

Attainable Housing Matrix

Unit Type	% of Project	Private On-Site Open Space	Public Park Land	Open Space	School Land	Capital Facility Foundation Fee	Use Tax	Park Fees	Traffic & Crossing Fees	Tap Fees & Storm Drainage	Lot
65% FHA SFA, SFD, Townhomes \$150,000 range	Applies to those units that meet stated criteria	N/A	Standard	\$20,000/acre open space fee in lieu of land dedication required, or waived at Council discretion	Standard school land dedication required.	Trust fund contribution is expected.	Yes.	Standard park fees due	Modified traffic and crossing fee due.	Modified market tap fee due, reflecting actual utility usage.	SFD homes: 4,000 sf SFA & duplexes: 3,500 sf Quads plus: 2000 sf / unit
Multi Family											
80% AMI Apts., Condos	75% must fall within 80 % range	Must meet current standards	Standard	\$20,000/acre open space fee in lieu of land dedication required, or waived at Council discretion	Standard school land dedication required.	Trust fund contribution is expected.	Yes	Standard park fees due	Modified traffic and crossing fee due.	Modified market tap fee due, reflecting actual utility usage.	N/A
60% AMI Apts. Condos	75% must fall within 60% range	Must meet current standards	Waived if served by existing or future park	No open space dedication required.	City would support School District's waiver of requirement	City would support School District's waiver of contribution	City refunds for on-site costs or waived	Park fees waived if by a park. Standard fees due if not by a park	Modified traffic and crossing fee due.	Modified market tap fee due, reflecting actual utility usage. **	N/A
0-50% AMI Apts., Condos	60% must fall within 0-50% range	10% of site if by a park If not by a park, then 25% of site, or appropriate PUD standards	No additional dedication	No open space dedication required. City may donate site for development.	City would support School District's waiver of requirement	City would support School District's waiver of contribution	City refunds for on-site costs or waived	Waived	No traffic or crossing fee due.	City pays proportionate % of modified market tap fee, based on level of affordability *	N/A

* City will fund proportionate % of fee, based on AMI %, i.e. 30% AMI pays 30% of Tap Fees, City pays balance

** If the development contains a mix of affordable housing, consisting of other 0-50% units, in addition to the 60% units, the City will allow developer to pay 60% of tap fees for 60% units.

Note: Shaded area requires subsidy element from the City, to encourage this class of housing. Through the subsidy, it is hoped that Brighton will score higher for allocation of subsidies and financing allowances, in comparison to other cities.

SFA = Single Family Attached

SFD = Single Family Detached