

PLANNING COMMISSION HANDOUT

Plan Amendment 2020-CW-2CP Housing Element and Workforce Dwelling Unit Policy

Commissioner Candice Bennett

January 27, 2021

Planning Commission Modification #1

Staff Report Page 75, Table 1A. Text to be amended shown in strikeout/underline and green highlight:

Table 1A Income Tiers for Workforce Dwelling Units (except for high-rise condominiums)

<u>Income Tier</u>	<u>For- Sale Units</u>	<u>Rental Units (Option 1)</u>	<u>Rental Units (Option 2)</u>
<u>101-120% of AMI</u>	<u>5% of total units</u>	--	--
<u>81-100% of AMI</u>	<u>5% of total units</u>	--	--
<u>71-80% of AMI</u>	<u>5% of total units</u>	<u>8% of total units</u>	--
<u>61-70% of AMI</u>	<u>3% of total units</u>	<u>2% (or 3%) of total units</u>	--
<u>Up to 60% of AMI</u>	<u>2% of total units</u>	<u>3% (or 2%) of total units</u>	<u>10% of total units</u>

Planning Commission Modification #2

Staff Report Page 74, fourth paragraph. Text to be amended shown in strikeout/underline and green highlight:

- “For WDUs associated with high-rise condominiums, the income tiers may be adjusted to three (3) income tiers as follows: one-third up to 70% AMI, one-third at 71 to 80% AMI, and one-third at 81 to 100% AMI, as set forth in “Table 1B: Income Tiers for Workforce Dwelling Units in High-rise Condominiums.” In addition, if the applicant provides all of the for-sale workforce housing units onsite, the percentage of WDUs should be reduced from 20% to 14%. If the units are provided as new construction for-sale units but are transferred to another property offsite in Tysons, the percentage to be provided should be

16%. If rental workforce housing units are provided onsite or offsite in Tysons in lieu of the for-sale units, the percentage of rental units to be provided should be 20% and follow the income tiers outlined in Table 1A-1B.”

Table 1B Income Tiers for Workforce Dwelling Units in High-rise Condominiums

Income Tiers	14% - For-Sale Units Onsite	16% - For-Sale Units Offsite	14% - Rental Units Onsite (Option 1)	16% Rental Units Offsite (Option 1)	10.8% - Rental Units Onsite (Option 2)	12.3% - Rental Units Offsite (Option 2)
81-100	4.67%	5.33%				
71-80%	4.67%	5.33%	8.6%	9.8%		
61- 70% <70% of AMI	4.67%	5.33%	3.2%	3.7%		
Up to 60%			2.2%	2.5%	10.8%	12.3%

END