

# Examples of Inclusionary Housing Program Characteristics

	DEVELOPMENTS COVERED	THRESHOLD NUMBER OF UNITS	SET-ASIDE REQUIREMENT	INCOME TARGETING	DENSITY BONUS	OTHER DEVELOPER INCENTIVES	FEE IN-LIEU / OFF-SITE DEVELOPMENT	PERIOD OF AFFORDABILITY
Boston, Massachusetts	New construction; Rehabilitation	>10 units, seeking zoning variance or using City financing	10% of units	At least half of aff. units for <80% AMI; Remaining aff. units for 80-120% AMI, average of 100% AMI	None	Tax break for developer; Increased height or FAR allowance	May build off-site if 15% of all units affordable; In-lieu payment permitted	Maximum allowable by law
Boulder, Colorado	All developments	No threshold #, applicable to all residential development	20%	Average of HUD's definition of low income	None	Waiver of development excise tax	Fee in-lieu for development 4 units or fewer; half of for-sale units may be built off-site; flexibility with rental	Permanent
Cambridge, Massachusetts	New construction; Conversions (not rehab)	>10 units or developments >10,000 sq. ft.	15% of units (if >10 units); or 15% of sq. footage	Average of 65% AMI	15% for market-rate units, 15% for aff. units (total 30%)	Increased FAR for aff. units; decreased minimum lot area requirements; no variances needed for aff. units	Fee in-lieu only if show "significant hardship"; Off-site only in "certain exceptional circumstances"	Permanent for for-sale units; 50 yrs for rental units
Davis, California	All types	> 5 units	25% in for-sale developments; 25-35% in rental developments	For-sale: At least half of aff. units for 90% AMI; remaining aff. units for 100% AMI; Rental: approx. 1/3 of aff. units for <50% AMI; remaining for <80% AMI	One-for-one in for-sale developments; 15% in rental developments	Relaxed development standards	Fee in-lieu for developments with <30 units, or "unique hardship"; 40% of for-sale aff. units must be on-site; all of rental aff. units on-site	No control period for for-sale units; permanent affordability for rental units
Denver, Colorado	New construction; Substantial rehab	>30 for-sale units; voluntary for rental units	10% of for-sale units	For-sale units: <80% AMI Rental units: 65% AMI	10%	\$5,000-\$10,000 per aff. unit, up to 50% of the total units; parking reduction; expedited permit process	Fee in-lieu of 50% of the price per aff. unit not built; off-site allowed if build "more" aff. units than required	15 years
Fairfax County, Virginia	New construction; Conversions	>50 units	Sliding-scale requirement, not less than 12.5% for single-family units; not less than 6.25% for multi-family units	<70% AMI	Up to 20% for single-family units; up to 10% for multi-family units	None	May request fee in-lieu based on design infeasibility	15 years for for-sale units; 20 years for rental units
Irvine, California	All types	No threshold #, applicable to all residential development	Voluntary set-aside of 15%	Tri-tier of: 1/3 <50% AMI, 1/3 50-80% AMI, 1/3 80-120% AMI	25%	Only through negotiation	Fee in-lieu and other off-site options permissible	30-40 years, determined case-by-case
Longmont, Colorado	All development on annexed land; new for-sale developments	No threshold #, applicable to all residential development	10%	For-sale units: <80% AMI; Rental units: <60% AMI	Negotiated density bonus up to 20%	Expedited review process; relaxed development standards; fee waivers	Set fee in-lieu payment to the Affordable Housing Fund; off-site construction on case-by-case basis	10 years for for-sale units; 20 years for rental units
Montgomery County, Maryland	New construction	>50 units	12.5 – 15%	<65% AMI	Up to 22%	Fee waivers; decreased min. lot area requirements; 10% compatibility allowance	Fee in-lieu in "exceptional cases"; off-site in contiguous areas if aff. hh's cannot pay expected costs	10 years for for-sale units; 20 years for rental units
Newton, Massachusetts	New construction; Rehabilitation	Units requiring a special permit (i.e. >2 units)	25% of units over the 2 units permitted by right, up to 20% of the total development	<50% AMI	Up to 20%	None	Fee in-lieu for developments with 2 – 9 units	40 years
Sacramento, California	Development in "new growth areas"	>9 units	15%	2/3 of the aff. units at <50% AMI; 1/3 of aff. units 50 – 80% AMI	25%	Expedited permit process; fee waivers; relaxed design guidelines; priority for subsidies	No fee in-lieu; can do off-site if insufficient land zoned for multi-family	30 years
Santa Fe, New Mexico	All developments	No threshold #	11 – 16%	Average of 65% AMI	For-sale units: Density bonus equals set-aside %; Rental units: at City's discretion	Fee waivers; variances to development standards	Not permitted, except in cases of "extreme hardship"	30 years; 30 year period starts over with each new occupant

1 If the developer has four or fewer units, the developer must either create one affordable unit on-site or off-site, dedicate land for one affordable unit, or pay a fee in-lieu. If the development has five or more units, the developer must set-aside 20% of the units as affordable.

2 If a for-sale development is greater than 3 stories, has an elevator, and has over 60% of its parking structured, then the affordable units are priced affordable for households earning 95% AMI or below.

3 If a rental development is greater than 3 stories, has an elevator, and has over 60% of its parking structured, then the affordable units are priced affordable for households earning 80% AMI or below.