

# *Fairfax County Affordable Housing Advisory Committee*

## Definitions of “Workforce Housing”: A National Perspective

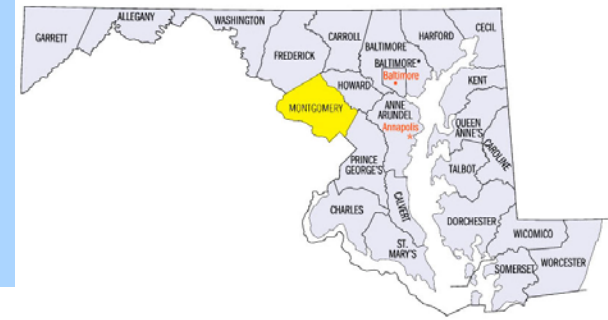


**June 22, 2007**

# About Workforce Housing

- **Board of Supervisors asked staff to provide information on the definition of the terms “Affordable Housing” and “Workforce Housing”**
- **“Affordable Housing” generally conforms with HUD income limits, up to 80% AMI**
- **There is no generally accepted definition of the term “Workforce Housing”**
- **There is an emerging consensus among large, high-cost areas that “Workforce Housing” means housing that is affordable beyond the traditional income limits of “Affordable Housing”, often up to 120% AMI and beyond**

# Montgomery County, Maryland



- AMI: \$94, 500
- Population (estimated): 918,046
- Moderately Priced Dwelling Unit (MPDU) Program serves incomes up to 70% of AMI
- Workforce Housing Program serves incomes up to 120% of AMI
- Includes rental and for-sale housing



# Other Jurisdictions

## ➤ **City of San Francisco, California**

- Population: 719,077
- AMI: \$86,500
- Residential Inclusionary Housing Program serves “low” incomes up to 60% of AMI, “median” incomes up to 100% of AMI, and “moderate” incomes up to 120% of AMI
- Incomes served: Low: up to \$51,900, Median: up to \$86,500, Moderate: up to \$103,800

## ➤ **San Mateo County, California**

- Population: 689,271
- AMI: \$86,500
- Zoning Ordinance defines “affordable housing” as affordable by low and moderate-income households. “Moderate” is defined as up to 120% of AMI.
- Incomes served: Low: up to \$69,200, Moderate: up to \$103,800

# Other Jurisdictions

## ➤ **City of San Jose, California**

- Population: 887,330
- AMI: \$94,500
- Inclusionary Housing Policy defines “moderate income” as between 80% and 120% of AMI
- Incomes served: Very Low: \$28,400 - \$47,300, Low: \$47,300 - \$75,600, Moderate: \$75,600 - \$113,400

**End**

Questions/comments