



Policy Background

- In February 2021, Town Council adopted the Town of Apex Affordable Housing Plan.
- The AH Plan was developed with the expertise of HR&A Advisors, Inc., guidance from a Steering Committee, and public engagement.
- By adopting the Plan, Council provided direction to establish an Affordable Housing Incentive Zoning Policy as one of the fourteen implementation recommendations within the Plan.

Policy Development

Beginning in 2022, a collaboration between:

- Planning Department staff;
- Housing Program staff;
- Housing Advisory Board (HAB);
- Community Planning Insights, LLC;
- Other Town Departments;
- Input from the Development Community.

Policy Introduction

- Intended to encourage residential and mixed-use Rezoning and Planned Unit Development (PUD) applicants to provide affordable housing units or lots within private, market-rate developments.
- Sets clear minimum recommendation criteria, applicability standards, and a menu of zoning-based, non-financial, and financial incentive options for developers.

Policy Goals

- Public/Private partnerships to increase the affordable housing supply within the Town of Apex, as this a high-priority area of the Town Council;
- Create mixed-income communities, with affordable housing units integrated within residential and mixed-use developments;
- Offset potential market-rate development revenue loss by using the various available incentives.

Applicability

- Zoning districts that allow residential and mixed-use development per Sec. 4.2.2 of the Unified Development Ordinance (UDO).
- Applicants that meet the minimum Policy recommendations may apply for the incentives through the Conditional Zoning or Planned Unit Development-Conditional Zoning (PUD-CZ) approval process.
- All incentives are subject to Town Council approval.

Minimum Applicability Standards

Minimum Development Unit Size Threshold	Minimum Affordable Housing Rental/Ownership On-Site Unit/Lot Percentage (%)	Maximum Affordable AMI Percentage (%)	Minimum Affordability Term
20+ Units/Lots	5%	Ownership - up to 135% AMI	Ownership – 20 Years
		Rental – up to 100% AMI	Rental – Negotiable based on income targeting

Affordable Housing Proposal Process

Step 1: Pre-Application Meeting

Step 2: Town Staff Meetings

Step 3: Affordable Housing Proposal Submittal

Step 4: Affordable Housing Zoning Condition

Step 5: Affordable Housing Restrictive Covenant or Similar Instrument

Town Incentives

Zoning-Based	Non-Financial	Financial
Higher Density Zoning District	Expedited Processing	Loans
Density Bonus	-	Grants (Fee Reimbursement)
Development Standards Adjustment	-	-
Resource Conservation Area (RCA) Reduction	-	-
Parking Reductions	-	-
Sidewalk Reductions	-	-

Policy Implementation

Approved Conditional Zoning Developments with Affordable Housing Units Committed On-Site

# of Developments	Application Type	Housing Type	Tenure	Total # of Affordable Units	AMI Range	Affordability Range	Incentives Provided
18	Rezoning & PUD	SFH, TH, Multifamily	Ownership & Rental	123	60% - 100%	5 - 20 Years	Height Allowance / Parking Reduction