

**ON-SITE/OFF-SITE/MONETIZING SMALL GROUP
Meeting on July 15, 2005**

I. FACTORS USED TO DETERMINE ON-SITE/OFF SITE/ OR CASH CONTRIBUTION

- Agreed that commercial should be same as residential to keep formula simple, although commercial probably would need monetary option more often.

Discussion ensued on clarifications of Developer's suggested formula presented by John Shooshan and Bob Bushkoff at the 7/11/2005 Roundtable mtg:

- Would be developers' option to choose 5% of incremental increase in GFA on-site or off-site units (same GFA) or pay \$4 per incremental sq. ft. to fund.
- Some members urged that there be some significant incentives to provide units rather than cash.
- Some believe that value of units should not be an issue, e.g., if a developer can negotiate a deal to provide units off-site for less, that is a major incentive to do units instead of cash payment.
- It was generally acknowledged that the quality of off-site units was important and that there would probably need to be standards developed.
- Discussion of units meeting bedroom size objectives or other County Housing Policy Goals and Targets was thought by some to be too limiting.
- S. Slotter explained how the formula must be carefully balanced between the GFA percentage and cash-in-lieu.

II. ACCEPTABLE DISTANCE FOR THE LOCATION OF OFF-SITE UNITS

- Reviewed existing County Policy documents as point of departure.
- The group developed a compromise of $\frac{3}{4}$ mile from the Metro station (or from the site, if off-corridor)

III. FOLLOW-UP

- Stan to prepare examples for Tuesday on projects located in 3 different areas and a rationale for the 5% of GFA to \$4 per sq. ft. ratio.