

**Policy Decision 1 – Establish Set-Aside Requirements**

The Board may establish the percentage of affordable units required in a housing development and the affordability levels those units must serve by selecting one set-aside option for each project type: for-sale, rental multi-family, and General Plan Amendment projects. The options are grouped into three tiers based on their estimated impact on housing feasibility, with Tier 1 having the lowest impact and Tier 3 the highest.

**Choose one for each project type:**

	<b>For Sale Projects</b>	<b>For Rent Projects</b>	<b>GPA Projects</b>
<b>Tier 1</b>	<input type="checkbox"/> 10% Moderate	<input type="checkbox"/> 5% Very Low	<input type="checkbox"/> 10% Low
<b>Tier 2</b>	<input type="checkbox"/> 5% Very Low or 15% Moderate	<input type="checkbox"/> 5% Extremely Low or 10% Low	<input type="checkbox"/> 15% Low or 20% Moderate
<b>Tier 3</b>	-	-	<input type="checkbox"/> 20% Low

**Policy Decision 2 – Set the Project Applicability Threshold**

The Board must select the minimum project size that will be subject to the inclusionary housing requirements by **choosing one** of the following:

- 5 or more Units
- 10 or more Units
- Another threshold selected by the Board

**Policy Decision 3 – Choose at Least One Alternative Compliance Option**

The Board must select at least one alternative compliance option that allows developers to satisfy all or part of the affordable housing requirement through a method other than providing the units onsite. **Choose at least one** of the following:

<input type="checkbox"/> <b>Off-Site Development</b>	The developer may provide affordable units off-site within the unincorporated area in either the same Community Planning Area, within 3 miles of the market-rate project site, a VMT-efficient or infill area, or a High or Highest Resource Area.
<input type="checkbox"/> <b>Land Donation</b>	The developer may donate land for future affordable housing within the unincorporated area in the same Community Planning Area, within 3 miles of the market-rate project site, a VMT-efficient or infill area, or a High or Highest Resource Area.
<input type="checkbox"/> <b>In-Lieu Fee</b>	The Board may allow developers to pay an in-lieu fee instead of constructing some or all required affordable units. The Board can <b>choose one</b> of the following approaches: <input type="checkbox"/> 1. Allow all projects to pay a fee to satisfy the full affordable housing obligation <input type="checkbox"/> 2. Allow projects to pay a fee to satisfy 50% of the affordable housing obligation <input type="checkbox"/> 3. Allow only projects of less than 10 units to pay a fee instead of constructing affordable units
<input type="checkbox"/> <b>Affordable ADUs</b>	Allow onsite Accessory Dwelling Units (ADUs) to satisfy a portion of the affordable housing requirement, provided the ADUs are affordable and comparable in bedroom count and quality to the market-rate units.
<input type="checkbox"/> <b>All of the Above</b>	Allow all alternative compliance options, providing maximum flexibility for satisfying affordable housing requirements.

**Policy Decision 4 – Identify Available Incentives**

The Board may select one or more incentives to encourage projects to provide affordable units onsite. **Choose from any** of the following:

<input type="checkbox"/> <b>Density Bonus</b>	The Board may allow qualifying projects to receive an additional density bonus and one additional concession beyond State and County incentives. The Board can <b>choose one</b> of the following density bonus approaches: <input type="checkbox"/> 1. Allow projects to receive an additional 5% density bonus, or <input type="checkbox"/> 2. Allow projects to double the density bonus otherwise allowed under the State Density Bonus Law, up to a maximum bonus of 50%.
<input type="checkbox"/> <b>Priority Reviews</b>	Allow projects that provide at least 50% more Low-income affordable units than required to receive priority permit processing and review.
<input type="checkbox"/> <b>All of the above</b>	Allow qualifying projects to receive all available incentives, including an additional density bonus, an additional concession, and priority permit processing.