

Proposals for New Housing Production in the Embark Area

DRAFT

The Embark Housing Advisory Group's draft recommendations include a principle that new housing development will reflect the community's needs. Furthermore, the principle states that new production should include a significant portion at 60 percent of Area Median Income (AMI) or below.

Per the advisory group's discussions at its November meeting, provided below are several options for how developers could meet the standard 12 percent tier of new production at 60% AMI or below. These are examples of what could be considered for a countywide policy on this issue, and are initial suggestions that are intended for further analysis. The Board of Supervisors, as part of its adoption of Phase 1 of the Communitywide Housing Strategic Plan, will convene a working group to consider changes to the Affordable Dwelling Unit (ADU) program and the Workforce Dwelling Unit (WDU) policy. It is anticipated that this working group could consider the options developed by the Embark Housing Advisory Group.

On a project-by-project basis, a developer could select from one of the four options below, when determining how to meet the standard of 12 percent of the units at 60% AMI or below:

Option 1: Seven Corners Model <ul style="list-style-type: none">• 2 percent up to 60% AMI• 3 percent up to 70% AMI• 5 percent up to 80% AMI• 2 percent up to 100% AMI	Option 3: Low-Income Spread Model <ul style="list-style-type: none">• 2 percent up to 30% AMI• 2 percent up to 70% AMI• 6 percent up to 80% AMI• 2 percent up to 100% AMI
Option 2: Low-Income High Benefit Model <ul style="list-style-type: none">• 3 percent up to 30% AMI• 6 percent up to 80% AMI• 3 percent up to 100% AMI	Option 4: "Missing Middle" Model <ul style="list-style-type: none">• 6 percent up to 50% AMI• 6 percent up to 80% AMI