

Workforce and Affordable Dwelling Unit Program Matrix

Program Name	Income Served	Policy Requirements and Incentives	Program Description
<p style="text-align: center;">2007 Countywide Workforce Dwelling Unit Program (Countywide WDU Program)</p>	<p>The Countywide WDU Program serves three income tiers: <u>80% of the AMI</u> <u>100% of the AMI</u> <u>120% of the AMI</u></p> <p>For Rental Program, 120% only if non-combustible construction</p>	<p>The WDU Program expects a minimum of <u>12%</u> of new residential construction.</p> <p>In Reston TSAs there is a sliding scale up to <u>18%</u> based on FAR.</p> <p>The maximum density bonus is up to <u>20%</u>.</p>	<ul style="list-style-type: none"> • Adopted in 2007 • <u>Proffer-based</u> incentive system to encourage development in high-density areas • For-Sale and Rental Component • Typically applies to mid-rise and high-rise construction • The affordability period is <u>50 years</u> for the Rental Program and <u>30 years (renewable)</u> for the For-Sale Program
<p style="text-align: center;">2010 Tysons WDU Program</p>	<p>The Tysons WDU Program serves five income tiers: <u>60% of the AMI</u> <u>70% of the AMI</u> <u>80% of the AMI</u> <u>100% of the AMI</u> <u>120% of the AMI</u></p>	<p>The WDU Program expects up to <u>20%</u> of new multifamily construction. In for-sale projects <u>14%</u> onsite and <u>16%</u> offsite (within Tysons).</p> <p>The maximum density bonus is up to <u>20%</u>.</p>	<ul style="list-style-type: none"> • Adopted in 2010 • <u>Proffer-based</u> incentive system to encourage development in high-density areas • For-Sale and Rental Component • Typically applies to mid-rise and high-rise construction • The affordability period is <u>50 years</u> for the Rental Program and <u>30 years (renewable)</u> for the For-Sale Program
<p style="text-align: center;">2021 Countywide and Tysons WDU Policy Amendment (Rental Program Only)</p>	<p>Countywide WDU policy serves: <u>2% at 60% AMI</u> <u>2% at 70% AMI</u> <u>4% at 80% AMI</u></p> <p>Tysons WDU Policy serves: Option 1: <u>2% at 60% AMI</u> <u>3% at 70% AMI</u> <u>8% at 80% AMI</u></p> <p>Option 2: <u>10% at 60% AMI</u></p>	<p>The Countywide WDU Policy expects a minimum of <u>8%</u> of new residential construction as WDUs.</p> <p>The Tysons WDU Rental Policy expects either <u>10%</u> or <u>13%</u> of new multifamily construction as WDUs.</p> <p>The maximum bonus density is up to <u>20%</u>.</p>	<ul style="list-style-type: none"> • Adopted in 2021 • Proffer-based incentive system to encourage development in high-density areas • Rental units only • Typically applies to mid-rise and high-rise construction • The affordability period is <u>50 years</u> • Amendment lowered the percentage of units expected to achieve lower AMIs
<p style="text-align: center;">Affordable Dwelling Unit Program (ADU Program)</p>	<p>The ADU Rental Program serves: <u>one-third (1/3) of units at 50% AMI</u> <u>two-thirds (2/3) of units at 70% AMI</u></p> <p>The ADU For-Sale Program serves up to <u>70% of the AMI</u></p>	<p>The ADU Program requires either <u>5%</u> or <u>6.25%</u> of new multifamily construction and <u>12.5%</u> of all new single family attached and detached construction.</p> <p>The maximum density bonus is up to <u>20%</u>. If less density bonus is achieved there is generally a reduction in the ADUs required.</p>	<ul style="list-style-type: none"> • Adopted in 1990 • <u>Mandatory</u> under the Zoning Ordinance • For-Sale and Rental Component • Applies to <u>50 or more units</u> • Applies to wood-frame and multifamily construction 4 stories or less • The affordability period is <u>30 years</u> for the Rental Program and <u>30 years (renewable)</u> for the For-Sale Program