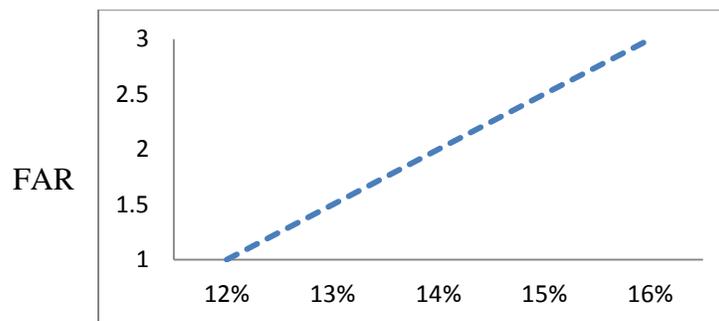


- Affordable and Workforce Housing - Future development should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Board of Supervisors Workforce Housing Policy (WDU). Proposals seeking up to a 1.0 FAR should meet the current policy objective of 12% of total units as Workforce Dwelling Units (WDU). The residential use should integrate a variety of households such as families, senior housing and residential studio units. However, proposed intensity higher than 1.0 FAR should provide a greater contribution that is above and beyond what is required by existing Countywide policies. For these units some flexibility should be provided for unit size and bedroom count guidance that would otherwise be required. Proposals for development between a 1.01 and a 3.0 should provide proportionally 12% to 16% of total units as WDUs.

**Staff Alternative**

Affordable and Workforce Housing - Future development should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Board of Supervisors Workforce Housing Policy (WDU). Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12% of total units as Workforce Dwelling Units (WDU). The exception is proposed intensity higher than 1.0 FAR which should provide a greater contribution. Proposals for development between a 1.00 and a 3.0 should provide at a minimum proportionally 12% to 16% of total units as WDUs. The residential use should integrate a variety of households such as families, senior housing and residential studio units. The planned intensity does not include bonus units or square footage as provide for in the WDU policy.

Table 1: Percentage of WDU



Non-residential development in the TSA should contribute a minimum of \$3.00 \$2.00 per non-residential square foot. This amount is to be adjusted annually based on the Consumer Price Index and may be contributed to a housing trust fund that will be used to create affordable and workforce housing opportunities near Metrorail stations. The contribution may be made over a period of time to be determined at the time of rezoning by at least 25 cents per non-residential square foot, over a period of time

to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities near Metrorail stations. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in the TSA through a partnership. If non-residential floor area is achieved through a bonus for providing WDUs, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.