## WHP Incentive Options

<table>
<thead>
<tr>
<th>Option</th>
<th>Limited</th>
<th>Full</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective</td>
<td>Minimizes WHP Obligation</td>
<td>Maximizes Density</td>
</tr>
<tr>
<td>Potential Density Bonus Available:</td>
<td>50%</td>
<td>Up to 100%; performance based and subject to compatibility review for density bonuses &gt; 50%</td>
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**WHP Obligation:**

- Any Limited Incentive Project:
  - 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:**

- 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:**

- 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:
  - 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:**

- 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
  (As with all TDRs, WHP units resulting from TDRs must be provided on site)

**Approval Process for WHP:**

- Development Review Officer
  (other project components such as TDRs may trigger other approval processes)
- Development Review Officer for Density Bonuses up to 50%
  (other project components such as TDRs may trigger other approval processes)
- 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
  (WHP units resulting for TDRs have separate pricing requirements)
- WHP Rental Units priced in all 4 Income Categories
  (WHP units resulting from TDRs have separate pricing requirements)
- WHP For-Sale Units are priced in the Low, Moderate 1, and Moderate 2 Categories

**Unit Requirements:**

- All WHP Units:
  - WHP Model at WHP Site, elsewhere in PBC, or MR Model with differences delineated
  - Exteriors compatible with market rate units on site
- For-Sale WHP:
  - Minimums 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