

Affordable Dwelling Unit Ordinance Worksheet

Step 1: Total Floor Area Ratio (FAR) of Site

- A. Total size of development site: 3.31 acres
- B. Total square footage of site: $\frac{3.31}{(\# \text{ of acres})} \times 43,560.00 = \underline{144,183.60}$ square feet (sf)
- C. 1.0 Floor Area Ratio (FAR): $\underline{144,183.60}$ (total sf of site)
- D. Gross Floor Area (GFA) of **ALL** buildings/uses: 562,400.00 sf
- E. Total site FAR: $\frac{562,400.00}{(\text{total GFA of site})} \div \frac{144,183.60}{(1.0 \text{ FAR})} = \underline{3.90}$
- F. Is E greater than or equal to 1.0 FAR? NO: Your proposed development does not trigger the ADU ordinance.
YES: Proceed to Step 2 or Step 3.

Step 2: Number of ADUs Required

- G. GFA in excess of 1.0 FAR: $\frac{562,400.00}{(D: \text{total site GFA})} - \frac{144,183.60}{(B: \text{total SF of site})} = \underline{418,216.40}$
- H. Total GFA of ADUs required: $\frac{418,216.40}{(G: \text{GFA in excess of 1.0 FAR})} \times 0.05 = \underline{20,910.82}$
- I. Equivalent density based on Units Per Acre:
- i. Dwelling Units per Acre (DUA) approved by PUD: 167.00
- ii. SF needed for ADUs: $\frac{20,910.82}{(H: \text{Total GFA of ADUs})} \div 43,560.00 = \underline{0.4800464}$ acres
- iii. Total number of ADUs required: $\frac{0.4800464}{(ii: \text{ADU acreage})} \times 167.00 = \underline{80.17}$

Step 3: Cash-in-Lieu Payment

J. Cash-in-Lieu Amount Residential: 562,400.00 x \$2.685 = \$1,510,044.00

K. Cash-in-Lieu Amount Mixed-Use:

Total GFA of development site:	<u>581,200.00</u>			
GFA Occupied Commercial Space:	<u>1,000.00</u>			
GFA Occupied Residential Space:	<u>442,250.00</u>			
Total GFA Occupied Space:	<u>443,250.00</u>	% Residential:	<u>1.00</u>	
		Proportionate amount of non-occupied space GFA for residential		
GFA Non-Occupied Space*:	<u>137,950.00</u>	use:	<u>137,638.78</u>	
Amount of Payment:	<u>579,888.78</u>	x	<u>\$2.685</u>	= <u>\$1,557,001.36</u>

**GFA of non-occupied space shall include: (i) basements, elevator shafts and stairwells at each story, (ii) spaces used or occupied for mechanical equipment and having a structural head room of six (6) feet six (6) inches or more, (iii) penthouses, (iv) attic space, whether or not a floor has been laid, having a structural head room of six (6) feet six (6) inches or more, (v) interior balconies, and (vi) mezzanines. GFA shall not include outside balconies that do not exceed a projection of six (6) feet beyond the exterior walls of the building; parking structures below or above grade; or and roof top mechanical structures.*

Source: U.S. Bureau of Labor Statistics, South Urban Region for Housing

Step 4: Minimum Term of Affordability**L. Residential Project***i. Households earning up to 80% AMI:*

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units							
Market Rent							
HUD Fair Market Rents	\$1,165.00	\$1,172.00	\$1,401.00	\$1,742.00	\$2,159.00	\$2,483.00	\$2,808.00
HUD Utility Allowance	\$60.00	\$81.00	\$104.00	\$128.00	\$162.00	\$0.00	\$0.00
Difference per Month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Annual Cost of ADUs: 0.00 *(Sum of Annual Cost of ADU)***Minimum Term of Affordability*:** #DIV/0! *(Cash-in-lieu payment / Total annual cost of ADUs)****If answer is less than 5, then minimum term of affordability will be 5 years.****M. Mixed-Use Project***i. Households earning up to 80% AMI:*

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units	13	13	26	7	22	0	0
Market Rent	\$1,600.00	\$1,825.00	\$2,000.00	\$3,900.00	\$4,500.00	\$0.00	\$0.00
HUD Fair Market Rents	\$1,165.00	\$1,172.00	\$1,401.00	\$1,742.00	\$2,159.00	\$2,483.00	\$2,808.00
HUD Utility Allowance	\$60.00	\$81.00	\$104.00	\$128.00	\$162.00	\$0.00	\$0.00
Difference per Month	\$495.00	\$734.00	\$703.00	\$2,286.00	\$2,503.00	\$0.00	\$0.00
Annual Cost of ADU	\$6,435.00	\$114,504.00	\$219,336.00	\$192,024.00	\$660,792.00	\$0.00	\$0.00

Total Annual Cost of ADUs: 1,193,091.00 *(Sum of Annual Cost of ADU)***Minimum Term of Affordability:** 1.305014759 *(Cash-in-lieu payment / Total annual cost of ADUs)****If answer is less than 5, then minimum term of affordability will be 5 years.**[Source: HUD FY2023 Fair Market Rents](#)