

10-5-4: AFFORDABLE UNIT EQUIVALENTS (AUEs)

- A. Affordable Unit Equivalents (AUEs): All new development shall be required to provide a certain number of Affordable Unit Equivalents (AUEs), as outlined in this Chapter. To encourage the provision of smaller more affordable units, the cumulative total square footage required decreases for smaller units and increases for larger units.
- B. AUE is defined as a “two-bedroom unit with 900 square feet of net livable space, measured exterior wall to exterior wall.” Multiple smaller units together may constitute one AUE, or fewer larger units, according to the conversion in Section C below.
- C. AUE conversions:
1. Dormitory Unit:
 - a. Minimum size = 150 square feet per bed
 - b. 1 AUE = 5 beds (1 bed = 0.2 AUE)
 - c. Example: 8 AUEs = 40 beds
 - i. $8 \times 5 = 40$, or
 - ii. $8 \div 0.2 = 40$
 2. Single Room Occupancy (SRO) Unit:
 - a. Minimum unit size = 275 square feet
 - b. 1 AUE = 2.75 units (1 unit = 0.3636 AUE)
 - c. Example: 8 AUEs = 22 units
 - i. $8 \times 2.75 = 22$, or
 - ii. $8 \div 0.36 = 22$
 3. Studio Unit
 - a. Minimum unit size = 400 square feet
 - b. 1 AUE = 2.0 units (1 unit = 0.5 AUE)
 - c. Example: 8 AUEs = 16 units
 - i. $8 \times 2.0 = 16$, or
 - ii. $8 \div 0.5 = 16$
 4. One Bedroom Unit
 - a. Minimum unit size = 650 square feet
 - b. 1 AUE = 1.25 unit (1 unit = 0.8 AUE)
 - c. Example: 8 AUEs = 10 units
 - i. $8 \times 1.25 = 10$, or
 - ii. $8 \div 0.36 = 10$
 5. Two Bedroom Unit
 - a. Minimum unit size = 900 square feet
 - b. 1 AUE = 1 unit
 - c. Example: 8 AUEs = 8 units
 - i. $8 \times 1 = 8$, or
 - ii. $8 \div 1 = 8$

6. Three Bedroom Unit
 - a. Minimum unit size = 1150 square feet
 - b. 1 AUE = 0.80 unit (1 unit = 1.25 AUEs)
 - c. Example: 8 AUEs = 6.4 units
 - i. $8 \times 0.80 = 6.4$, or
 - ii. $8 \div 1.25 = 6.4$
 7. Four Bedroom Unit
 - a. Minimum unit size = 1400 square feet
 - b. 1 AUE = 0.70 unit (1 unit = 1.43 AUEs)
 - c. Example: 8 AUEs = 5.6 units
 - i. $8 \times 2.75 = 5.6$, or
 - ii. $8 \div 1.43 = 5.6$
- D. AUE Application:
1. Dormitory and SRO Units shall only be permitted to meet the requirement for commercial and resort uses, and shall not be permitted in single-family residential neighborhoods.
 2. If units are provided that are larger than the minimum size outlined in Table 1, the number of units per AUE may be reduced, but:
 - a. in no case may the reduction exceed a total of 10% of the obligated AUEs for a development, and
 - b. in no case may the credit per unit exceed 150 sq. ft. per Dormitory unit, SRO, Studio, or one bedroom unit, and
 - c. for multiple bedroom units, in no case may the additional square footage credited towards the AUEs exceed 150 sq. ft. multiplied by the number of bedrooms.
- E. Fractional Obligation: if the total number of required AUEs contains a decimal, and the units provided do not account for the entire decimal, then the developer shall pay a fee in lieu for the remaining fractional obligation only. In no case shall the number of AUEs provided be less than the whole number portion of the obligation.
1. Example: If a developer has an obligation of 13.4 AUEs, and 13.2 AUEs are provided, a fee in lieu shall be paid for the 0.2 remainder, as outlined in Section 10-5-11. In this case the number of AUEs provided may not be less than 13, the whole number portion of the obligation.
- F. Reductions in requirement: developers may be granted the option of only one (1) of the following reductions:
1. If a developer provides all the required affordable housing up front, (prior to the first certificate of occupancy for the market portion of the development), the number of required AUEs may be reduced by up to 25% at the discretion of the Land Use Authority.

2. If a developer provides the required affordable housing in such a manner that the average household income targeted does not exceed 50% of the Area Median Income, the number of required AUEs shall be reduced by 25%.
3. If a developer provides the required affordable housing in such a manner that the average household income targeted does not exceed 40% of the Area Median Income, the number of required AUEs shall be reduced by 40%.
4. If a developer provides the required affordable housing in such a manner that the average household income targeted does not exceed 30% of the Area Median Income, the number of required AUEs shall be reduced by 50%.