

Housing and jobs proximity

Possible 3 points

Intent

To encourage balanced communities with a diversity of uses and employment opportunities.

Requirements

Option 1. Project with affordable residential component (3 points)

Include a residential component equaling at least 30% of the project's total building floor area (exclusive of parking structures), and locate or design the project such that its geographic center (or boundary if the project exceeds 500 acres [200 hectares]) is within a ½-mile (800-meter) walking distance of existing full-time equivalent jobs whose number equals or exceeds the number of dwelling units in the project. Satisfy the requirements necessary to earn at least 1 point under NPDC4 Housing Types and Affordability, Option 2, Affordable Housing.

OR

Option 2. Project with residential component (2 points)

Include a residential component equaling at least 30% of the project's total building floor area (exclusive of parking structures) and locate or design the project such that its geographic center (or boundary if the project exceeds 500 acres [200 hectares]) is within a ½-mile (800-meter) walking distance of existing full-time equivalent jobs whose number equals or exceeds the number of dwelling units in the project.

OR

Option 3. Infill Project with nonresidential component (1 point)

Include a nonresidential component equaling at least 30% of the project's total building floor area (exclusive of parking structures) and locate on an infill site whose geographic center (or boundary if the project exceeds 500 acres [200 hectares]) is within a ½-mile (800-meter) walking distance of an existing rail transit, ferry, or tram stop and within a ½-mile (800-meter) walking distance of existing dwelling units whose number equals or exceeds 50% of the number of new full-time equivalent jobs located in the project.