

Commercial Development Example

A developer has received approval for 20,000 square feet of commercial space and 100 hotel rooms. The commercial uses include:

- 10,000 square feet of retail space
- 5,000 square feet of restaurant/bar space
- 5,000 square feet of professional services

Employee generation calculations (144 total FTEs)

- Retail = 10,000 sq. ft. x (3.3 employees/1,000 sq. ft.) = 33 employees
 - Restaurant/bar = 5,000 sq. ft. x (6.5 employees/1,000 sq. ft.) = 32.5 employees
 - Professional services = 5,000 sq. ft. x (3.7 employees/1,000 sq. ft.) = 18.5 employees
 - Hotel/lodging = 100 rooms x (0.6 employees/room) = 60 employees
 - Total employee generation = 144 FTEs
- * >10 FTEs generated triggers the assured housing requirement

Assured housing requirement

- 144 (FTEs) x 0.25 (mitigation rate) = 36 FTE mitigation number
- 36 FTEs ÷ 1.5 (FTEs/household) = 24 affordable housing unit equivalents
- 24 affordable housing equivalents of studio units @ the minimum of 350 sq. ft. = 8,400 sq. ft. of total space

Residential Development Example

A developer has received approval for a 67-unit subdivision.

* >5 separate units triggers the assured housing requirement

Assured housing requirement

- 67 units (approved density) x 0.20 (assured housing requirement) = 13.4 → 14 required affordable housing units

Total development density

- The total approved units for the subdivision = 67 (market-rate units) + 14 (on-site affordable housing units) = 81 on-site units

Assured Housing has...

- Been implemented some version in over 700 communities across the country
- A proven track record in rural gateway and tourism-based communities
- The only way to guarantee that new development will include affordable housing
- The option for developers to independently calculate commercial employee generation
- The option for County Council to provide exemptions and waivers
- Compliance alternatives
 - On-site or off-site construction
 - Dedication of and or existing units
 - Payment of fees in lieu of development
- Development incentives
 - Density
 - Mixed use zoning
 - Fee reductions
 - direct monetary contributions
 - Tax abatements