
- Density increases proportionate to twice the amount of affordable/workforce units provided
- Flexibility in the types of units allowed in the zoning district
- Modifications of development standards such as height, setback, and/or lot coverage
- Modifications of Design and Construction Standards Manual (“DCSM”)

# Remaining Policy Levers

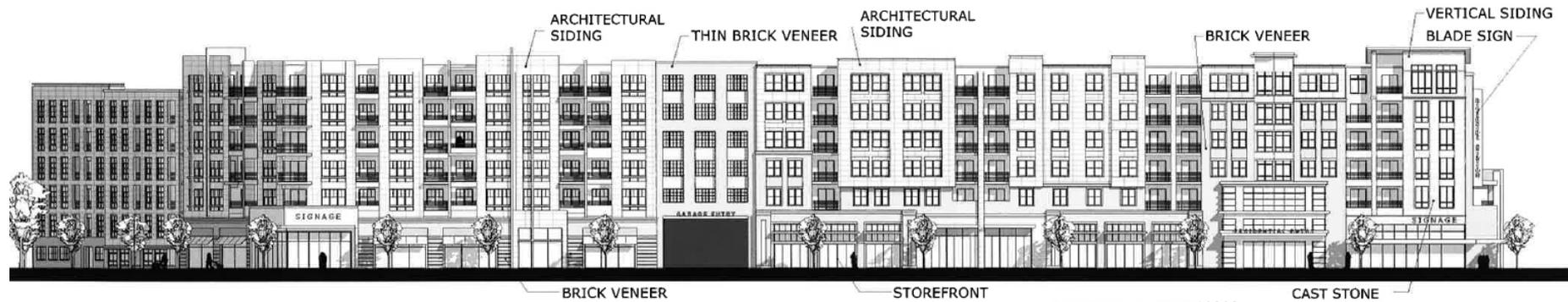
- ***Applicability*** – to every residential and mixed use project (particularly in activity centers near transit and if displacing existing naturally occurring affordable housing)
- ***Affordability Term*** – Determined on a per project basis
- ***Alternatives*** – Reduce or eliminate in lieu of voluntary monetary contributions for mitigation of offsite development impacts for affordable units

# Riverside Station – Land Bays A and B

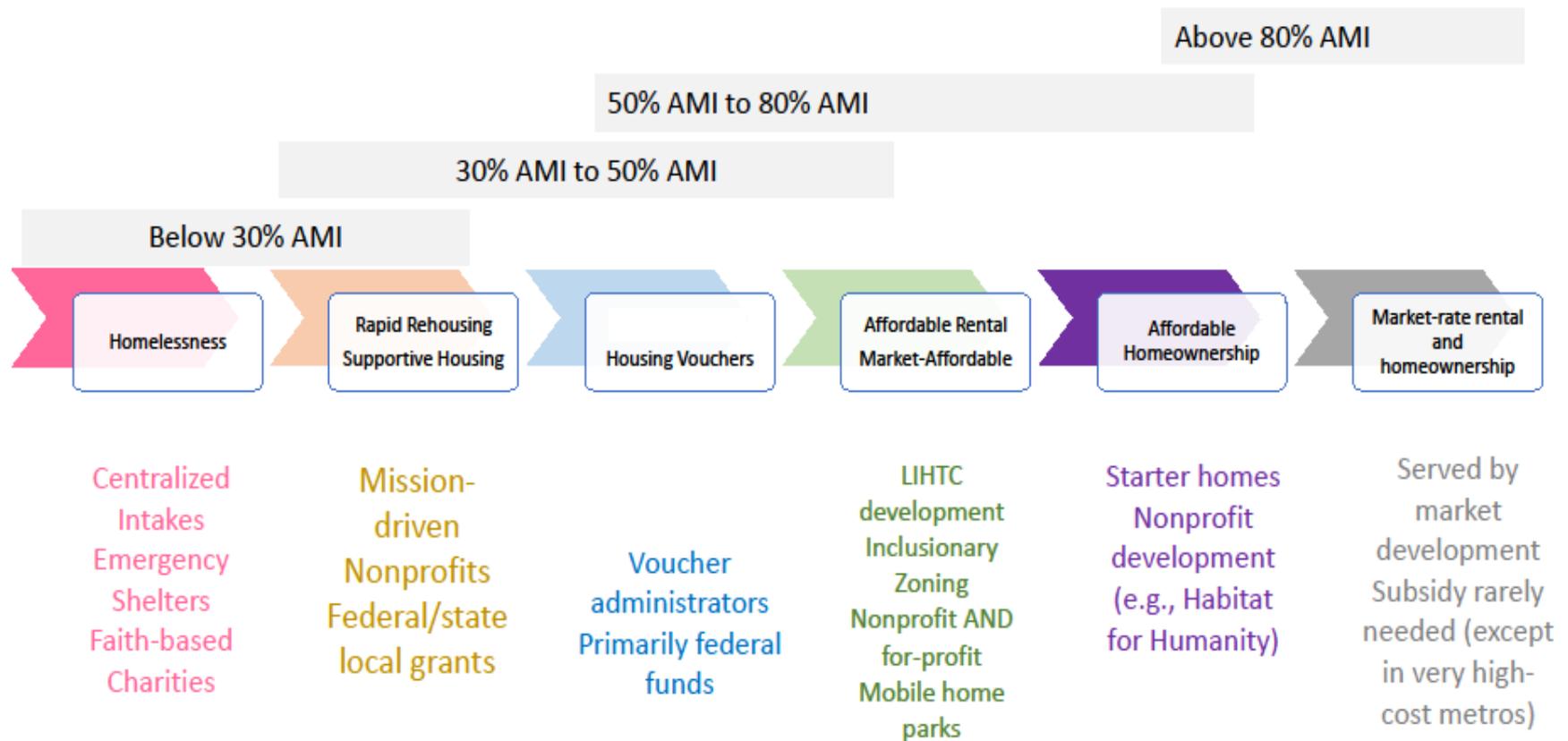
- Land Bay A - #REZ2022-00007 - A maximum of 330 dwelling units
- Land Bay B - #REZ2022-00008 - A maximum of 640 dwelling units
- Proffer Statement subjects both land bays to an Affordable Dwelling Units set-aside yielding approximately 78 Affordable Dwelling Units together
- Approximately 50 units per acre – bottom of T-6

Affordable Dwelling Units (ADU). A total of eight percent (8%) of the multifamily dwelling units shall be available for rent as follows:

Portion of total of 8% ADU	Household Earnings as Percentage of Area Median Income
2%	60%
2%	70%
2%	80%
2%	100%



# Affordable Housing Tools



Affordable Dwelling Unit Ordinance

# Action Strategies

- Other tools to bring to bear on affordable housing:
  - Affordable Dwelling Unit ordinance
  - Incentive Zoning
  - Accessory Dwelling Units
- How will we monitor compliance and continued affordability?

- Consultant assistance for the following:
  - Stakeholder involvement
  - Outline of Affordable Dwelling Unit Ordinance (in plain English)
  - Stakeholder engagement #2
  - Draft Affordable Dwelling Unit Ordinance (in legal language).
  - Various meetings for ordinance feedback (Steering Committee, DORAC, Housing Board etc).
  - PC and BOCS work sessions.