

What options are available for residential developers under the Workforce Housing Program?

The WHP offers two incentive options for residential developers, summarized in the following table:

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:	Any Limited Incentive Project: <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	Rental WHP: <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	For-Sale WHP: <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: current in lieu fees can be viewed here, under the Planning Division section. <i>(WHP units resulting from TDRs purchased at WHP prices 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• WHP For-Sale Units are priced in the Low, Moderate 1, and Moderate 2 Categories <i>(WHP units resulting from TDRs have separate pricing requirements)</i>	
Unit Requirements:	All WHP Units: <ul style="list-style-type: none">• WHP Model at WHP Site, elsewhere in PBC, or Market Rate Model with differences delineated• Exteriors compatible with market rate units on site For-Sale WHP: <ul style="list-style-type: none">• Minimum 2 Bedrooms, 25% at least 3 bedrooms, each bedroom minimum 100 ft²• Minimum appliances: refrigerator, range, microwave, dishwasher, washer, dryer		
Affordability Periods:	Rental units: 30 yrs For-sale units: 15 yrs, recurring if sold within the 15 year period		