

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some information may be inaccurate due to issues in the survey design, responder or researcher error, missing data, or outdated online documents.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

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

68	Santa Barbara, Santa Barbara County
69	Santa Clara, Santa Clara County
70	Santa Monica, Los Angeles County
71	Santa Rosa, Sonoma County
72	Solana Beach, San Diego County
73	Sonoma County
74	Sonoma, Sonoma County
75	South San Francisco, San Mateo County
76	Sunnyvale, Santa Clara County
77	Tiburon, Marin County
78	Tracy, San Joaquin County
79	Truckee, Nevada County
80	Tuolumne County
81	Union City, Alameda County
82	West Hollywood, Los Angeles County
83	West Sacramento, Yolo County
Colorado	
84	Aspen, Pitkin County
85	Boulder, Boulder County
86	Denver, Denver County
87	Durango, La Plata County
88	Eagle County
89	Glenwood Springs, Garfield County
90	Mount Crested Butte, Gunnison County
91	Vail, Eagle County
Connecticut	
92	Norwalk, Fairfield County
93	Stamford, Fairfield County
Delaware	
94	Sussex County
Florida	
95	Palm Beach County
96	Tallahassee, Leon County
Georgia	
97	Johns Creek, Fulton County
Hawaii	
98	Maui County
Illinois	
99	Arlington Heights, Cook County
100	Chicago, Cook County
101	Evanston, Cook County
102	Highland Park, Lake County
103	Lake Forest, Lake County
104	St. Charles, Kane County
Maine	
105	Portland, Cumberland County
Maryland	
106	Annapolis, Anne Arundel County
107	Frederick County

108	Gaithersburg, Montgomery County
109	Montgomery County
110	Rockville, Montgomery County
Massachusetts	
111	Acton, Middlesex South County
112	Arlington, Middlesex County
113	Bedford, Middlesex County
114	Belmont, Middlesex County
115	Beverly, MA County
116	Cambridge, Middlesex County
117	Hadley, Hampshire County
118	Hamilton, Essex County
119	Stow, Middlesex South County
120	Tewksbury, Middlesex County
New Mexico	
122	Santa Fe, Santa Fe County
New York	
123	Brookhaven, Suffolk County
124	Great Neck Plaza, Nassau County
125	New York, New York County
126	Tarrytown, Westchester County
North Carolina	
127	Asheville, Buncombe County
128	Black Mountain, Buncombe County
129	Carrboro, Orange County
130	Chapel Hill, Orange County
131	Charlotte, Mecklenburg County
132	Davidson, Mecklenburg County
133	Durham, Durham County
134	Manteo, Dare County
135	Winston-Salem, Forsyth County
Oregon	
136	Ashland, Jackson County
Pennsylvania	
137	College Twp, Centre County
138	Ferguson Twp, Centre County
139	Harris Twp, Centre County
140	Patton, Centre County
Rhode Island	
141	Barrington, Bristol County
142	Bristol, Bristol County
143	East Greenwich, Kent County
144	Exeter, Washington County
145	Hopkinton, Washington County
146	Jamestown, Newport County
147	Narragansett, Washington County
148	North Kingstown, Washington County
149	Richmond, Washington County
Tennessee	

150	Nashville, Davidson County
<i>Texas</i>	
151	Austin, Travis County
<i>Utah</i>	
152	Park City, Summit County
<i>Vermont</i>	
153	Burlington, Chittenden County
154	Hinesburg, Chittenden County
<i>Virginia</i>	
155	Arlington County
156	Fairfax County
157	Loudoun County
158	Virginia Beach, Virginia Beach County
<i>Washington</i>	
159	Bellevue, King County
160	Issaquah, King County
161	Kenmore, King County
162	King County
163	Kirkland, King County
164	Mercer Island, King County
165	Redmond, King County
166	Sammamish, King County
167	Seattle, King County
<i>Washington, D.C.</i>	
168	District of Columbia

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

57. 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:

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

58. 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

62. SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA

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

66. 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

68. SANTA BARBARA, SANTA BARBARA COUNTY, CALIFORNIA

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

69. SANTA CLARA, 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

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):

Minimum Project Size (Homeownership):
Affordability Term (Rental):
Affordability Term (Homeownership):

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):

128. BLACK MOUNTAIN, BUNCOMBE COUNTY, NORTH CAROLINA

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

136. 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:

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):

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

155. 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 jurisdiction's 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).

Jurisdiction	Total Fees (\$)	Rental Units	Ownership Units	Unknown Units	Total Units
Aberdeen Twp	2,228,072	313	8	0	321
Alexandria Twp	800,221	15	0	0	15
Allamuchy Twp	341,092	30	0	0	30
Allendale Boro	3,625,582	12	12	0	24
Alpha Boro	0	0	16	0	16
Alpine Boro	4,011,562	10	0	0	10
Andover Boro	3,588	5	0	0	5
Andover Twp	42,282	4	0	0	4
Atlantic Highlands Boro	0	9	0	0	9
Avalon Boro	0	10	0	0	10
Barnegat Light Boro	0	79	196	0	275
Barnegat Twp	1,410,678				0
Bay Head Boro	292,668				0
Bayonne City	4,177,221	27		12	39
Beach Haven Boro	509,533				0
Bedminster Twp	1,912,178	103	539	0	642
Belleville Twp	0	205	0	0	205
Belmar Boro	0	32	49	0	81
Berkeley Heights Twp	1,627,137	79	49	0	128
Berkeley Twp	2,688,770	0	60	0	60
Berlin Boro	816,046	208	14	0	222
Berlin Twp	0	0	34	0	34
Bernards Twp	11,880,525	19	205	0	224
Bernardsville Boro	1,927,626	10	15	0	25
Bethlehem Twp	345,825	10	0	0	10
Beverly City	0	10	54	0	64
Blairstown Twp	439,157	10	0	0	10
Bloomington Boro	0	0	83	0	83
Bloomsbury Boro	0	2	0	0	2
Bogota Boro	0	0	3	0	3
Boonton Town	569,109	30	0	0	30
Boonton Twp	0	0	24	0	24
Bordentown City	0	42	0	0	42
Bordentown Twp	1,277,509				0
Branchburg Twp	244,202	77	74	10	161
Branchville Boro	3,490				0
Brick Twp	9,723,078	45	12	0	57
Bridgewater Twp	11,920,900	138	556	6	700
Brigantine City	694,547				0
Burlington City	33,166	40	0	0	40
Burlington Twp	5,224,119	0	196	0	196
Byram Twp	163,091	20	6	0	26

Califon Boro	0	5	0	0	5
Camden City	0	0	40	0	40
Cape May City	666,329	10	14	0	24
Cape May Point Boro	295,786	0	0	7	7
Carlstadt Boro	0	90	0	0	90
Carneys Point Twp	53,834	80	0	0	80
Cedar Grove Twp	500,318				0
Chatham Boro	379,478	13	8	2	23
Chatham Twp	0	11	75	0	86
Cherry Hill Twp	3,131,646	287	0	60	347
Chester Boro	962,445	15	0	0	15
Chester Twp	2,096,990	1	0	0	1
Chesterfield Twp	67,051	15	48	0	63
Cinnaminson Twp	2,175,175	0	20	0	20
Clark Twp	0	60	0	0	60
Clayton Boro	15,859	46	17	0	63
Clifton City	6,562,818				0
Clinton Town	31,221	19	44	0	63
Clinton Twp	1,580,418	35	0	0	35
Closter Boro	2,000,354	24	0	0	24
Collingswood Boro	0	33	0	0	33
Colts Neck Township	787,823	40	66	0	106
Commercial Twp	0	2	0	0	2
Cranbury Twp	3,528,033				0
Cranford Twp	32,572	25	0	0	25
Cresskill Boro	1,544,123	34	0	0	34
Delanco Twp	463,486	62	15	0	77
Delaware Twp	1,120,562	16	0	0	16
Delran Twp	1,505,381	52	200	41	293
Demarest Boro	822,457	10	4	0	14
Denville Twp	1,859,350	0	0	3	3
Deptford Twp	1,721,261	0	110	0	110
Dover Town	135,569	157	0	0	157
Dumont Boro	0	17	0	0	17
Dunellen Boro	50				0
Eagleswood Twp	0	22	1	0	23
East Amwell Twp	292,906	10	0	0	10
East Brunswick Twp	4,385,090	18	433	0	451
East Greenwich Twp	1,850,898	0	56	0	56
East Hanover Twp	5,628,887	0	74	0	74
East Orange City	0	4	11	0	15
East Rutherford Boro	0	80	117	0	197
East Windsor Twp	3,643,756	51	3	0	54
Eatontown Boro	2,640,498	132	13	2	147

Edgewater Boro	2,401,259	122	35	0	157
Edgewater Park Twp	58,876	39	20	0	59
Edison Twp	6,891,632	199	21	0	220
Egg Harbor City	0	13	0	4	17
Egg Harbor Twp	336,217	64	0	0	64
Elk Twp	142,970	289	0	0	289
Emerson Boro	378,238	10	0	0	10
Englewood City	188,996				0
Englewood Cliffs Boro	1,758,910				0
Englishtown Boro	43,249	21	7	0	28
Essex Fells Boro	0	5	0	0	5
Evesham Twp	7,386,886	44	67	0	111
Ewing Twp	1,297,519	30	49	0	79
Fair Lawn Boro	24,907	70	33	30	133
Fairfield Twp	1,657,025	53	0	0	53
Fanwood Boro	212,607	0	4	0	4
Far Hills Boro	312,445	16	25	0	41
Farmingdale Boro	94,159				0
Flemington Boro	289,797	2	4	0	6
Florence Twp	4,832,210	0	6	0	6
Florham Park Boro	2,415,245	154	0	0	154
Fort Lee Boro	10,690,738	8	26	12	46
Frankford Twp	736,730	12	40	0	52
Franklin Boro	233,835				0
Franklin Lakes Boro	3,913,308	56	0	0	56
Franklin Twp	421,940	48	0	0	48
Franklin Twp	8,309,764	571	516	0	1087
Franklin Twp	17,199	11	0	0	11
Fredon Twp	0	29	0	0	29
Freehold Boro	0	30	249	0	279
Freehold Twp	15,394,756				
Frelinghuysen Twp	26,547				0
Frenchtown Boro	16,865	7	2	0	9
Galloway Twp	6,762,455	10	57	0	67
Garwood Boro	0	3	0	0	3
Gibbsboro Boro	17,673				0
Glassboro Boro	1,691,224	0	10	0	10
Glen Gardner Boro	3,268				0
Glen Rock Boro	431,837	0	0	2	2
Gloucester City	0	0	144	0	144
Gloucester Twp	1,168,618	0	282	0	282
Green Brook Twp	609,080	154	28	0	182
Green Twp	619,021	10	5	0	15
Greenwich Twp	2,508,662	0	70	0	70

Hackettstown Town	276,888	110	21	0	131
Haddon Heights Boro	0	23	4	0	27
Haddon Twp	0	57	0	0	57
Haddonfield Boro	866,342	0	14	0	14
Hainesport Twp	2,108,650	0	74	0	74
Hamilton Twp	657,193	96	38	0	134
Hamilton Twp	9,454,101	161	127	0	288
Hammonton Town	210,755				0
Hampton Boro	0	4	0	0	4
Hampton Twp	150,779	10	109	0	119
Hanover Twp	5,977,140	128	188	0	316
Harding Twp	1,387,040	10	0	0	10
Hardwick Twp	80,990				0
Hardyston Twp	2,529,886	3	39	0	42
Harmony Twp	0	10	0	0	10
Harrington Park Boro	57,623	4	0	0	4
Harrison Town	974,724	75			75
Harrison Twp	2,734,264	94	76	0	170
Haworth Boro	260,638				0
Hawthorne Boro	783,029	8	0	0	8
Helmetta Boro	269,086	0	13	15	28
High Bridge Boro	23,112	4	0	0	4
Hightstown Boro	437,499	3	1	0	4
Hillsborough Twp	4,215,447	381	16	0	397
Hillsdale Boro	101,182	12	0	0	12
Hoboken City	0	70	0	0	70
Ho-Ho-Kus Boro	248,799	1	0	0	1
Holland Twp	80,785	32	0	0	32
Holmdel Twp	16,183,252	140	167	0	307
Hopatcong Boro	156,131	18	0	0	18
Hope Twp	0	10	0	0	10
Hopewell Boro	15,303	15	0	0	15
Hopewell Twp	44,170	0	8	0	8
Hopewell Twp	11,722,300	159	138	5	302
Howell Twp	6,977,783	178	0	0	178
Jackson Twp	6,454,188	7	0	96	103
Jefferson Twp	83,538				0
Jersey City	0	0	0	87	87
Kearny Town	0	47	0	0	47
Kingwood Twp	283,679	70	0	0	70
Kinnelon Boro	0	38	16	2	56
Knowlton Twp	307,774	10	0	0	10
Lacey Twp	1,531,393	50	0	0	50
Lafayette Twp	263,974	27	58	0	85

Lambertville City	15,001				0
Lawnside Boro	0	2	31	0	33
Lawrence Twp	12,195,139	144	481	0	625
Lebanon Boro	0	47	0	0	47
Lebanon Twp	602,669	6	0	0	6
Leonia Boro	18,930				0
Lincoln Park Boro	666,805	1	158	5	164
Linwood City	25,939	0	0	10	10
Little Egg Harbor Twp	1,473,377				0
Little Falls Twp	73,033	32	31	0	63
Little Ferry Boro	25	95	2	0	97
Little Silver Boro	455,425	16	0	0	16
Livingston Twp	4,795,907	65	11	0	76
Logan Twp	0	116	0	0	116
Long Branch City	0	170	71	0	241
Long Hill Twp	1,429,853	34	0	0	34
Lopatcong Twp	1,110,846	50	21	0	71
Lower Twp	0	16	0	0	16
Lumberton Twp	1,121,519	86	0	0	86
Lyndhurst Twp	0	13	0	0	13
Madison Boro	1,426,075				0
Mahwah Twp	4,264,829	75	467	0	542
Manalapan Twp	15,374,667	0	221	0	221
Manasquan Boro	1,024,398				0
Manchester Twp	2,144,114	33	84	0	117
Mansfield Twp	1,301,835	104	197	0	301
Mansfield Twp	588,710	24	0	0	24
Mantua Twp	1,623,651	126	187	0	313
Manville Boro	154,818	6	30	0	36
Maple Shade Twp	48				0
Maplewood Twp	498	32	0	0	32
Marlboro Twp	21,147,607	234	203	0	437
Medford Twp	1,943,623	44	70	60	174
Mendham Boro	679,624	1	0	0	1
Mendham Twp	0	0	38	0	38
Merchantville Boro	0	47	0	0	47
Metuchen Boro	458,633	22	43	0	65
Middle Twp	1,717,434	44	165	0	209
Middletown Twp	4,569,935	385	94	0	479
Midland Park Boro	7,540	2	1	0	3
Milford Boro	5,481				0
Millstone Boro	0	14	6	0	20
Millstone Twp	2,549,900	6	0	0	6
Millville City	263,682	6	39	0	45

Monmouth Beach Boro	134,262				0
Monroe Twp	650,166	75	143	0	218
Monroe Twp	22,065,028	379	433	0	812
Montague Twp	9,712	15	42	0	57
Montclair Twp	1,325,614	39	49	0	88
Montgomery Twp	2,725,579	364	94	0	458
Montvale Boro	3,125,320	60	60	0	120
Montville Twp	979	176	253	0	429
Moonachie Boro	0	10	0	0	10
Moorestown Twp	9,244,166	9	0	0	9
Morris Plains Boro	0	18	0	0	18
Morris Twp	1,135,665	0	246		246
Morristown Town	923,265	14	0	0	14
Mount Arlington Boro	0	0	15	0	15
Mount Ephraim Boro	602				0
Mount Holly Twp	595				0
Mount Laurel Twp	12,168,023	106	192	0	298
Mount Olive Twp	2,455,827	221	0	0	221
Mountain Lakes Boro	12,717	0	8	0	8
Neptune City Boro	0	40	0	0	40
Neptune Twp	237,118	0	67	0	67
Netcong Boro	0	13	38	0	51
New Brunswick City	0	21	100	0	121
New Hanover Twp	114,915	6	0	0	6
New Milford Boro	0	4	0	0	4
New Providence Boro	357,475	20	17	0	37
Newark City	0	160	231	0	391
Newton Town	234,805	32	86	0	118
North Arlington Boro	0	91	0	0	91
North Brunswick Twp	9,044,992	36	240	0	276
North Caldwell Boro	1,297,864				0
North Haledon Boro	996,494	17	56	0	73
North Hanover Twp	249,199				0
North Plainfield Boro	0	23	0	0	23
North Wildwood City	0	6	6	10	22
Northvale Boro	94,881	8	0	0	8
Norwood Boro	485,608	16	0	0	16
Nutley Twp	472,793				0
Oakland Boro	827,022	52	18	0	70
Ocean City	7,439,224				0
Ocean Twp	322,123				0
Ocean Twp	338,469	121	66	1	188
Oceanport Boro	265,619	34	13	0	47
Old Bridge Twp	5,861,380	262	8	7	277

Old Tappan Boro	1,271,695	16	15	0	31
Oldmans Twp	132,286	0	12	0	12
Oradell Boro	8,093	3	0	0	3
Orange City	0	8	0	0	8
Oxford Twp	8,580				0
Palmyra Boro	0	55	96	0	151
Paramus Boro	16,320,251	27	11	0	38
Park Ridge Boro	1,201,778	14	9	0	23
Parsippany-Troy Hills Twp	6,736,989	134	0	0	134
Paterson City	0	12	0	33	45
Peapack-Gladstone Boro	596,446				0
Pemberton Boro	465,405	0	3	0	3
Pemberton Twp	42,568	0	9	0	9
Pennington Boro	466,975	10	6	0	16
Pennsauken Twp	23,906				0
Pennsville Twp	77,117	55	12	0	67
Pequannock Twp	169,687	1	10	120	131
Perth Amboy City	0	97	0	0	97
Pilesgrove Twp	129,526				0
Pine Beach Boro	264,719	0	0	1	1
Pine Hill Boro	1				0
Piscataway Twp	2,402,792	407	266	0	673
Pitman Boro	0	3	2	0	5
Pittsgrove Twp	377,601	14	3	0	17
Plainsboro Twp	6,253,742	60	80	0	140
Pohatcong Twp	508,456	44	0	0	44
Point Pleasant Boro	89,332				0
Pompton Lakes Boro	0	0	23	0	23
Princeton	7,061,335	28	99	34	161
Ramsey Boro	3,346,233	0	58	0	58
Randolph Twp	2,153,087	71	57	10	138
Raritan Boro	330,412	76	24	0	100
Raritan Twp	5,577,243	18	60	13	91
Readington Twp	6,410,440	12	98	0	110
Red Bank Boro	179,263	24	13	0	37
Ridgefield Boro	153,529				0
Ridgefield Park Village	197,391	225	0	0	225
Ridgewood Village	452,592				0
Ringwood Boro	4,000	10	0	0	10
River Vale Twp	1,457,371	0	15	0	15
Riverdale Boro	1,148,951	22	47	0	69
Riverside Twp	0	91	0	19	110
Riverton Boro	165,982	2	2	0	4
Robbinsville Twp	6,635,892	67	181	0	248

Rochelle Park Twp	606,181	34	0	0	34
Rockaway Boro	11,144				0
Rockaway Twp	4,707,809	162	0	11	173
Rockleigh Boro	0	10	0	0	10
Rocky Hill Boro	8,006	10	0	0	10
Roseland Boro	343,078	0	82	0	82
Roselle Park Boro	0	37	6	1	44
Roxbury Twp	4,233,884	39	52	0	91
Rumson Boro	3,268,775	12	0	0	12
Rutherford Boro	367,203	4	0	0	4
Saddle Brook Twp	1,629,789	27	0	0	27
Saddle River Boro	0	19	57	0	76
Sandyston Twp	50,824	10	0	0	10
Scotch Plains Twp	559,800	36	16	0	52
Sea Isle City	0	44			44
Secaucus Town	4,768,386	230	12	0	242
Shrewsbury Boro	98,932	10	0	0	10
Somers Point City	268,579	26	0	0	26
Somerville Boro	0	0	10	0	10
South Brunswick Twp	21,927,581	124	250	0	374
South Hackensack Twp	130,313	10	0	0	10
South Harrison Twp	0	8	29	0	37
South Orange Village Twp	644,327	58	0	0	58
South Plainfield Boro	428,638	323	0	0	323
Southampton Twp	329,169	11	0	0	11
Sparta Twp	3,090,289	42	48	3	93
Spring Lake Boro	3,091,792				0
Spring Lake Heights Boro	0	0	92	0	92
Springfield Twp	480,338	6	0	0	6
Springfield Twp	55,783	106	8	2	116
Stafford Twp	6,406,705	155	229	0	384
Stanhope Boro	8,903				0
Stillwater Twp	93,081	17	0	0	17
Stockton Boro	0	10	0	0	10
Stone Harbor Boro	1,368,856	10	0	0	10
Stratford Boro	0	18	44	0	62
Summit City	4,133,468	3	4	6	13
Swedesboro Boro	4,401	118	18	0	136
Teaneck Twp	71,045	0	10	0	10
Tenaflly Boro	3,750,023	27	26	0	53
Teterboro Boro	0	5	0	0	5
Tewksbury Twp	1,108,234	48	2	0	50
Tinton Falls Boro	5,406,296	177	366	3	546
Toms River Township	6,941,196	230	198	40	468

Totowa Boro	768,305				0
Trenton City	0	27	112	21	160
Tuckerton Boro	4	16	0	0	16
Union City	301,155				0
Union Twp	1,398,383	1	4	0	5
Union Twp	3,221,237	5	0	0	5
Upper Freehold Twp	3,364,132	96	0	0	96
Upper Pittsgrove Twp	305,663	7	2	0	9
Upper Saddle River Boro	1,785,584	18	7	0	25
Upper Twp	932,567	64	0	0	64
Vernon Twp	674,178				0
Verona Twp	107,194				0
Vineland City	1,143,828	0	33	0	33
Voorhees Twp	374,696	134	0	15	149
Waldwick Boro	701,486	1	18	0	19
Wall Twp	19,466,672	92	0	0	92
Wallington Boro	0	10	50	0	60
Wanaque Boro	1,995,990	52	34	0	86
Wantage Twp	409,353	56	46	0	102
Warren Twp	8,465,624	88	48	0	136
Washington Boro	38,231	0	78	0	78
Washington Twp	381,248				0
Washington Twp	364,981	96	0	0	96
Washington Twp	3,231,388	70	45	0	115
Washington Twp	182,553	32	0	0	32
Watchung Boro	2,260,057	45	8	0	53
Wayne Twp	4,290,485	217	32	0	249
Weehawken Twp	2,725,192	0	79	0	79
Wenonah Boro	0	4	4	0	8
West Amwell Twp	285,274	25	0	0	25
West Cape May Boro	457,571	10	0	0	10
West Deptford Twp	0	0	299	0	299
West Milford Twp	425,112	2	11	0	13
West New York Town	0	108	0	0	108
West Orange Twp	7,637,539	6	67	0	73
West Windsor Twp	5,406,577	548	96	0	644
Westampton Twp	157,520	24	93	0	117
Westfield Town	0	0	10	0	10
Westwood Boro	49,399				0
Wharton Boro	111,721	14	0	0	14
Wildwood Crest Boro	0	10	0	0	10
Willingboro Twp	117,230	70	0	0	70
Winslow Twp	344,032	0	40	0	40
Woodbridge Twp	8,778,009	108	0	0	108

Woodbury Heights Boro	0	34	0	0	34
Woodcliff Lake Boro	6,016,871	0	22	0	22
Woodland Park Borough	921,056	20	63	0	83
Wood-Ridge Boro	0	183	0	0	183
Woolwich Twp	915,494	250	0	0	250
Wrightstown Boro	0	8	16	0	24
Wyckoff Twp	251,347	53	23	0	76
Total	606,685,067	15,583	14,283	785	30,651

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).

Jurisdiction	Rental Units	Ownership Units	Unknown Units	Total Units
Abington	139	9	0	148
Acton	194	30	28	252
Acushnet	0	0	7	7
Adams	159	0	0	159
Agawam	235	0	0	235
Amherst	264	0	11	275
Andover	320	81	9	410
Aquinnah	33	0	0	33
Arlington	0	13	11	24
Ashburnham	0	0	1	1
Ashland	0	109	23	132
Attleboro	190	0	1	191
Auburn	30	0	0	30
Ayer	18	0	8	26
Barnstable	422	96	6	524
Bedford	184	22	36	242
Bellingham	120	15	11	146
Belmont	0	3	0	3
Berkley	0	4	0	4
Berlin	67	42	0	109
Beverly	352	0	10	362
Billerica	187	71	24	282
Blackstone	0	14	0	14
Bolton	22	28	0	50
Bourne	125	21	28	174
Boxborough	0	263	1	264
Boxford	0	15	0	15
Boylston	0	0	2	2
Braintree	273	62	4	339
Brewster	24	36	1	61
Bridgewater	207	93	1	301
Brockton	87	0	0	87
Brookline	85	37	60	182
Burlington	243	4	12	259
Cambridge	85	19	0	104
Canton	196	10	10	216
Carlisle	22	2	0	24
Carver	28	0	7	35
Centerville	0	0	1	1
Charlton	36	0	0	36
Chatham	53	24	3	80
Chelmsford	416	115	13	544
Chelsea	380	0	55	435

Cohasset	55	0	0	55
Concord	154	12	27	193
Danvers	124	18	2	144
Dartmouth	217	9	0	226
Dedham	143	13	0	156
Deerfield	24	0	0	24
Dennis	226	9	9	244
Dighton	0	4	2	6
Douglas	34	0	0	34
Dover	0	17	0	17
Dracut	136	92	17	245
Duxbury	158	9	2	169
East Bridgewater	0	15	0	15
East Longmeadow	18	21	0	39
Eastham	6	18	15	39
Easthampton	186	17	0	203
Easton	143	47	6	196
Edgartown	37	3	0	40
Falmouth	197	95	15	307
Fitchburg	109	0	0	109
Foxborough	186	5	0	191
Framingham	407	0	12	419
Franklin	335	80	19	434
Freetown	0	6	0	6
Gardner	133	0	0	133
Georgetown	48	0	4	52
Gloucester	134	6	0	140
Grafton	31	99	2	132
Great Barrington	90	0	0	90
Greenfield	0	0	4	4
Groton	87	22	12	121
Groveland	11	3	0	14
Hadley	122	0	0	122
Hamilton	5	3	6	14
Hanover	146	0	3	149
Hanson	16	0	0	16
Harvard	37	17	0	54
Harwich	129	24	16	169
Haverhill	525	10	0	535
Hingham	479	67	11	557
Holbrook	205	0	0	205
Holden	158	21	6	185
Holliston	153	0	6	159
Holyoke	84	20	0	104

Hopkinton	101	316	1	418
Hudson	340	80	1	421
Hyannis	0	0	25	25
Ipswich	98	9	5	112
Kingston	99	19	3	121
Lakeville	180	38	0	218
Lancaster	3	27	4	34
Lawrence	205	0	0	205
Lee	16	0	0	16
Leominster	11	2	0	13
Lexington	104	9	4	117
Lincoln	0	0	11	11
Littleton	165	16	6	187
Longmeadow	67	0	0	67
Lowell	144	0	0	144
Lunenburg	93	0	0	93
Lynnfield	132	8	5	145
Manchester	18	4	0	22
Mansfield	131	5	1	137
Marblehead	0	22	0	22
Marion	111	0	0	111
Marlborough	374	6	38	418
Marshfield	170	15	39	224
Mashpee	98	20	9	127
Maynard	5	1	0	6
Medfield	255	23	0	278
Medford	6	11	8	25
Medway	20	4	4	28
Melrose	235	0	5	240
Mendon	0	10	0	10
Merrimac	50	13	0	63
Methuen	439	7	0	446
Middleborough	43	55	1	99
Middleton	103	13	8	124
Milford	0	5	0	5
Millbury	89	1	2	92
Millis	7	14	0	21
Millville	6	0	0	6
Milton	0	0	2	2
Montague	57	30	1	88
Nantucket	44	7	0	51
Natick	501	65	61	627
Needham	427	25	0	452
New Bedford	244	6	0	250

Newburyport	0	29	6	35
Newton	573	35	2	610
Norfolk	7	4	13	24
North Andover	581	76	0	657
North Attleborough	51	3	0	54
North Brookfield	96	14	0	110
North Reading	108	28	1	137
Northampton	59	4	32	95
Northborough	132	27	4	163
Northbridge	18	0	0	18
Norton	68	101	5	174
Norwell	172	59	1	232
Norwood	224	3	7	234
Oak Bluffs	60	1	0	61
Orleans	27	24	11	62
Osterville	0	0	1	1
Oxford	67	0	0	67
Palmer	3	0	0	3
Peabody	253	37	4	294
Pembroke	79	54	0	133
Pepperell	13	1	2	16
Pittsfield	122	0	0	122
Plainville	46	5	1	52
Plymouth	1	14	10	25
Plympton	0	4	0	4
Princeton	16	0	0	16
Provincetown	78	7	15	100
Randolph	105	0	0	105
Raynham	159	37	0	196
Reading	245	55	23	323
Revere	106	0	0	106
Rockland	230	27	0	257
Rockport	55	0	0	55
Rowley	36	10	6	52
Rutland	9	0	0	9
Salem	51	0	0	51
Salisbury	24	42	2	68
Sandwich	192	62	7	261
Saugus	275	13	3	291
Scituate	55	12	5	72
Seekonk	9	2	1	12
Sharon	176	0	1	177
Sheffield	30	0	0	30
Shrewsbury	193	0	3	196

Somerville	278	16	0	294
South Hadley	63	0	0	63
Southborough	49	9	6	64
Southbridge	8	0	0	8
Spencer	59	0	0	59
Sterling	0	16	0	16
Stockbridge	25	0	0	25
Stoneham	0	2	0	2
Stoughton	346	27	0	373
Stow	102	31	4	137
Sturbridge	160	18	1	179
Sudbury	416	50	10	476
Sutton	10	8	2	20
Swampscott	12	2	0	14
Swansea	91	9	0	100
Taunton	80	13	0	93
Templeton	74	0	0	74
Tewksbury	121	68	13	202
Tisbury	19	7	1	27
Topsfield	24	6	0	30
Townsend	87	3	1	91
Truro	4	0	2	6
Tyngsborough	209	94	0	303
Upton	13	2	0	15
Uxbridge	69	32	15	116
Wakefield	35	28	21	84
Walpole	209	4	0	213
Waltham	184	1	12	197
Ware	105	0	0	105
Wareham	236	34	4	274
Watertown	23	0	35	58
Wayland	21	8	17	46
Wellesley	147	12	12	171
Wellfleet	12	6	4	22
Wenham	5	0	13	18
West Boylston	39	8	2	49
West Bridgewater	12	18	0	30
West Newbury	0	0	9	9
West Tisbury	6	5	0	11
Westborough	208	17	0	225
Westfield	55	2	0	57
Westford	117	70	21	208
Westhampton	8	0	0	8
Westminster	30	0	0	30

Weston	5	13	13	31
Westport	108	0	7	115
Westwood	206	38	0	244
Weymouth	634	0	0	634
Whately	2	0	0	2
Wilbraham	177	0	0	177
Williamsburg	28	11	0	39
Williamstown	8	0	0	8
Wilmington	152	76	1	229
Winchester	0	26	9	35
Woburn	127	0	14	141
Worthington	22	0	0	22
Wrentham	401	0	0	401
Yarmouth	19	84	40	143
Total	22,616	3,978	1,027	27,621