

WDU POLICY MATRIX

	Current Policy	WDU Policy Task Force Recommendations		
Countywide WDU Policy	<p>4% at 80% AMI 4% at 100% AMI <u>4% at 120% AMI</u> <u>12%</u> WDU commitment</p> <p>A density bonus of <u>12%</u> may be applied.</p>	<p>2% at 60% AMI 2% at 70% AMI <u>4% at 80% AMI</u> 8% WDU commitment</p> <p>A density bonus of <u>12%</u> may be applied.</p>		
Tyson's WDU Policy	<p>2% at 60% AMI 3% at 70% AMI 5% at 80% AMI 5% at 100% AMI <u>5% at 120% AMI</u> <u>20%</u> WDU commitment</p> <p>The maximum density bonus is up to <u>20%</u>.</p>	<p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <p>Option 1 3% at 60% AMI 2% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p> </td> <td style="vertical-align: top; padding-left: 20px;"> <p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p> </td> </tr> </table> <p>The maximum density bonus continues to be up to <u>20%</u>.</p>	<p>Option 1 3% at 60% AMI 2% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p>	<p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p>
<p>Option 1 3% at 60% AMI 2% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p>	<p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p>			

- Proposed to discontinue and replace the current policy
- Endorsed a five-year “look back” to evaluate policy changes
- The maximum existing density bonus framework remains up to 20%

WDU POLICY EXAMPLE

	Current Policy	WDU Policy Task Force Recommendations		
<p>Countywide WDU Policy</p>	<p>Residential project with 300 total units <u>12%</u> WDU commitment</p> <p>12 units at 80% AMI 12 units at 100% AMI* <u>12 units at 120% AMI*</u></p> <p>36 WDUs (12 WDUs realized)</p> <p>A density bonus of <u>12%</u> may be applied. <i>*The market is providing for the units at these income tiers. The only units providing public benefit are the 12 units at 80% AMI.</i></p>	<p>Residential project with 300 total units <u>8%</u> WDU commitment</p> <p>6 units at 60% AMI 6 units at 70% AMI <u>12 units at 80% AMI</u></p> <p>24 WDUs</p> <p>A density bonus of <u>12%</u> may be applied.</p>		
<p>Tysons WDU Policy</p>	<p>Residential project with 400 total units <u>20%</u> WDU commitment</p> <p>8 units at 60% AMI 12 units at 70% AMI 20 units at 80% AMI 20 units at 100% AMI* <u>20 units at 120% AMI*</u></p> <p>80 WDUs (40 WDUs realized)</p> <p>The maximum density bonus is up to <u>20%</u>. <i>*The market is providing for the units at these income tiers. The only units providing public benefit are the 40 units at up to 80% AMI.</i></p>	<p>Residential project with 400 total units <u>13%</u> or <u>10%</u> WDU commitment</p> <p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Option 1 12 units at 60% AMI 8 units at 70% AMI <u>32 units at 80% AMI</u> </td> <td style="width: 50%; vertical-align: top;"> Option 2 <u>40 units at 60% AMI</u> 40 WDUs </td> </tr> </table> <p>52 WDUs</p> <p>The maximum density bonus continues to be up to <u>20%</u>.</p>	Option 1 12 units at 60% AMI 8 units at 70% AMI <u>32 units at 80% AMI</u>	Option 2 <u>40 units at 60% AMI</u> 40 WDU s
Option 1 12 units at 60% AMI 8 units at 70% AMI <u>32 units at 80% AMI</u>	Option 2 <u>40 units at 60% AMI</u> 40 WDU s			