

Attachment B

For-Sale in-lieu fees based on 2017 incomes and average sale price

12% of units affordable to moderate income plus 3% of units affordable to lower income

Household size	lower income (80% AMI)	affordable home price	moderate income (120% AMI)	affordable home price
3	\$ 80,650	\$ 302,795.00	\$ 115,060	\$511,214
4	\$ 89,600	\$ 339,998.00	\$ 127,820	\$571,531

2017 Median Home Price

CoreLogic dataset \$ 560,000

Lower income fee per foregone affordable unit

A	Median County sales price	\$ 560,000.00	from Corelogic
B	Lower income affordable price	\$ 339,998.00	4 person HH
C	Affordability Gap	\$ 220,002.00	= A - B
D	Per unit in-lieu fee	\$ 6,600.06	C x 3%

Moderate income fee per foregone affordable unit

E	Median County sales price	\$ 560,000.00	from Corelogic
F	Moderate income affordable price	\$ 571,531.00	4 person HH
G	Affordability Gap if negative, then 0	\$ (11,531.00)	= E - F
H	Per unit in-lieu fee	\$ -	G x 12%

Per Market Rate Unit \$ 6,600.06 D + H