

WHP Incentive Options

Option:	Limited	Full		
Objective:	Minimizes WHP Obligation	Maximizes Density		
Potential Density Bonus Available:	50%	Up to 100%; performance based and subject to compatibility review for density bonuses > 50%		
WHP Obligation:	<p>Any Limited Incentive Project:</p> <ul style="list-style-type: none"> • 2.5% of standard density • 8% of maximum density • 17% of density bonus • 1.5x above obligation if for-sale development provides WHP units as off-site rentals • 34% of any Transfer of Development Rights (TDRs) used 	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <p>Rental WHP:</p> <ul style="list-style-type: none"> • 5% of standard density • 16% of maximum density • 34% of density bonus • 1.5x above obligation if for-sale development provides WHP units as off-site rentals • 34% of any TDRs used </td> <td style="vertical-align: top; width: 50%;"> <p>For-Sale WHP:</p> <ul style="list-style-type: none"> • 4.375% of standard density • 14% of maximum density • 29.75% of density bonus • Discount if above WHP obligation is provided as on-site for-sale units: <ul style="list-style-type: none"> ○ 20% for single-family; ○ 10% for townhomes • 34% of any TDRs used </td> </tr> </table>	<p>Rental WHP:</p> <ul style="list-style-type: none"> • 5% of standard density • 16% of maximum density • 34% of density bonus • 1.5x above obligation if for-sale development provides WHP units as off-site rentals • 34% of any TDRs used 	<p>For-Sale WHP:</p> <ul style="list-style-type: none"> • 4.375% of standard density • 14% of maximum density • 29.75% of density bonus • Discount if above WHP obligation is provided as on-site for-sale units: <ul style="list-style-type: none"> ○ 20% for single-family; ○ 10% for townhomes • 34% of any TDRs used
<p>Rental WHP:</p> <ul style="list-style-type: none"> • 5% of standard density • 16% of maximum density • 34% of density bonus • 1.5x above obligation if for-sale development provides WHP units as off-site rentals • 34% of any TDRs used 	<p>For-Sale WHP:</p> <ul style="list-style-type: none"> • 4.375% of standard density • 14% of maximum density • 29.75% of density bonus • Discount if above WHP obligation is provided as on-site for-sale units: <ul style="list-style-type: none"> ○ 20% for single-family; ○ 10% for townhomes • 34% of any TDRs used 			
Additional Incentives Available:	none	Incentives are established in Article 5.G.1, and include Flexible Property Development Regulation, Expedited Review, etc.		
Methods Available to Meet WHP Obligation:	<ul style="list-style-type: none"> • Provide workforce units onsite, within the market rate development • Provide the units offsite, at another location • Use an exchange builder to transfer the obligation to that builder's project • Donate land valued equivalent to in lieu fee • Restrict an existing market rate unit, to be sold, rented or deeded to County • Pay in lieu fee: \$120,000 for single-family, \$100,00 for townhomes, and \$75,000 for multi-family <i>(As with all TDRs, WHP units resulting from TDRs must be provided on site)</i> 			
Approval Process for WHP:	Development Review Officer <i>(other project components such as TDRs may trigger other approval processes)</i>	<ul style="list-style-type: none"> • Development Review Officer for Density Bonuses up to 50% <i>(other project components such as TDRs may trigger other approval processes)</i> • Board of County Commissioners Approval for Density Bonuses > 50% 		
Unit Pricing:	All WHP Rental or For-Sale Units required to be priced in the Low and Moderate 1 Income Categories <i>(WHP units resulting for TDRs have separate pricing requirements)</i>	<ul style="list-style-type: none"> • WHP Rental Units priced in all 4 Income Categories <i>(WHP units resulting from TDRs have separate pricing requirements)</i> • WHP For-Sale Units are priced in the Low, Moderate 1, and Moderate 2 Categories 		
Unit Requirements:	<p>All WHP Units:</p> <ul style="list-style-type: none"> • WHP Model at WHP Site, elsewhere in PBC, or MR Model with differences delineated • Exteriors compatible with market rate units on site <p>For-Sale WHP:</p> <ul style="list-style-type: none"> • Minimums 2 Bedrooms, 25% at least 3 bedrooms, each bedroom minimum 100 ft² • Minimum appliances: refrigerator, range, microwave, dishwasher, washer, dryer 			
Affordability Periods:	<p>Rental units: 30 yrs</p> <p>For-sale units: 15 yrs, recurring if sold within the 15 year period</p>			