

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 APCHA.

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 type without requiring unusual excavation, foundation work or accommodation of other unusual conditions shall accompany the conveyance.
2. All lots shall be conveyed to the APCHA concurrent with recordation of final plat for the project.
3. At the time of conveyance, the developer shall establish an escrow account in an amount sufficient to cover 125% of the estimated costs required to complete the improvement of the lots in accordance with number 1 above. Improvements as noted in number 1 above, shall be completed within one year from the date of conveyance of the property to the APCHA.
4. The Subdivision Improvements Agreement and the Protective Covenants shall incorporate the conditions stated in 1, 2 and 3, directly above this paragraph.