Appendix A: Inclusionary Housing Program Characteristics and Impact from 2016 Grounded Solutions Network Survey (n = 168)

Over the course of 2016, Grounded Solutions Network administered a survey to staff of inclusionary housing programs and completed additional surveys based upon internet research and outreach to program staff. This directory presents information on program characteristics and impacts for 273 programs in 168 jurisdictions. Please note that some information may be inaccurate due to issues in the survey design, responder or researcher error, missing data, or outdated online documents. Additional information on the sample, methods, and results are presented in the accompanying working paper published by the Lincoln Institute of Land Policy (Thaden and Wang 2017).

List of Jurisdictions

<p>| California                  | 34 Monterey, Monterey County |
| 1  Alameda, Alameda County  | 35 Morgan Hill, Santa Clara County |
| 2  Albany, Alameda County   | 36 Mountain View, Santa Clara County |
| 3  Avalon, Los Angeles County| 37 Napa County |
| 4  Berkeley, Alameda County | 38 Napa, Napa County |
| 5  Brea, Orange County      | 39 Nevada County |
| 6  Campbell, Santa Clara County | 40 Newark, Alameda County |
| 7  Capitola, Santa Cruz County | 41 Oakland, Alameda County |
| 8  Carlsbad, San Diego County | 42 Oxnard, Ventura County |
| 9  Chula Vista, San Diego County | 43 Pacifica, San Mateo County |
| 10 Colma, San Mateo County  | 44 Palo Alto, Santa Clara County |
| 11 Concord, Contra Costa County | 45 Pasadena, Los Angeles County |
| 12 Contra Costa County      | 46 Petaluma, Sonoma County |
| 13 Cupertino, Santa Clara County | 47 Pittsburg, Contra Costa County |
| 14 Danville, Contra Costa County | 48 Pleasanton, Alameda County |
| 15 Davis, Yolo County       | 49 Redwood City, San Mateo County |
| 16 Dublin, Alameda County   | 50 Rohnert Park, Sonoma County |
| 17 East Palo Alto, San Mateo County | 51 Roseville, Placer County |
| 18 Elk Grove, Sacramento County | 52 Sacramento County |
| 19 Emeryville, Alameda County | 53 Sacramento, Sacramento County |
| 20 Encinitas, San Diego County | 54 Salinas, Monterey County |
| 21 Fort Bragg, Mendocino County | 55 San Bruno, San Mateo County |
| 22 Fremont, Alameda County  | 56 San Carlos, San Mateo County |
| 23 Half Moon Bay, San Mateo County | 57 San Diego, San Diego County |
| 24 Hayward, Alameda County  | 58 San Francisco, San Francisco County |
| 25 Huntington Beach, orange County | 59 San Jose, Santa Clara County |
| 26 Irvine, Orange County    | 60 San Juan Bautista, San Benito County |
| 27 Lafayette, Contra Costa County | 61 San Juan Capistrano, Orange County |
| 28 Livermore, Alameda County | 62 San Leandro, Alameda County |
| 29 Los Altos, Santa Clara County | 63 San Luis Obispo, San Luis Obispo County |
| 30 Marin County             | 64 San Marcos, San Diego County |
| 31 Menlo Park, San Mateo County | 65 San Mateo County |
| 32 Mill Valley, Marin County | 66 San Mateo, San Mateo County |
| 33 Milpitas, Santa Clara County | 67 San Rafael, Marin County |</p>
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1. ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1989
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #2
Program Type: mandatory program: for-sale development
Incentives: expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 59 years
2. ALBANY, ALAMEDA COUNTY, CALIFORNIA

Year Adopted: 2005

Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land

Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
3. AVALON, LOS ANGELES COUNTY, CALIFORNIA

Year Adopted: 2010
Total Fees: $150,000
Total Affordable Rental Units: 63
Total Affordable Homeownership Units: 4

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
4. BERKELEY, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1986
Total Fees: $0
Total Affordable Rental Units: 390
Total Affordable Homeownership Units: 40

Program #1
Program Type: mandatory program: rental development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 11% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): not applicable

Program #2
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement: 
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #3
Program Type: mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): in perpetuity
5. BREA, ORANGE COUNTY, CALIFORNIA

Year Adopted: 1993
Total Fees: $1,700,000
Total Affordable Rental Units: 826
Total Affordable Homeownership Units: 289

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 10 years
6. CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

Year Adopted: 2006
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
7. CAPITOLA, SANTA CRUZ COUNTY, CALIFORNIA

Year Adopted: 2004
Total Fees: 
Total Affordable Rental Units: 
Total Affordable Homeownership Units: 18

Program Type: mandatory program: rental development; mandatory program: for-sale development

Incentives:
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): life of building
8. CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA

Year Adopted: 2014
Total Fees:
Total Affordable Rental Units: 2,200
Total Affordable Homeownership Units:

Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
9. CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA

Year Adopted: 1980
Total Fees: $2,000,000
Total Affordable Rental Units: 1,126
Total Affordable Homeownership Units: 301

Program Type: mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 50 units
Minimum Project Size (Homeownership): 50 units
Affordability Term (Rental): life of building
Affordability Term (Homeownership):
10. COLMA, SAN MATEO COUNTY, CALIFORNIA

Year Adopted: 2006
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
11. CONCORD, CONTRA COSTA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2004
Total Fees: $1,500,000
Total Affordable Rental Units: 20
Total Affordable Homeownership Units: 45

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; expedited permitting; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 40% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 
Affordability Term (Homeownership): 

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
12. CONTRA COSTA COUNTY, CALIFORNIA

Year Adopted: 2006
Total Fees: $209,324
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 3 years
13. CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA

Year Adopted: 2014
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
14. DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

Year Adopted: 1994
Total Fees: $175,000
Total Affordable Rental Units: 230
Total Affordable Homeownership Units: 85

Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 20 years
15. DAVIS, YOLO COUNTY, CALIFORNIA

Year Adopted: 1990
Total Fees:
Total Affordable Rental Units: 1,200
Total Affordable Homeownership Units: 150

Program Type: mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; direct public subsidy and/or tif
Developer Options: create on-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
16. DUBLIN, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2002
Total Fees:
Total Affordable Rental Units: 1,116
Total Affordable Homeownership Units: 168

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: other zoning variances
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
17. EAST PALO ALTO, SAN MATEO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2014
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 59 years
Affordability Term (Homeownership): 99 years

Program #2
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 59 years
Affordability Term (Homeownership): 99 years
18. ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

Year Adopted: 2013  
Total Fees: $70,000,000  
Total Affordable Rental Units: 1,588  
Total Affordable Homeownership Units: 40  

Program Type: linkage/impact fee program: commercial development; linkage/impact fee program: residential development  
Incentives: no incentives or n/a  
Developer Options: pay impact/linkage fee; donate land  
Minimum Affordable Housing Requirement:  
Minimum Project Size (Rental): not applicable  
Minimum Project Size (Homeownership): not applicable  
Affordability Term (Rental): 55 years  
Affordability Term (Homeownership): 30 years
19. EMERYVILLE, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1996
Total Fees: $840,000
Total Affordable Rental Units: 216
Total Affordable Homeownership Units: 186

Program #1
Program Type: mandatory program: rental development; linkage/impact fee program: commercial development; linkage/impact fee program: residential development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 12% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 55 years
20. ENCINITAS, SAN DIEGO COUNTY, CALIFORNIA

Year Adopted: 1987
Total Fees: $2,323,082
Total Affordable Rental Units: 88
Total Affordable Homeownership Units: 24

Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development

Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee

Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
21. FORT BRAGG, MENDOCINO COUNTY, CALIFORNIA

Year Adopted: 2014
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: expedited permitting
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
22. FREMONT, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2015
Total Fees: $15,000,000
Total Affordable Rental Units: 
Total Affordable Homeownership Units: 200

Program #1
Program Type: linkage/impact fee program: residential development
Incentives:
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #2
Program Type: mandatory program: for-sale development
Incentives:
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 30 years
23. HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1996
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: other zoning variances; expedited permitting
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership):

Program #3
Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
24. HAYWARD, ALAMEDA COUNTY, CALIFORNIA

Year Adopted: 2003
Total Fees: $2,800,000
Total Affordable Rental Units: 311
Total Affordable Homeownership Units: 48

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
25. HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA

Year Adopted: 1993
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 362

Program Type: mandatory program: for-sale development
Incentives:
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 3 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 60 years
26. IRVINE, ORANGE COUNTY, CALIFORNIA

Year Adopted: 2004
Total Fees: $14,000,000
Total Affordable Rental Units: 5,000
Total Affordable Homeownership Units: 27

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 50 units
Minimum Project Size (Homeownership): 50 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
27. LAFAYETTE, CONTRA COSTA COUNTY, CALIFORNIA

Year Adopted: 2016
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: for-sale development
Incentives: concessions for inclusionary unit
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 45 years
28. LIVERMORE, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1999
Total Fees: $50,000,000
Total Affordable Rental Units:
Total Affordable Homeownership Units: 142

Program #1
Program Type: mandatory program: for-sale development
Incentives:
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 55 years

Program #2
Program Type: linkage/impact fee program: commercial development
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
29. LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1995
Total Fees: $0
Total Affordable Rental Units: 78
Total Affordable Homeownership Units: 105

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years

Program #2
Program Type: voluntary program: rental development
Incentives: fee reduction or waiver
Developer Options: create on-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): life of building
Affordability Term (Homeownership): not applicable
30. MARIN COUNTY, CALIFORNIA

Year Adopted: 2008
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
31. MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2001
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 12% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental):
Affordability Term (Homeownership):
32. MILL VALLEY, MARIN COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1988
Total Fees:
Total Affordable Rental Units: 5
Total Affordable Homeownership Units: 37

Program #1
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: for-sale development
Incentives: fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): in perpetuity

Program #3
Program Type: voluntary program: rental development
Incentives: fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable
33. MILPITAS, SANTA CLARA COUNTY, CALIFORNIA

Year Adopted: 
Total Fees: 
Total Affordable Rental Units: 
Total Affordable Homeownership Units: 

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; donate land
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
34. MONTEREY, MONTEREY COUNTY, CALIFORNIA

Year Adopted: 2004
Total Fees:
Total Affordable Rental Units: 410
Total Affordable Homeownership Units: 130

Program Type: mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 6 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): in perpetuity
35. MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1977
Total Fees:
Total Affordable Rental Units: 997
Total Affordable Homeownership Units: 500

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: expedited permitting
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: expedited permitting
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
36. MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2013
Total Fees: $54,913,290
Total Affordable Rental Units: 1,231
Total Affordable Homeownership Units: 8

Program #1
Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 3 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 55 years

Program #2
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #3
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): Affordability Term (Rental): 55 years
Affordability Term (Homeownership):
37. NAPA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1992
Total Fees: $25,000,000
Total Affordable Rental Units: 850
Total Affordable Homeownership Units: 120

**Program #1**
Program Type: voluntary program: rental development
Incentives: density bonus; expedited permitting; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 40 years
Affordability Term (Homeownership): not applicable

**Program #2**
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 40 years
Affordability Term (Homeownership): not applicable

**Program #3**
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; expedited permitting; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 40 years
Affordability Term (Homeownership): not applicable
38. NAPA, NAPA COUNTY, CALIFORNIA

Year Adopted: 2012
Total Fees:
Total Affordable Rental Units: 186
Total Affordable Homeownership Units: 56

Program Type: linkage/impact fee program: commercial development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
39. NEVADA COUNTY, CALIFORNIA

Year Adopted: 2015
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
40. NEWARK, ALAMEDA COUNTY, CALIFORNIA

Year Adopted: 2014
Total Fees: $5,891,688
Total Affordable Rental Units: 
Total Affordable Homeownership Units: 

Program Type: linkage/impact fee program: commercial development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 30 years
41. OAKLAND, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2002
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: linkage/impact fee program: residential development
Incentives: density bonus
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
42. OXNARD, VENTURA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1996
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership):

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership):
43. PACIFICA, SAN MATEO COUNTY, CALIFORNIA

Year Adopted: 2007
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units/lots/parcels
Minimum Project Size (Rental): 8 units
Minimum Project Size (Homeownership): 8 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
44. PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA

Year Adopted: 1979
Total Fees: $0
Total Affordable Rental Units: 652
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: commercial development; linkage/impact fee program: residential development

Incentives: density bonus; other zoning variances

Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee

Minimum Affordable Housing Requirement: 15% of the housing units

Minimum Project Size (Rental):

Minimum Project Size (Homeownership):

Affordability Term (Rental): 59 years
Affordability Term (Homeownership): 59 years
45. PASADENA, LOS ANGELES COUNTY, CALIFORNIA

Year Adopted: 2001
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): 45 years
46. PETALUMA, SONOMA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1984
Total Fees: $40,000,000
Total Affordable Rental Units: 1,357
Total Affordable Homeownership Units: 246

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
47. PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2004
Total Fees: $1,942,570
Total Affordable Rental Units: 647
Total Affordable Homeownership Units: 30

Program #1
Program Type: voluntary program: for-sale development
Incentives: development agreement required for other incentive
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership):

Program #2
Program Type: voluntary program: rental development; mandatory program: for-sale development
Incentives: other zoning variances; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental):
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #3
Program Type: voluntary program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
48. PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1990
Total Fees:
Total Affordable Rental Units: 839
Total Affordable Homeownership Units: 120

Program #1
Program Type: linkage/impact fee program: commercial development; linkage/impact fee program: residential development
Incentives:
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances; expedited permitting; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land; credit transfers; other alternate methods of compliance
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 15 units
Minimum Project Size (Homeownership): 15 units
Affordability Term (Rental):
Affordability Term (Homeownership): in perpetuity
49. REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA

Year Adopted: 2015
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development

Incentives:
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay impact/linkage fee; donate land

Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
50. ROHNERT PARK, SONOMA COUNTY, CALIFORNIA

Year Adopted: 2003
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units:

Program Type: mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 55 years
51. ROSEVILLE, PLACER COUNTY, CALIFORNIA

Year Adopted: 1980
Total Fees:
Total Affordable Rental Units: 2,191
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: fee reduction or waiver
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 
Affordability Term (Homeownership): 
52. SACRAMENTO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1990
Total Fees: $44,972,731
Total Affordable Rental Units: 3,165
Total Affordable Homeownership Units: 0

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 30 years

Program #2
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement: 
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
53. SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Year Adopted: 2015
Total Fees: $36,344,800
Total Affordable Rental Units: 1,330
Total Affordable Homeownership Units: 175

Program Type: linkage/impact fee program: residential development
Incentives: fee reduction or waiver
Developer Options: create on-site units; preserve or rehab existing housing; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
54. SALINAS, MONTEREY COUNTY, CALIFORNIA

Year Adopted: 2006
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: voluntary program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; create off-site units; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 30 years
55. SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA

Year Adopted: 2008
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
56. SAN CARLOS, SAN MATEO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2010
Total Fees: $2,602,500
Total Affordable Rental Units: 50
Total Affordable Homeownership Units: 34

Program #1
Program Type: mandatory program: rental development; linkage/impact fee program: residential development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1990
Total Fees: $141,533,538
Total Affordable Rental Units: 14,731
Total Affordable Homeownership Units: 307

**Program #1**
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement: not applicable
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

**Program #2**
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable

**Program #3**
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
San Francisco, San Francisco County, California

Earliest Year Any Program Was Adopted: 1992
Total Fees: $1,921,073
Total Affordable Rental Units: 1,210
Total Affordable Homeownership Units: 2,793

Program #1
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 22% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: linkage/impact fee program: residential development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #3
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #4
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #5
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
59. SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

Year Adopted: 2016
Total Fees: $0
Total Affordable Rental Units: 400
Total Affordable Homeownership Units: 300

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; direct public subsidy and/or tif; alternative interior design standards; city process assistance
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land; credit transfers
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
60. SAN JUAN BAUTISTA, SAN BENITO COUNTY, CALIFORNIA

Year Adopted: 2001
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 5

Program Type: voluntary program: rental development; mandatory program: for-sale
development; linkage/impact fee program: commercial development;
linkage/impact fee program: residential development
Incentives: expedited permitting; fee reduction or waiver
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 6% of the housing units
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):
61. SAN JUAN CAPISTRANO, ORANGE COUNTY, CALIFORNIA

Year Adopted: 2009
Total Fees: $950,000
Total Affordable Rental Units: 
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
Year Adopted: 2004
Total Fees: $132,898
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 54

Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 55 years
63. SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY, CALIFORNIA

Year Adopted: 1999
Total Fees: $8,200,000
Total Affordable Rental Units: 320
Total Affordable Homeownership Units: 60

Program Type: voluntary program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 3% of the housing units
Minimum Project Size (Rental):
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
64. SAN MARCOS, SAN DIEGO COUNTY, CALIFORNIA

Year Adopted: 2000
Total Fees: $5,000,000
Total Affordable Rental Units: 535
Total Affordable Homeownership Units: 30

Program Type: voluntary program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
65. SAN MATEO COUNTY, CALIFORNIA

Year Adopted: 2004
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 40

Program Type: mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 55 years
**San Mateo, San Mateo County, California**

- **Year Adopted:** 1992
- **Total Fees:** $254,000
- **Total Affordable Rental Units:** 221
- **Total Affordable Homeownership Units:** 112

**Program Type:** mandatory program: rental development; mandatory program: for-sale development

**Incentives:** density bonus

**Developer Options:** create on-site units

**Minimum Affordable Housing Requirement:** 10% of the housing units

- **Minimum Project Size (Rental):** 11 units
- **Minimum Project Size (Homeownership):** 11 units

**Affordability Term (Rental):** life of building

**Affordability Term (Homeownership):** 45 years
67. SAN RAFAEL, MARIN COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1987

Total Fees:
Total Affordable Rental Units: 932
Total Affordable Homeownership Units:

**Program #1**
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental):
Affordability Term (Homeownership):

**Program #2**
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

**Program #3**
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
Year Adopted: 2004
Total Fees: $695,150
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 24

Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 90 years
Year Adopted: 
Total Fees: 
Total Affordable Rental Units: 
Total Affordable Homeownership Units: 

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
70. SANTA MONICA, LOS ANGELES COUNTY, CALIFORNIA

Year Adopted: 1998
Total Fees: $39,000,000
Total Affordable Rental Units: 1,800
Total Affordable Homeownership Units: 3

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
71. SANTA ROSA, SONOMA COUNTY, CALIFORNIA

Year Adopted: 1992
Total Fees: $25,000,000
Total Affordable Rental Units: 1,600
Total Affordable Homeownership Units: 100

Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable
72. SOLANA BEACH, SAN DIEGO COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2009
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 4

Program #1
Program Type: voluntary program: rental development; mandatory program: for-sale development
Incentives:
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years

Program #2
Program Type: mandatory program: rental development
Incentives:
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable
73. SONOMA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 2005
Total Fees: $16,500,000
Total Affordable Rental Units: 480
Total Affordable Homeownership Units: 6

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 30 years

Program #2
Program Type: linkage/impact fee program: commercial development
Incentives:
Developer Options: create on-site units; create off-site units; pay in-lieu fee; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
74. SONOMA, SONOMA COUNTY, CALIFORNIA

Year Adopted: 2003
Total Fees: $0
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
75. SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

Year Adopted: 2010
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 55 years
76. SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 0

Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 30 years

Program #2
Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): not applicable
77. Tiburon, Marin County, California

Year Adopted: 1986
Total Fees: $2,300,000
Total Affordable Rental Units: 3
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 3 units
Minimum Project Size (Homeownership): 3 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
78. TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

Year Adopted: 1987
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental):
Affordability Term (Homeownership): 10 years
79. TRUCKEE, NEVADA COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted:  2010
Total Fees: 
Total Affordable Rental Units:  0
Total Affordable Homeownership Units: 

Program #1
Program Type: mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement:  15% of the housing units
Minimum Project Size (Rental):  7 units
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: linkage/impact fee program: residential development
Incentives: density bonus
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement: 
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #3
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
80. TUOLUMNE COUNTY, CALIFORNIA

Year Adopted: 2008
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): 15 years
81. UNION CITY, ALAMEDA COUNTY, CALIFORNIA

Year Adopted: 2002
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; expedited permitting; fee reduction or waiver; technical assistance
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units/parcels
Minimum Project Size (Rental): 7 units
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental):
Affordability Term (Homeownership):
82. WEST HOLLYWOOD, LOS ANGELES COUNTY, CALIFORNIA

Earliest Year Any Program Was Adopted: 1986
Total Fees:
Total Affordable Rental Units: 859
Total Affordable Homeownership Units: 8

**Program #1**
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: 20% of the housing units (if base units ranging from 1 to 40) or 20% of the floor area (if base units more than 40)
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

**Program #2**
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

**Program #3**
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: no incentives or n/a
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
83. WEST SACRAMENTO, YOLO COUNTY, CALIFORNIA

Year Adopted: 2005
Total Fees: $2,125,370
Total Affordable Rental Units: 780
Total Affordable Homeownership Units: 89

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances; expedited permitting; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 55 years
Affordability Term (Homeownership): 45 years
84. ASPEN, PITKIN COUNTY, COLORADO

Earliest Year Any Program Was Adopted: 1977
Total Fees: $22,826,396
Total Affordable Rental Units: 1,346
Total Affordable Homeownership Units: 1,619

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: commercial development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units; pay in-lieu fee; pay impact/linkage fee; use housing credit
Minimum Affordable Housing Requirement: 60% of ftes (each fte is then transferred into 400 sq ft of affordable housing net leasable)
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #3
Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #4
Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Program #5
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
85. BOULDER, BOULDER COUNTY, COLORADO

Earliest Year Any Program Was Adopted: 2000
Total Fees: $43,000,000
Total Affordable Rental Units: 325
Total Affordable Homeownership Units: 175

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: commercial development
Incentives: fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 50% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
86. DENVER, DENVER COUNTY, COLORADO

Year Adopted: 2002
Total Fees: $7,647,921
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 82

Program Type: mandatory program: for-sale development
Incentives: density bonus; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 30 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 15 years
87. DURANGO, LA PLATA COUNTY, COLORADO

Year Adopted: 2009
Total Fees: $238,248
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 16% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
88. EAGLE COUNTY, COLORADO

Year Adopted: 2004
Total Fees: $952,839
Total Affordable Rental Units: 290
Total Affordable Homeownership Units: 352

Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: commercial development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; pay in-lieu fee; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 50 years
89. GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO

Year Adopted: 2001
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 7

Program Type: mandatory program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 3 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): in perpetuity
90. MOUNT CRESTED BUTTE, GUNNISON COUNTY, COLORADO

Earliest Year Any Program Was Adopted: 2003
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
91. VAIL, EAGLE COUNTY, COLORADO

Earliest Year Any Program Was Adopted: 2008
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 20% of ftes
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #3
Program Type:
Incentives:
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

Program #4
Program Type: mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the floor area
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
92. NORWALK, FAIRFIELD COUNTY, CONNECTICUT

Year Adopted: 1987
Total Fees:
Total Affordable Rental Units: 147
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
93. STAMFORD, FAIRFIELD COUNTY, CONNECTICUT

Year Adopted: 2003
Total Fees: $16,845,000
Total Affordable Rental Units: 458
Total Affordable Homeownership Units: 87

Program Type: mandatory program: rental development; mandatory program: for-sale development

Incentives:
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land

Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): life of building
Affordability Term (Homeownership): life of building
94. SUSSEX COUNTY, DELAWARE

Earliest Year Any Program Was Adopted: 2006
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 147

Program #1
Program Type: voluntary program: for-sale development
Incentives: density bonus; expedited permitting
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 35 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 20 years

Program #2
Program Type: voluntary program: rental development
Incentives: density bonus; expedited permitting
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 25 units
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): not applicable
95. PALM BEACH COUNTY, FLORIDA

Year Adopted: 2006
Total Fees: $978,000
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 15 years
96. TALLAHASSEE, LEON COUNTY, FLORIDA

Year Adopted: 2005
Total Fees:
Total Affordable Rental Units: 10
Total Affordable Homeownership Units:

Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 50 units
Affordability Term (Rental): 
Affordability Term (Homeownership):
97. JOHNS CREEK, FULTON COUNTY, GEORGIA

Year Adopted:
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 15 years
98. MAUI COUNTY, HAWAII

Earliest Year Any Program Was Adopted: 2006
Total Fees: $0
Total Affordable Rental Units: 83
Total Affordable Homeownership Units: 150

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver; tax relief or abatement (excluding tif)
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 51% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 10 years
Affordability Term (Homeownership): 10 years

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 5 years
99. ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

Earliest Year Any Program Was Adopted: 2008
Total Fees: $100,000
Total Affordable Rental Units: 6
Total Affordable Homeownership Units: 14

Program #1
Program Type: voluntary program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 6 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: voluntary program: rental development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 6 units
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): not applicable
100. CHICAGO, COOK COUNTY, ILLINOIS

Year Adopted: 2015
Total Fees: $112,837,905
Total Affordable Rental Units: 294
Total Affordable Homeownership Units: 46

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
101. EVANSTON, COOK COUNTY, ILLINOIS

Year Adopted: 2007
Total Fees: $440,000
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 25 years
Affordability Term (Homeownership): in perpetuity
102. HIGHLAND PARK, LAKE COUNTY, ILLINOIS

Year Adopted: 2003
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver; tax relief or abatement (excluding tif)
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 25 years
Affordability Term (Homeownership): in perpetuity
103. LAKE FOREST, LAKE COUNTY, ILLINOIS

Year Adopted: 2005
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
104. ST. CHARLES, KANE COUNTY, ILLINOIS

Year Adopted: 2008
Total Fees: $500,000
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): 15 years
105. PORTLAND, CUMBERLAND COUNTY, MAINE

Year Adopted: 2015
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
106. ANNAPOlis, ANNE ARUNDEL COUNTY, MARYLAND

Year Adopted: 2004
Total Fees:
Total Affordable Rental Units: 18
Total Affordable Homeownership Units: 10

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; expedited permitting
Developer Options: pay in-lieu fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 20 years
Affordability Term (Homeownership): 10 years
107. FREDERICK COUNTY, MARYLAND

Earliest Year Any Program Was Adopted: 2002
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units: 0

Program #1
Program Type: voluntary program: rental development
Incentives: fee reduction or waiver
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development
Incentives: density bonus
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 25 years
Affordability Term (Homeownership): not applicable
108. GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND

Year Adopted: 2005
Total Fees: $0
Total Affordable Rental Units: 214
Total Affordable Homeownership Units: 47

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: fee reduction or waiver
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
109. MONTGOMERY COUNTY, MARYLAND

Earliest Year Any Program Was Adopted: 1974
Total Fees: $9,000,000
Total Affordable Rental Units: 4,468
Total Affordable Homeownership Units: 9,561

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): 20 years
110. ROCKVILLE, MONTGOMERY COUNTY, MARYLAND

Year Adopted: 1990
Total Fees: $0
Total Affordable Rental Units: 661
Total Affordable Homeownership Units: 420

Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): 50 units
Minimum Project Size (Homeownership): 50 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
111. ACTON, MIDDLESEX SOUTH COUNTY, MASSACHUSETTS

Earliest Year Any Program Was Adopted: 1990
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units:

Program #1
Program Type: voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 1% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
112. ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS

Year Adopted: 2001
Total Fees: $0
Total Affordable Rental Units: 44
Total Affordable Homeownership Units: 10

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 6 units
Minimum Project Size (Homeownership): 6 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
113. BEDFORD, MIDDLESEX COUNTY, MASSACHUSETTS

Earliest Year Any Program Was Adopted: 1979
Total Fees: $0
Total Affordable Rental Units: 50
Total Affordable Homeownership Units: 13

Program #1
Program Type:  
Incentives:  
Developer Options:  
Minimum Affordable Housing Requirement:  
Minimum Project Size (Rental):  
Minimum Project Size (Homeownership):  
Affordability Term (Rental):  
Affordability Term (Homeownership):  

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #3
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
114. BELMONT, MIDDLESEX COUNTY, MASSACHUSETTS

Earliest Year Any Program Was Adopted: 2007
Total Fees: $25,000
Total Affordable Rental Units: 40
Total Affordable Homeownership Units: 3

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 6 units
Minimum Project Size (Homeownership): 6 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: mandatory program: for-sale development
Incentives: density bonus; expedited permitting
Developer Options: create on-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): in perpetuity
115. BEVERLY, MA COUNTY, MASSACHUSETTS

Year Adopted: 2007
Total Fees: $850,000
Total Affordable Rental Units: 25
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 12% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
116. CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS

Earliest Year Any Program Was Adopted: 1988
Total Fees: $6,426,630
Total Affordable Rental Units: 692
Total Affordable Homeownership Units: 199

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
117. HADLEY, HAMPSHIRE COUNTY, MASSACHUSETTS

Earliest Year Any Program Was Adopted: 2006
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

**Program #1**
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity

**Program #2**
Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 99 years
118. HAMILTON, ESSEX COUNTY, MASSACHUSETTS

Year Adopted: 2012
Total Fees: $146,250
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
119. STOW, MIDDLESEX SOUTH COUNTY, MASSACHUSETTS

Year Adopted: 2003
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 6 units
Minimum Project Size (Homeownership): 6 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
120. TEWKSBURY, MIDDLESEX COUNTY, MASSACHUSETTS

Year Adopted: 2002
Total Fees: $4,034,524
Total Affordable Rental Units: 36
Total Affordable Homeownership Units: 1

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
121. WATERTOWN, MIDDLESEX COUNTY, MASSACHUSETTS

Year Adopted: 1989
Total Fees: $442,000
Total Affordable Rental Units: 91
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
122. SANTA FE, SANTA FE COUNTY, NEW MEXICO

Year Adopted: 2005
Total Fees:
Total Affordable Rental Units: 38
Total Affordable Homeownership Units: 116

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; create off-site units; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): in perpetuity
123. BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

Year Adopted: 2016
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
124. GREAT NECK PLAZA, NASSAU COUNTY, NEW YORK

Earliest Year Any Program Was Adopted: 2011
Total Fees:
Total Affordable Rental Units: 22
Total Affordable Homeownership Units: 0

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: 10% of the floor area
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 7 units
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
**125. NEW YORK, NEW YORK COUNTY, NEW YORK**

Earliest Year Any Program Was Adopted: 1987  
Total Fees:  
Total Affordable Rental Units: 4,415  
Total Affordable Homeownership Units: 38  

**Program #1**  
Program Type: mandatory program: rental development; mandatory program: for-sale development  
Incentives: no incentives or n/a  
Developer Options: create on-site units; create off-site units; pay in-lieu fee  
Minimum Affordable Housing Requirement: 20% of the floor area  
Minimum Project Size (Rental):  
Minimum Project Size (Homeownership):  
Affordability Term (Rental): in perpetuity  
Affordability Term (Homeownership): in perpetuity  

**Program #2**  
Program Type: voluntary program: rental development; voluntary program: for-sale development  
Incentives: density bonus  
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing  
Minimum Affordable Housing Requirement: no requirement  
Minimum Project Size (Rental):  
Minimum Project Size (Homeownership):  
Affordability Term (Rental): in perpetuity  
Affordability Term (Homeownership): in perpetuity
126. TARRYTOWN, WESTCHESTER COUNTY, NEW YORK

Earliest Year Any Program Was Adopted: 1990
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 14

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 50 years

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; expedited permitting
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 50 years

Program #3
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 50 years
127. ASHEVILLE, BUNCOMBE COUNTY, NORTH CAROLINA

Earliest Year Any Program Was Adopted: 2010
Total Fees: $0
Total Affordable Rental Units: 868
Total Affordable Homeownership Units: 130

Program #1
Program Type: voluntary program: rental development
Incentives: fee reduction or waiver; tax relief or abatement (excluding tif); direct public subsidy and/or tif
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): not applicable

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 15 years
Affordability Term (Homeownership):
Year Adopted: 2010
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 5 years
129. CARRBORO, ORANGE COUNTY, NORTH CAROLINA

Year Adopted: 2005
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver; direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 8 units
Minimum Project Size (Homeownership): 8 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
130. CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

Year Adopted: 2011
Total Fees: $1,721,000
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: voluntary program: rental development; mandatory program: for-sale
development

Incentives: density bonus; fee reduction or waiver

Developer Options: create on-site units; create off-site units; preserve or rehab existing
housing; pay in-lieu fee; donate land

Minimum Affordable Housing Requirement: 15% of the housing units

Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units

Affordability Term (Rental): not applicable
Affordability Term (Homeownership): in perpetuity
131. CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

Year Adopted: 2013
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 50% of the bonus units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): 15 years
132. DAVIDSON, MECKLENBURG COUNTY, NORTH CAROLINA

Earliest Year Any Program Was Adopted: 2001
Total Fees: $26,550
Total Affordable Rental Units: 9
Total Affordable Homeownership Units: 54

Program #1
Program Type: mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 99 years

Program #2
Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options:
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
133. DURHAM, DURHAM COUNTY, NORTH CAROLINA

Year Adopted: 2006
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 15 units
Minimum Project Size (Homeownership): 15 units
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): 15 years
134. MANTEO, DARE COUNTY, NORTH CAROLINA

Year Adopted: 2005
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units:

Program Type: mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership):
135. WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA

Year Adopted: 1994
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): 15 years
ASHLAND, JACKSON COUNTY, OREGON

Earliest Year Any Program Was Adopted: 1989
Total Fees: $0
Total Affordable Rental Units: 26
Total Affordable Homeownership Units: 59

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; donate land
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 60 years
Affordability Term (Homeownership): 60 years

Program #2
Program Type: mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: preserve or rehab existing housing
Minimum Affordable Housing Requirement: 
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): 30 years

Program #3
Program Type: linkage/impact fee program: residential development
Incentives: fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years

Program #4
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
137. COLLEGE TWP, CENTRE COUNTY, PENNSYLVANIA

Year Adopted: 2013
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; pay impact/linkage fee; donate land
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
138. FERGUSON TWP, CENTRE COUNTY, PENNSYLVANIA

Year Adopted: 2016
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): 99 years
139. HARRIS TWP, CENTRE COUNTY, PENNSYLVANIA

Year Adopted: 2008
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 7 units
Minimum Project Size (Homeownership): 7 units
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable
140. PATTON, CENTRE COUNTY, PENNSYLVANIA

Year Adopted: 2007
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 16% of the tract area
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
141. BARRINGTON, BRISTOL COUNTY, RHODE ISLAND

Year Adopted: 2007
Total Fees: $0
Total Affordable Rental Units: 5
Total Affordable Homeownership Units: 3

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 3 units
Minimum Project Size (Homeownership): 3 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
142. BRISTOL, BRISTOL COUNTY, RHODE ISLAND

Year Adopted: 2010
Total Fees: $0
Total Affordable Rental Units: 2
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): 99 years
143. EAST GREENWICH, KENT COUNTY, RHODE ISLAND

Year Adopted: 2006
Total Fees: $0
Total Affordable Rental Units: 12
Total Affordable Homeownership Units: 10

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: expedited permitting; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 6 units
Minimum Project Size (Homeownership): 6 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
144. EXETER, WASHINGTON COUNTY, RHODE ISLAND

Year Adopted: 2007
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
145. HOPKINTON, WASHINGTON COUNTY, RHODE ISLAND

Year Adopted: 2006
Total Fees:
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): 99 years
146. JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND

Year Adopted: 2013
Total Fees: $0
Total Affordable Rental Units: 5
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
147. NARRAGANSETT, WASHINGTON COUNTY, RHODE ISLAND

Year Adopted: 2009
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: other zoning variances
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 20% of the housing units/lots
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
148. NORTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND

Year Adopted: 2007
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; other zoning variances; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): 99 years
149. RICHMOND, WASHINGTON COUNTY, RHODE ISLAND

Year Adopted: 2008
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

Program Type: linkage/impact fee program: residential development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 99 years
Affordability Term (Homeownership): 99 years
150. NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Earliest Year Any Program Was Adopted: 2016
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 0

**Program #1**
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: direct public subsidy and/or tif
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

**Program #2**
Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: rental development
Incentives: direct public subsidy and/or tif
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee
Minimum Affordable Housing Requirement: 7.5% of the floor area
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): 15 years
Affordability Term (Homeownership): 30 years
151. AUSTIN, TRAVIS COUNTY, TEXAS

Earliest Year Any Program Was Adopted: 2000
Total Fees: $1,628,863
Total Affordable Rental Units: 1,995
Total Affordable Homeownership Units: 259

Program #1
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: expedited permitting; fee reduction or waiver
Developer Options: create on-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 5 years
Affordability Term (Homeownership): 1 years

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 40 years
Affordability Term (Homeownership): 40 years
152. PARK CITY, SUMMIT COUNTY, UTAH

Year Adopted: 1993
Total Fees: $1,450,000
Total Affordable Rental Units: 71
Total Affordable Homeownership Units: 120

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
153. BURLINGTON, CHITTENDEN COUNTY, VERMONT

Earliest Year Any Program Was Adopted: 1990
Total Fees: $590,000
Total Affordable Rental Units: 124
Total Affordable Homeownership Units: 8

Program #1
Program Type: linkage/impact fee program: commercial development; linkage/impact fee program: residential development
Incentives: fee reduction or waiver
Developer Options: pay impact/linkage fee
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): not applicable
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: commercial development; linkage/impact fee program: residential development
Incentives: density bonus; other zoning variances; fee reduction or waiver
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 15% of the housing units
Minimum Project Size (Rental): 5 units
Minimum Project Size (Homeownership): 5 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
154. HINESBURG, CHITTENDEN COUNTY, VERMONT

Year Adopted: 2009
Total Fees: $0
Total Affordable Rental Units: 1
Total Affordable Homeownership Units: 0

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; expedited permitting; fee reduction or waiver
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units
Affordability Term (Rental): in perpetuity
Affordability Term (Homeownership): in perpetuity
ARLINGTON COUNTY, VIRGINIA

Earliest Year Any Program Was Adopted: 2005
Total Fees: $59,600,000
Total Affordable Rental Units: 255
Total Affordable Homeownership Units: 14

Program #1
Program Type: mandatory program: rental development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): in perpetuity

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): in perpetuity

Program #3
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): in perpetuity
156. FAIRFAX COUNTY, VIRGINIA

Earliest Year Any Program Was Adopted: 1990
Total Fees:
Total Affordable Rental Units: 1,745
Total Affordable Homeownership Units: 1,378

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 5% of the housing units
Minimum Project Size (Rental): 50 units
Minimum Project Size (Homeownership): 50 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; donate land
Minimum Affordable Housing Requirement: 20% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 30 years
157. LOUDOUN COUNTY, VIRGINIA

Year Adopted: 1993
Total Fees:
Total Affordable Rental Units: 350
Total Affordable Homeownership Units: 2,500

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 12.5% of the housing units
Minimum Project Size (Rental): 50 units
Minimum Project Size (Homeownership): 50 units
Affordability Term (Rental): 20 years
Affordability Term (Homeownership): 15 years
158. VIRGINIA BEACH, VIRGINIA BEACH COUNTY, VIRGINIA

Year Adopted: 2007
Total Fees: $0
Total Affordable Rental Units: 0
Total Affordable Homeownership Units: 7

Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): not applicable
159. BELLEVUE, KING COUNTY, WASHINGTON

Year Adopted: 1991
Total Fees: $2,000,000
Total Affordable Rental Units: 1,000
Total Affordable Homeownership Units: 700

Program Type: voluntary program: rental development; voluntary program: for-sale development; linkage/impact fee program: residential development
Incentives: density bonus; fee reduction or waiver; tax relief or abatement (excluding tif)
Developer Options: create on-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): life of building
Affordability Term (Homeownership): 30 years
160. ISSAQUAH, KING COUNTY, WASHINGTON

Year Adopted: 1995
Total Fees: $2,000,000
Total Affordable Rental Units: 1,000
Total Affordable Homeownership Units: 700

Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: commercial development; linkage/impact fee program: residential de

Incentives: density bonus; other zoning variances; fee reduction or waiver; direct public subsidy and/or tif

Developer Options: create on-site units; pay in-lieu fee; pay impact/linkage fee; donate land

Minimum Affordable Housing Requirement:
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): life of building
Affordability Term (Homeownership): 30 years
161. KENMORE, KING COUNTY, WASHINGTON

Earliest Year Any Program Was Adopted: 2003
Total Fees:
Total Affordable Rental Units: 35
Total Affordable Homeownership Units:

Program #1
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement: 25% of the housing units
Minimum Project Size (Rental): 20 units
Minimum Project Size (Homeownership): 20 units
Affordability Term (Rental): life of building
Affordability Term (Homeownership): life of building

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years

Program #3
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental):
Affordability Term (Homeownership): 30 years

Program #4
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus; other zoning variances
Developer Options: create on-site units; create off-site units
Minimum Affordable Housing Requirement:
Minimum Project Size (Rental):
Minimum Project Size (Homeownership):
Affordability Term (Rental):  50 years
Affordability Term (Homeownership):  50 years
162. KING COUNTY, WASHINGTON

Year Adopted: 1992
Total Fees: $2,000,000
Total Affordable Rental Units: 1,000
Total Affordable Homeownership Units: 700

Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 30% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): 30 years
163. KIRKLAND, KING COUNTY, WASHINGTON

Year Adopted: 2009
Total Fees: $2,000,000
Total Affordable Rental Units: 1,000
Total Affordable Homeownership Units: 700

Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: rental development; mandatory program: for-sale development

Incentives: density bonus; other zoning variances; fee reduction or waiver; tax relief or abatement (excluding tif)

Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee

Minimum Affordable Housing Requirement: 10% of the housing units/floor area

Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): 4 units

Affordability Term (Rental): life of building
Affordability Term (Homeownership): 30 years
164. MERCER ISLAND, KING COUNTY, WASHINGTON

Earliest Year Any Program Was Adopted: 2002
Total Fees: $0
Total Affordable Rental Units: 13
Total Affordable Homeownership Units: 0

Program #1
Program Type: voluntary program: rental development
Incentives: tax relief or abatement (excluding tif)
Developer Options: create on-site units
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): 4 units
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): life of building
Affordability Term (Homeownership): not applicable

Program #2
Program Type: voluntary program: rental development; voluntary program: for-sale
development; mandatory program: rental development; mandatory program:
for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 25% of either the bonus housing units or bonus
floor area, whichever is greater
Minimum Project Size (Rental): 2 units
Minimum Project Size (Homeownership): 2 units
Affordability Term (Rental): 30 years
Affordability Term (Homeownership): life of building
165. REDMOND, KING COUNTY, WASHINGTON

Year Adopted: 1995
Total Fees: $2,000,000
Total Affordable Rental Units: 1,000
Total Affordable Homeownership Units: 700

Program Type: mandatory program: rental development; mandatory program: for-sale development; linkage/impact fee program: residential development

Incentives: density bonus; other zoning variances; fee reduction or waiver

Developer Options: create on-site units; create off-site units; preserve or rehab existing housing; pay in-lieu fee; donate land

Minimum Affordable Housing Requirement: no requirement

Minimum Project Size (Rental): 10 units
Minimum Project Size (Homeownership): 10 units

Affordability Term (Rental): life of building
Affordability Term (Homeownership): 30 years
166. SAMMAMISH, KING COUNTY, WASHINGTON

Year Adopted: 2010
Total Fees:
Total Affordable Rental Units:
Total Affordable Homeownership Units:

Program Type: voluntary program: rental development; voluntary program: for-sale development; mandatory program: rental development; mandatory program: for-sale development
Incentives: density bonus; fee reduction or waiver
Developer Options: create on-site units
Minimum Affordable Housing Requirement: 10% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 50 years
167. SEATTLE, KING COUNTY, WASHINGTON

Earliest Year Any Program Was Adopted: 1985
Total Fees: $96,404,569
Total Affordable Rental Units: 144
Total Affordable Homeownership Units: 42

Program #1
Program Type: linkage/impact fee program: commercial development
Incentives: no incentives or n/a
Developer Options: create on-site units; create off-site units; pay impact/linkage fee
Minimum Affordable Housing Requirement: 5% of the floor area
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 75 years
Affordability Term (Homeownership): not applicable

Program #2
Program Type: mandatory program: rental development; mandatory program: for-sale development
Incentives: no incentives or n/a
Developer Options: create on-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: 3% of the housing units
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 75 years
Affordability Term (Homeownership): 75 years

Program #3
Program Type: voluntary program: rental development; voluntary program: for-sale development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental): 50 years
Affordability Term (Homeownership): 50 years

Program #4
Program Type: linkage/impact fee program: commercial development
Incentives: density bonus
Developer Options: create on-site units; create off-site units; pay in-lieu fee
Minimum Affordable Housing Requirement: no requirement
Minimum Project Size (Rental): not applicable
Minimum Project Size (Homeownership): not applicable
Affordability Term (Rental):  50 years
Affordability Term (Homeownership):  50 years

Program #5
Program Type:  voluntary program: rental development; voluntary program: for-sale development
Incentives:  tax relief or abatement (excluding tif)
Developer Options:  create on-site units
Minimum Affordable Housing Requirement:  20% of the housing units
Minimum Project Size (Rental):  4 units
Minimum Project Size (Homeownership):  4 units
Affordability Term (Rental):  12 years
Affordability Term (Homeownership):  12 years
168. WASHINGTON, D.C.

Earliest Year Any Program Was Adopted: 2000
Total Fees: $0
Total Affordable Rental Units: 2,100
Total Affordable Homeownership Units: 500

**Program #1**
- **Program Type:** voluntary program: rental development; voluntary program: for-sale development
- **Incentives:** density bonus; other zoning variances; tax relief or abatement (excluding tif); direct public subsidy and/or tif
- **Developer Options:** create on-site units; create off-site units
- **Minimum Affordable Housing Requirement:** no requirement
- **Minimum Project Size (Rental):** not applicable
- **Minimum Project Size (Homeownership):** not applicable
- **Affordability Term (Rental):**
- **Affordability Term (Homeownership):**

**Program #2**
- **Program Type:** mandatory program: rental development; mandatory program: for-sale development
- **Incentives:** density bonus
- **Developer Options:** create on-site units; create off-site units
- **Minimum Affordable Housing Requirement:** 8% of the floor area
- **Minimum Project Size (Rental):** 10 units
- **Minimum Project Size (Homeownership):** 10 units
- **Affordability Term (Rental):** life of building
- **Affordability Term (Homeownership):** life of building
Appendix B: Inclusionary Housing Program Impacts for Jurisdictions in New Jersey (n = 401)

Grounded Solutions Network made a public records request to the New Jersey Department of Community Affairs in 2016. The Department provided two databases from the COAH Tracking and Monitoring System (CTM). One was a report pulled on August 10, 2016 for each jurisdictions’ Housing Trust Fund collected fees since each fund’s inception. The second was a report pulled on August 10, 2016 for each jurisdiction’s affordable housing units produced by inclusionary housing programs. In total, 401 jurisdictions in New Jersey reported at least some fees or units gathered by their inclusionary housing policies. It is possible that many jurisdictions stopped reporting fees collected and units produced after December of 2014. This was the last required reporting time by COAH for jurisdictions prior to the Court taking over for COAH in 2015. More generally, some information may be inaccurate due to outdated, inaccurate, or incomplete data entry. Additional information on New Jersey’s policies as well as the study’s methods and results are presented in the accompanying working paper published by the Lincoln Institute of Land Policy (Thaden and Wang 2017).
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<th>Ownership Units</th>
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Appendix C: Inclusionary Housing Program Impacts for Jurisdictions in Massachusetts (n = 233)

Grounded Solutions Network requested public data from the Massachusetts Department of Housing and Community Development (DHCD), and we received three datasets in December, 2016. The first dataset is Chapter 40B subsidized housing inventory (SHI) listing all subsidized properties with affordable housing in the state. The second is a list of units generated through both the Local Action Unit (LAU) program and the Local Initiative Program (LIP). The third includes a list of Chapter 40R properties developed under the state’s Smart Growth Zoning Overlay District Act. A supplementary dataset containing comprehensive permit projects was provided by Ann Verrilli from Citizens’ Housing and Planning Association (CHAPA). Taken together, 233 jurisdictions had at least one inclusionary housing unit generated by either a local or state inclusionary housing policy. Notably, some information may be inaccurate due to outdated, inaccurate, or incomplete reporting. Additional information on Massachusetts’ policies as well as the study’s methods and results are presented in the accompanying working paper published by the Lincoln Institute of Land Policy (Thaden and Wang 2017).
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