

# PH6.2 - Attachment 2

## Attachment 2: Inclusionary Zoning Jurisdictional Scan

	San Francisco	Chicago	New York	Los Angeles	Boston	Vancouver	Montreal
<b>Population Size (2016)</b>	837,442	2.72 million	8.406 million	3.884 million	645,966	631,486	1.71 million
<b>Year Adopted</b>	2002	2007 <sup>1</sup>	2016 <sup>2</sup>	1991 <sup>3</sup> 2019	2000	1988	2005
<b>Mandatory/ Voluntary</b>	Mandatory	Mandatory/ Voluntary	Mandatory	Mandatory	Voluntary	Mandatory/ Voluntary	Voluntary
<b>Program Targets</b>  *AMI= Area Median Income  *BMR= Below Market Rate	Rental projects: 55%-110% of AMI  Ownership: 80-130% AMI *unless stated otherwise in use restrictions	Rental: ½ of units= households earning 60% of the AMI ½ units= households earning 50% of the AMI  Ownership: ½ of homes= households earning 100% of AMI  ½ of homes = households earning 80% of AMI	Option 1: 60 % AMI (max average income \$47,000) with 10% of units at 40% AMI (income \$31,000)  Option 2: 80% AMI (max average income \$62,000)  Workforce and Deep Affordability options may be considered	General: 30-80% and up to 150% of AMI  Very Low Income Dwelling: 50% of AMI  Low Income Dwelling: 80% of AMI	Rental: 70% of AMI <sup>4</sup>  Ownership: ½ = 80% of AMI ½= >100% of AMI	General: households who spend < 30% of gross income on housing	General: low and moderate income households, earning less than 120% of the regional median income

<sup>1</sup> Chicago's *Affordable Requirements Ordinance* initially began in 2003, 2007 is the most recent adaptation

<sup>2</sup> New York has had a voluntary IZ program since 1987 but came into force more prominently in 2005. Voluntary IZ produced and preserved approximately 2769 units, but isolated to only a few neighbourhoods.

<sup>3</sup> Central West Specific Plan, not an overarching ordinance for the city; updated inclusionary housing policy proposed in 2019

<sup>4</sup> Exception: In Zone C, Boston Redevelopment Authority (BRA) can allow for AH to be designated to households earning greater than 70% AMI but no more than % of the AMI if project deemed infeasible based on location etc.

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<b>Unit Set-Aside</b>	<p>On-site: 12-20 %</p> <p>Off-site: 20-33%</p>	<p>General: 10 % or 20% (if City provides financial assistance)</p> <p>On-site: ¼ of 10% must be on-site homes with some exceptions in higher income and downtown areas</p> <p>Off-site: If in higher income and downtown areas. Developers can meet ¼ of 10% requirement off-site: Rental: within 2 miles and within same zone Ownership: anywhere in City</p>	<p>Option 1: 25 %</p> <p>Option 2: 30%</p> <p>Workforce Option: 30%</p> <p>Deep Affordability Option: 20% (cannot be used with subsidies unless AH provided)</p> <p>Off-site: increase set-aside so that an additional amount would be required equal to 5% of the building.</p>	<p>General: 15%</p> <p>Replacement Units: 60% Very Low Income Dwelling Units</p> <p>40% Low Income Dwelling Units</p>	<p>Zone A= 18% of the total number of units multiplied by the Zone Factor of \$380,000 per unit</p> <p>Zone B = 18% of the total number of units multiplied by the Zone Factor of \$300 000 per unit</p> <p>Zone C= 15% of total number of units multiplied by the Zone Factor of \$200,000 per unit</p>	<p>General: 20% 50% must have 2+ bedrooms (families)</p>	<p>General: 30% 15% = social housing 15%=affordable rental or affordable ownership</p>
<b>Affected Developments</b>	<p>Developments needing rezoning and as of-right developments</p>	<p>Development projects that receive a zoning change, City land, or financial assistance, or are a part of a planned development in the downtown</p>	<p>All significant residential developments in areas rezoned for more housing</p>	<p>N/A</p>	<p>Units either financed by the City, on City owned property, or requires zoning relief</p>	<p>Private land developments needing rezoning for residential</p>	<p>Public and private land developments needing major changes to zoning</p>

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<b>Threshold Size</b>	10 units	10 units	10 units	Varies; 2019 proposal is 10 units	10 units	200 units	200 units
<b>Affordability Periods</b>	Perpetuity	30 years and 99 years	Perpetuity	30 years or perpetuity	50 years	60 years	N/A
<b>Number of Units Produced</b>	3,000 (2018)	740 units (mid-2014)	1,500 (as of 2017)	N/A	1,070 (through 2012)	1,500	8,000 secured (through 2013)
<b>Measures and Incentives</b>	Density bonus to comply with state law.  Tax credits for on-site units meeting minimum sizes	Developers pay a reduced in-lieu fee for remaining unit obligations that are not purchased or leased by The Chicago Housing Authority (CHA) or other authorized agencies	Density Bonuses dependent on number of affordable units and affordability level; Other incentives: reduced parking requirements, reduced setbacks, fee waivers, or other agreed upon reductions	Density Bonuses: work with State Density Bonus Law; Flexible Development Standards; Fast-Tracking; Fee Waivers and Reductions; Direct Financial Subsidies Location, Appearance, Design	No explicit cost offsets but if re-zoning, developers can then negotiate relief from all of the city's zoning provisions (height, density, setback etc.)	Density bonusing; Comprehensive development zones; Expedited permit processing; development cost levies waived for affordable units; waive or reduce parking requirements	Boroughs: existing regulatory and planning tools such as- regulatory concessions; allowing lower-cost types of units; cost-saving standards and other measures  City: Infrastructure improvement and decontamination costs  Developers: provide land for social housing at a reduced price

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<b>Requirements and Standards</b>	<p>Comparable in number of bedrooms, exterior appearance, interior features and overall quality of construction to non-BMR Units in the Principal Project but square footage can be smaller.</p> <p>Off-site BMR Units are located within one mile of the Principal Project.</p>	<p>AH units must be reasonably dispersed throughout residential development.</p> <p>Residents of AH must have access to the same on-site amenities as market residents.</p> <p>Affordable units will be constructed, marketed and completed prior or concurrently with market-rate units.</p>	<p>Off-site: All developments subject to a 5% increase in set-aside and lower height restrictions.</p> <p>Affordable homes must be spread throughout 65% of floors.</p> <p>AH residents able to use amenities.</p>	<p>Comparable in number of bedrooms and square footage of market units.</p> <p>AH shall be dispersed throughout a project.</p> <p>AH constructed prior to or concurrent with market units.</p>	<p>Affordable units must be comparable in size and quality to the average of all market-rate units.</p> <p>No requirement pertaining to timing and distribution of units.</p>	<p>Affordable Units must be built at same time as market units and mixed throughout developments.</p> <p>These units will be separately constructed in cases where funding is not yet secured.</p>	<p>Social housing built at the same time as market units to create mixed-income development projects.</p>