

**Attachment K – SUMMARY OF SET-  
ASIDE OPTIONS**

**Set-Aside Options:**

The set-aside options presented to the Board for their consideration are based on the AECOM Inclusionary Housing Economic Analysis (Attachment F). A summary analysis of these options and their associated in-lieu fees is available in Attachment G, Economic Analysis Summary.

Tables 1 through 3 show the feasible set-aside requirements available for consideration for adoption of the Inclusionary Housing Ordinance. Tables 1 through 3 show an example 30-unit project with the set-aside options for each project type (general plan compliant for rent, general plan compliant for sale, and general plan amendment) and the related in-lieu fees for each set-aside option.

<b>Table 1: Feasible Set-Aside Options for General Plan Compliant for Rent</b>		
<b>Option from Economic Analysis</b>	<b>Example: Units in a 30 unit project</b>	<b>In-Lieu Fee (per sq.ft.)</b>
5% Extremely Low	28 market-rate and 2 extremely low	\$18.69
5% Very-Low	28 market-rate and 2 very-low	\$14.16
10% Low	27 market-rate and 3 low	\$15.17
15% Low	25 market-rate and 5 low	\$24.32
20% Moderate	24 market-rate and 6 moderate	\$6.87
5% Very-Low + 5% Low + 5% Moderate	25 market-rate, 2 very-low, 1 low, and 2 moderate	\$23.50
5% Low + 10% Moderate	25 market-rate, 2 low, and 3 moderate	\$7.16
10% Low + 10% Moderate	24 market-rate, 3 low, and 3 moderate	\$15.94
5% Very-Low + 5% Low + 10% Moderate	24 market-rate, 2 very-low, 1 low, and 3 moderate	\$24.44

<b>Table 2: Feasible Set-Aside Options for General Plan Compliant for Sale</b>		
<b>Option from Economic Analysis</b>	<b>Example: Units in a 30 unit project</b>	<b>In-Lieu Fee (per sq.ft.)</b>
5% Extremely Low	28 market-rate and 2 extremely low	\$12.67
5% Very-Low	28 market-rate and 2 very-low	\$10.74
10% Low	27 market-rate and 3 very-low	\$21.37
10% Moderate	27 market-rate and 3 moderate	\$12.75
15% Moderate	25 market-rate and 5 moderate	\$18.34
5% Low + 10% Moderate	25 market-rate, 2 low, and 3 moderate	\$22.08

**Table 3: Feasible Set-Aside Options for General Plan Amendment**

Option from Economic Analysis	Example: Units in a 30 unit project	In-Lieu Fee (per sq.ft.)
5% Extremely Low	28 market-rate and 2 extremely low	\$14.06
10% Extremely Low	27 market-rate and 3 extremely low	\$31.32
5% Very-Low	28 market-rate and 2 very-low	\$11.63
10% Very-Low	27 market-rate and 3 very-low	\$25.95
15% Very-Low	25 market-rate and 5 very-low	\$40.35
10% Low	27 market-rate and 3 low	\$17.90
15% Low	25 market-rate and 5 low	\$27.76
20% Low	24 market-rate and 6 low	\$41.82
5% Very-Low + 5% Low	27 market-rate, 2 very-low, and 1 low	\$20.64
10% Very-Low + 5% Low	25 market-rate, 3 very-low, and 2 low	\$36.27
5% Very-Low + 10% Low	25 market-rate, 2 very-low, and 3 low	\$31.84
5% Very-Low + 15% Low	24 market-rate, 2 very-low, and 4 low	\$43.13
10% Moderate	27 market-rate and 3 moderate	\$8.58
15% Moderate	25 market-rate and 5 moderate	\$13.21
20% Moderate	24 market-rate and 6 moderate	\$31.59
5% Very-Low + 5% Low + 5% Moderate	25 market-rate, 2 very-low, 1 low, and 2 moderate	\$25.96
5% Low + 10% Moderate	25 market-rate, 2 low, and 3 moderate	\$17.93
10% Low + 10% Moderate	26 market-rate, 3 low, and 3 moderate	\$29.75
5% Very-Low + 5% Low + 10% Moderate	24 market-rate, 2 very-low, 1 low, and 3 moderate	\$32.71
5% Very-Low + 10% Low + 5% Moderate	24 market-rate, 2 very-low, 3 low, and 1 moderate	\$38.13
10% Very-Low + 5% Low + 5% Moderate	24 market-rate, 3 very-low, 1 low, and 2 moderate	\$42.81
7% Very-Low + 7% Low + 6% Moderate	24 market-rate, 2 very-low, 2 low, and 2 moderate	\$41.41
8% Very-Low + 6% Low + 6% Moderate	24 market-rate, 2 very-low, 2 low, and 2 moderate	\$42.15
11% Extremely Low	27 market-rate and 3 extremely low	\$34.97
12% Extremely Low	26 market-rate and 4 extremely low	\$37.79