

## Affordable Housing Task Force Recommendation – Affordable Housing Ordinance

| Component                         | Description  | Clarifying Comments  |
|-----------------------------------|--|--|
| <b>Program Structure</b>          |  |  |
| 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 Ownership, Retail Development, and Supportive Housing  | Market Rate and Affordable Housing Developers (Supportive Housing) |
| <b>Policy Considerations</b>      |  |  |
| Project Types                     | <ul style="list-style-type: none"> <li>• Determine allowable Types                             <ul style="list-style-type: none"> <li>○ Rental, Single-Family Dwellings, Mobile Homes, ADU's, etc.</li> </ul> </li> </ul>  |  |
| Project Size                      | Establishes Project Thresholds for Size: <ul style="list-style-type: none"> <li>• Project size</li> <li>• Potentially tiered based incentives</li> </ul>   |  |
| Unit Thresholds and Affordability | Establishes Project Thresholds for Units: <ul style="list-style-type: none"> <li>• ____% of units in development to be affordable</li> <li>• based on affordability levels (e.g., moderate, low, very low)</li> <li>• Tied to use of incentives</li> <li>• Considers Ownership vs. Rental</li> </ul> | Percent of Units to be determined                                  |
| Development and Design Standards  | Allows for and establishes flexibility in applicable development and design standards <ul style="list-style-type: none"> <li>• Identifies design standards for consideration</li> <li>• Variation in Standards for Affordable vs. Market Rate</li> </ul>   | Appropriate Development and Design Standards to be determined      |

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| Affordable Housing Fee                        | <p>Establishes an Affordable Housing Fee as Alternative to Unit Construction</p> <ul style="list-style-type: none"> <li>Determines appropriate Affordable Housing Fee Amount</li> </ul> | <ul style="list-style-type: none"> <li>Affordable Housing Fee to be determined by feasibility study</li> <li>Gap funding mechanism</li> </ul>   |
| Alternative Financing Mechanisms              | Explore use of Community Facilities District (CFD) fees and other Financing Mechanisms  | Example: Portion of a CFD paid into Affordable Housing Fund (percentage), upfront fee paid by developer, then over years by owner   |
| Land Dedication                               | <p>Allow for Dedication or Donation of Land</p> <ul style="list-style-type: none"> <li>Within project or Off-site</li> <li>Determine type and size of acceptable donation</li> </ul>    | Land Donation Methodology to be determined  |
| Housing Trust Fund                            | Expand potential uses of Affordable Housing Fees placed within the Affordable Housing Trust Fund to support affordable housing development or preservation.                             | Requires the establishing of guidelines for use of funds  |
| <b>Incentives</b>                             |   |   |
| Density Bonus                                 | County Supports the current State Density Bonus Law and will explore opportunity to provide more County flexibility and expansion.  | Potential thresholds to be determined   |
| Reduction in Development and Design Standards | Identifies Development and Design Standards that can be reduced or varied (e.g. parking, landscaping, setbacks, infrastructure, storm drains, building standards, etc.)                 | <ul style="list-style-type: none"> <li>Appropriate Development and Design Standards to be determined</li> <li>Consider appropriateness of modified Design Standards and neighborhood compatibility</li> </ul> |
| Expedited Processing                          | Identifies opportunities for expedited processing of both discretionary projects and ministerial permits  | <ul style="list-style-type: none"> <li>Considers both development and building standards</li> </ul>   |

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| Financing Alternatives             | <ul style="list-style-type: none"> <li>Creates new or expands upon existing fee reductions, waivers, or deferrals that can apply to discretionary projects and building permits</li> <li>Residual Loans</li> </ul>   | <ul style="list-style-type: none"> <li>Opportunities to be determined. Coordination with other affected agencies to identify and coordinate opportunities to reduce costs</li> <li>Assists with project financing</li> <li>Explore dedicated source from General Fund/DTOT</li> </ul> |
| <b>Existing Programs</b>           |  |   |
| Partnerships                       | <ul style="list-style-type: none"> <li>Outline Collaborative Financing Opportunities with the County when applying for State loans/grants</li> <li>Outline Opportunities for partnerships with Non-Profits to deliver On- or Off-site Affordable Units</li> </ul>  | <ul style="list-style-type: none"> <li>Review to streamline</li> <li>Infrastructure support through financing</li> </ul>  |
| Traffic Impact Fee (TIF)           | <p>Incorporate Existing TIF Offset</p> <ul style="list-style-type: none"> <li>Allowances that are differ from State Law in units required or affordability levels</li> <li>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</li> <li>Offset: 25% to 100% depending on affordability.</li> </ul> | Existing County Policy  |
| Fee Deferral                       | <p>Building Permit Fee Deferral</p> <ul style="list-style-type: none"> <li>For qualified applicants developing affordable housing.</li> <li>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.</li> </ul>  | Existing County Policy  |
| County Collaborative Opportunities | Collaborative Financing Opportunities - Provide developers with an opportunity to collaborate with the County when applying for State loans/grants.  | Existing County Policy  |