

Attachment A

Rental in-lieu fees based on 2017 incomes and average rent

Household size	very-low (50% AMI)	monthly rent (30% of 50%)	net rent (mnthly - UA)	lower (80% AMI)	monthly rent (30% of 60%)	net rent (mnthly - UA)
2	\$ 41,750	\$ 1,044	\$944	\$ 50,100	\$1,253	\$1,153
3	\$ 46,950	\$ 1,174	\$1,074	\$ 56,340	\$1,409	\$1,309

2017 rents - 2 bdrm/1 bath

ACS 2017 median rent \$ 1,506

Very-low income fee per foregone affordable unit

A	Median County rent	\$ 1,506	from ACS
B	Very-low income affordable rent	\$ 1,074	3 person HH
C	Affordability Gap	\$ 432	= A - B
D	Affordability Gap x 55 year term	\$ 285,285	= C x 12 x 55
E	Per unit in-lieu fee	\$ 8,558.55	D x 3%

Lower income fee per foregone affordable unit

F	Median County rent	\$ 1,506	from ACS
G	Lower income affordable rent	\$ 1,309	3 person HH
H	Affordability Gap	\$ 198	= A - B
I	Affordability Gap x 55 year term	\$ 130,350	= C x 12 x 55
G	Per unit in-lieu fee	\$ 15,642.00	I x 12%

Per Market Rate Unit \$ 24,200.55 = E + G