

Chapter 16.30 AFFORDABLE HOUSING REQUIREMENTS

Section 16.30.03 Standards.

- (1) The Affordable Housing units should be built within the development project site to allow for a blending of such units with market rate units.
- (2) The Affordable Housing units should be built concurrently with market-rate units.
- (3) The Affordable Housing units should be disbursed, not concentrated on the site.
- (4) Affordable rental units shall remain restricted and affordable to the designated income group of qualified individuals for the life of the unit. Notwithstanding anything to the contrary, no affordable rental unit shall ever be approved for rental in an amount which exceeds ninety (90) percent of the rent charged at that point in time, for a comparable market unit in the same development, if any. Actual rent to be charged and later increases shall be determined in an Affordable Housing Agreement to be entered into prior to receiving final approval on any project.
- (5) The design of units shall be reasonably consistent or compatible with the design of the total project development in terms of appearance, materials and finished quality.
- (6) One (1) Affordable Housing unit shall normally be consistent in size with a residence intended for a family of four (4). If the developer wishes to provide any smaller units for single tenants, no such unit shall be less than five hundred (500) square feet per tenant in size and shall receive credit for the Affordable Housing requirements based upon the ERU classification for that unit. Therefore it may take three (3) or more single units to equal one (1) unit of Affordable Housing.
- (7) Affordable Housing units shall provide a mix of number of bedrooms in the affordable dwelling units in response to Affordable Housing demands identified by the Wasatch County Housing Authority, so that the total ERUs provided for Affordable Housing equal ten (10) percent of the ERUs contained in the project, and the units being provided are of a size necessary to meet the current demand.
- (8) No building permit shall be issued and no final approval granted which does not meet the requirement of this chapter.
- (9) If a developer intends to build his required amount of Affordable Housing units at a time which is not concurrent with the building of the market-rate units, and a later construction schedule is agreed upon as part of the development approval process (not to exceed one (1) year), a bond or other financial assurance equal to one hundred ten (110) percent of the current fee-in-lieu, shall be placed with Wasatch County to insure the building of the Affordable Housing units within the time agreed upon or one (1) year from final approval, whichever is sooner.
- (10) The County, during the development approval process, may approve alternatives to the construction of new Affordable Housing units contained within the development, where the proposed alternative supports specific housing policies and goals, and assists the County in meeting those goals. Alternatives may include acquisition and rehabilitation of Affordable Housing units, conversion of existing market-rate units to affordable units, construction of special needs projects or shelters.