

Table
Inclusionary Housing Ordinances in Urban Environments Around the U.S.

	Denver	Boulder	Boston	Burlington	Cambridge	Chapel Hill	Chicago	Davis	San Diego	San Francisco	New York
Applicability Threshold	30 units	No threshold	10 units	5 units	10 units (or 10,000 sqft)	5 units	10 units	5 units	10 units	10 units	No threshold
Tenure	For-sale	For-sale; Rental	For-sale; Rental	For-sale; Rental	For-sale; Rental	For-sale	For-sale; Rental	For-sale	For-sale; Rental	For-sale; Rental	For-sale; Rental
Set-Aside	10%	20%	10%	15% to 25%	15%	15% (10% in Town Center)	10% (20% for project receiving city financial assistance)	12.5% to 25%	15%	12% to 15% on-site or 20% off-site	20%
Affordability Level	80% to 95% AMI	~ 65% AMI	80% to 120% AMI	a) Less than 140% AMI b) 140% to 180% AMI c) More than 180% AMI	65% AMI (income eligible 50% to 80%)	65% AMI (50% of units); 80% AMI (50% of units)	100% AMI	80% AMI	100% AMI	90% AMI	80% AMI; 125% AMI; 175% AMI
Incentives	\$5,500 per unit (max \$250,000 per project)	Affordable units may be 80% of market rate unit size	Increased height and FAR	Fee waivers; 15% to 25% density bonus; Lot coverage bonus	30% density bonus	Density bonus; Expedited approval and permitting process	Density bonus (in certain downtown districts); negotiated	Allows a 1-for-1 (unit) density bonus for each affordable unit provided	None	Fee waivers	up to 20% and 33% density bonus
Alternative Satisfaction Options		Off-site construction; Existing units off-site dedicated as permanently affordable; dedication of vacant land	Off-site construction requires 15%	Off-site construction of units at 125% of on-site requirement		Land dedication; Dedication of existing units; Off-site construction; Fee in-lieu	No off-site provision	Land dedication	Off-site construction allowed	Off-site units must be sold at 70% AMI	Off-site allowed in same community district or within 1/2-mile
CIL Amount (if applicable)	50% of affordable unit sales price	\$132,000 (attached product); \$157,000 (detached product); 50% additional penalty if fewer than 50% of required units are constructed on site.	Gap between affordable unit sales price and cost to construct	Not allowed	Only allowable under determination of "significant hardship"	\$85,000 (inflated by cost of housing price increase)	\$100,000 (2013) inflated with CPI	Gap between affordable unit sales price and cost to construct		Gap between affordable unit sales price and cost to construct (\$171,000 for Studio unit in 2013)	Not allowed