

*Average of the Category 2 and Category 3 payment-in-lieu fee as specified above, divided by 3,000 square feet X the net increase in FAR of the new structure will equal the payment-in-lieu payment for replacement structures. The formula assumes that for every 3,000 square feet of new single-family or duplex floor area, the public will be required to provide housing for one moderate income employee. Currently, that amount is  $\$227,634 + \$214,784 \div 2 = \$221,209 \div 3,000 = \$73.74$  per square foot of new structure.*

When any other payment-in-lieu fee is required and the category is not specified, an average of Category 2 and 3 will be used to calculate the amount owed.

4. **Deferral of the Affordable Housing Impact Fee:** If the owner of a single-family or duplex unit for which an affordable housing impact fee is due is a qualified working resident, as that term is defined in the Guidelines, the obligation to pay the impact fee may be deferred, at the owner's request, until such time as the dwelling unit is sold to a buyer who is not a qualified working resident. Furthermore, the amount of the impact fee that was deferred shall be recalculated at the time of sale based on the Guidelines in effect at the time of sale. The obligation for the fee and the procedures for calculating the fee shall be set forth in a written document, signed by the owner or owners of the subject dwelling unit, approved by an APCA representative and the Community Development Department Director, and recorded in the records of the Pitkin County Clerk and Recorder prior to the issuance of a Certificate of Occupancy.
5. For the purposes of calculating payment-in-lieu fee, the following occupancy standards shall apply:

**TABLE V  
OCCUPANCY STANDARDS BY UNIT TYPE**

<u>UNIT TYPE</u>	<u>OCCUPANCY</u>
Dormitory/Lodge	1.00 employee/150 sq. ft.
Studio	1.25 employees
One Bedroom	1.75 employees
Two Bedrooms	2.25 employees
Three Bedrooms	3.00 employees

For each bedroom in excess of three, the occupancy standard increases by .5 employees.

### SECTION 13 CONVEYANCE OF VACANT LOTS

Pursuant to the applicable City or County Land Use Codes, an applicant for a development, under certain conditions and subject to certain requirements, may satisfy the affordable-housing requirement by the conveyance of vacant lots. Acceptance of the lots shall be at the sole discretion of the respective governing body upon recommendation of the Housing Office.

1. All lots must be fully developed and ready for construction, i.e., improved lots with water or well, sewer or septic, roads, and telephone, electricity and gas (if available) in place to the property line. A soils report, prepared by a qualified engineer and based upon test holes within the building envelope of each lot, stipulating that the lot is suitable for construction of the intended dwelling