

Affordable Housing Task Force Recommendation – Affordable Housing Ordinance

Component	Description	Clarifying Comments	Notes
Program Structure			
Voluntary Program	A voluntary program that provides incentives to develop to include affordable units in development projects		
Geographic Extent	Applicable to the entire County with consideration of regulations within the Tahoe Basin		
Development Type	Addresses both Ownership and Rental Development		Market Rate and Affordable Housing Developers (Supportive Housing)
Policy Considerations			
Project Size	Establishes Project Thresholds for Size: <ul style="list-style-type: none"> • Project size • Potentially tiered based incentives 		Define types and possible addition of types
Unit Thresholds and Affordability	Establishes Project Thresholds for Units: <ul style="list-style-type: none"> • ____% of units in development to be affordable • based on affordability levels (e.g., moderate, low, very low) • Tied to use of incentives • Considers Ownership vs. Rental 	Percent of Units to be determined	
Design Standards	Allows for and establishes flexibility in applicable design standards <ul style="list-style-type: none"> • Identifies design standards for consideration • Variation in Standards for Affordable vs. Market Rate 	Appropriate Design Standards to be determined	Same finishes in market rate vs. Affordable? (example) Opens “Pandora’s Box”...

In Lieu Fee	Establishes an In-Lieu Fee as Alternative to Unit Construction <ul style="list-style-type: none"> Determines appropriate In-Lieu Fee Amount 	In-Lieu Fee to be determined by feasibility study	Number is hard to achieve Gap funding mechanism Voluntary, contribution driven by incentives
Alternative to In Lieu Fee	Explore use of Community Facilities Districts		Portion of a CFD paid into Affordable Housing Fund (percentage), upfront fee paid by developer, then over years by owner Rename: Affordable Housing Fee
Land Dedication	Allow for Dedication or Donation of Land <ul style="list-style-type: none"> Within project or Off-site 	Land Donation Methodology to be determined	Donation suitable for housing (define suitable)
Partnerships	<ul style="list-style-type: none"> Outline Collaborative Financing Opportunities with the County when applying for State loans/grants Outline Opportunities for partnerships with Non-Profits to deliver On- or Off-site Affordable Units 		Review to streamline Move to programmatic Infrastructure support through financing
Housing Trust Fund	Expand potential uses of In-Lieu Fees placed within the Affordable Housing Trust Fund to support affordable housing development or preservation.		
Incentives			
Density Bonus	Establishes ____% Unit increase if ____% of Units are made affordable <ul style="list-style-type: none"> Allowances that are differ from State Law in units required or affordability levels 	Percentages to be determined	State is most progressive, but allowing more would be beneficial? Leaving room for flexibility “The County supports....”

			Consolidate to refer to State Programs including County Flexibility
Reduction in Development Standards	Identifies Development Standards that can be reduced or varied (e.g. parking, landscaping, setbacks)	Appropriate Development Standards to be determined	Expand section to infrastructure, storm drains, building standards, etc....
Expedited Processing	Identifies opportunities for expedited processing of both discretionary project and ministerial permits		
Fee Reductions, Waivers, Deferrals	Creates new or expands upon existing fee reductions, waivers, or deferrals that can apply to discretionary project and ministerial permits	Opportunities to be determined. Coordination with other affected agencies to identify and coordinate opportunities	Assists with financing Residual Loans Dedicated source from General Fund/DTOT Rename: Financing Alternatives
Existing Programs			
Traffic Impact Fee (TIF)	Incorporate Existing TIF Offset <ul style="list-style-type: none"> • Allowances that are differ from State Law in units required or affordability levels • For construction of five (5) or more units where at least 20% of units will be affordable to very low-, low-, or moderate-income households • Offset: 25% to 100% depending on affordability. 	Existing County Policy	

Fee Deferral	<p>Building Permit Fee Deferral</p> <ul style="list-style-type: none"> • For qualified applicants developing affordable housing. • Fees bear simple interest at 3% per annum on the unpaid balance and become due and payable at refinancing, resale, or change in ownership of the unit. 	Existing County Policy	
County Collaborative Opportunities	<p>Collaborative Financing Opportunities - Provide developers with an opportunity to collaborate with the County when applying for State loans/grants.</p>	Existing County Policy	