

Option 1 – Status Quo

- Apply requirements to all projects with 3 or more new units to contribute 25% of new units to affordable housing.
- Allow projects between 3 and 5 units to pay an in-lieu fee to meet its obligation
- Require all projects with 5 or more new units to include 25% affordability distributed as:
 - 6% of units affordable to households earning less than 50% of Area Median Income as adjusted for household size
 - 6% of units affordable to households earning less than 80% of Area Median Income as adjusted for household size
 - 8% of units affordable to households earning less than 120% of Area Median Income as adjusted for household size
 - 5% of units affordable to households earning less than 150% of Area Median Income as adjusted for household size
- Update in-lieu fee schedule

Option 2 –

- Apply requirements to all projects with at least 10 new units
- Require all projects with 10 or more new units to include 20% affordability distributed as follows:
 - 6% of units affordable to households earning less than 50% of Area Median Income as adjusted for household size
 - 6% of units affordable to households earning less than 80% of Area Median Income as adjusted for household size
 - 8% of units affordable to households earning less than 120% of Area Median Income as adjusted for household size
- Update in-lieu fee schedule

Option 3 –

- Apply requirements to all projects with at least 1 new with a sliding scale
- Allow projects with up to 9 new units to pay in-lieu fees by right
- Require all projects with 10 or more new units to include 20% affordability distributed as follows:
 - 5% of units affordable to households earning less than 50% of Area Median Income as adjusted for household size.
 - 15% of units affordable to households earning less than 120% of Area Median Income as adjusted for household size.
 - “Waterfall” rounds down to very low-income to encourage applicants to take advantage of the State Density Bonus Law.
- Update in-lieu fee schedule