

Inclusionary Zoning Jurisdictional Scan, October 2021

	San Francisco	Chicago	New York	Los Angeles County	Boston	Vancouver	Montreal
Population Size¹²	881,549	2.7 million	8.3 million	10 million	692,600	631,486	1.7 million
Year Adopted	2002 (first adopted) 2017 (last updated)	2007 (Affordable Requirements Ordinance) 2021 (last updated)	1987 (Voluntary Inclusionary Housing – highest density residential districts) 2005 (Voluntary Inclusionary Housing – neighbourhood rezonings) 2016 (Mandatory Inclusionary Housing)	2020 (Inclusionary Housing Ordinance)	2000 (first adopted) 2015 (last updated)	1988 (first adopted) 2013-2018 (Community Plans approved) 2018 (Sustainable Large Developments Policy updated)	2005 (Strategy for inclusion of affordable housing) 2021 (By-law for a diverse Metropolis)
Mandatory / Voluntary	Mandatory	Mandatory/ Voluntary	Mandatory Began as voluntary policy in 1987	Mandatory	Mandatory	Mandatory	Mandatory Began as voluntary program in 2005
Program Targets AMI = Area Median Income	Rental: 55%, 80% and 110% of AMI Ownership: 80%, 105% and 130% AMI 55% AMI = \$65,950 USD for a family of 3 / \$1,649 for a two-bedroom unit 80% AMI = \$95,900 USD for a family of 3	Rental: 60% of AMI Ownership: 100% of AMI 60% AMI = \$67,100 USD for a family of 3 / \$1,259 for a two-bedroom unit 100% AMI = \$83,900 USD for a family of 3	Option 1: 60% of AMI Option 2: 80% of AMI Workforce Option: 115% of AMI Deep Affordability Option: 40% of AMI 60% AMI = \$64,440 USD for a family of 3 / \$1,437 for a two-bedroom unit	Rental: average of 40% AMI or 65% AMI or 80% AMI Ownership: average of 135% AMI Target extremely low (30% AMI), very low (50% AMI) lower income (80% AMI) or moderate income (120% AMI) households	Rental: 70% of AMI Ownership: 80% of AMI and 100% of AMI 70% AMI = \$67,650 USD for a family of 3 / \$1,597 for a two-bedroom unit 80% AMI = \$87,000 USD for a family of 3	Social housing: households in core housing need, affordable to incomes below the BC Housing income limits (\$69,000 for a two-bedroom unit) Moderate income housing: households earning \$30,000 - \$80,000 CAD	10% below market value, as established by an appraiser Or 80% of median market rent if developed under a government program

¹ Population of U.S. cities based on United States 2019 Census

² Population of Canadian cities based on Statistics Canada Census Profile, 2016 Census

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	<p>/ \$2,398 for a two-bedroom unit</p> <p>110% AMI = \$131,900 USD for a family of 3 / \$3,298 for a two-bedroom unit</p>		<p>80% AMI = \$85,920 USD for a family of 3 / \$1,974 for a two-bedroom unit</p>	<p>50% AMI = \$50,700 USD for a family of 3 / \$870 for a two-bedroom unit</p> <p>80% AMI = \$81,100 USD for a family of 3 / \$1,044 for a two-bedroom unit</p> <p>120% AMI = \$86,400 USD for a family of 3</p>	<p>/ \$240,800 for a two-bedroom unit</p> <p>100% AMI = \$108,750 USD for a family of 3 / \$314,000 for a two-bedroom unit</p>	<p>/ \$1,600 for a two-bedroom unit</p>	
Unit Set Aside	<p>On-site: 18% of units for rental or 20% for ownership</p> <p>Small projects: 12% of units</p> <p>Off-site/Cash-in-lieu: 20-30%</p> <p>Rates increase between 0.5% to 1.0% per year from 2018 to 2025</p>	<p>In Downtown, Inclusionary Areas and Community Preservation Areas:</p> <p>Rental:</p> <p>Option 1 - 20% of unit sat average 60% AMI</p> <p>Option 2 - 16% at average 50% AMI</p> <p>Option 3 - 13% at average 40% AMI</p> <p>Option 4 - 10% at average 30% AMI</p> <p>Ownership:</p> <p>Option 1 – 20% of units at average 100% AMI</p> <p>Option 2 – 16% at average 80% AMI</p> <p>In low-moderate income areas: Rental: 10% of units</p>	<p>Option 1: 25% of residential floor area at average of 60% AMI</p> <p>Option 2: 30% of residential floor area at average of 80% AMI</p> <p>Workforce Option: 30% of residential floor area at average of 115% AMI</p> <p>Deep Affordability Option: 20% of residential floor area at 40%</p> <p>Offsite: additional 5% affordable housing required</p>	<p>Rental: 10% of total units at 40% AMI or 15% units at 65% AMI or 20% units at 80% AMI</p> <p>Ownership: 5%-20% of units at 135% AMI depending on submarket area</p> <p>Lower set asides for small projects</p>	<p>Onsite: 13% of units</p> <p>Offsite: 15%-18% of units (depending on Zone)</p> <p>Cash-in-lieu: based on 15%-18% of units (depending on Zone)</p>	<p>Sustainable Large Developments Policy: 20% of total residential floor area as social housing and 10% moderate income housing</p> <p>Community Plan Areas: 20%-30% of site's residential floor space as social housing</p>	<p>10% of GFA in Zone 1 or 20% of GFA in Zone 2 or cash contribution if outside Affordable Housing Zones</p> <p>20% for social housing</p>

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		Ownership: 10% of units at 100% AMI or 8% at average 80% AMI					
Delivery Options	Onsite Offsite Cash-in-lieu Dedicating land (in some neighbourhoods)	Onsite units Offsite units (new units or convert existing rental units to affordable) Cash-in-lieu (restricted to 50% of contribution)	Onsite units Offsite units Cash-in-lieu for projects less than 25 units (2,322 square metres)	Onsite units Offsite units	Onsite units Offsite units Cash-in-lieu	Transfer unencumbered dirt site or air space parcel delivered turnkey to the City to accommodate social housing; Cash-in-lieu in limited circumstances	Affordable housing: Transfer land or a building On-site units Cash-in-lieu Social housing: Sell a building/lot to the city Cash-in-lieu
Affected Developments	Developments needing rezoning and as of-right developments	Development projects that receive a zoning change, City land, or financial assistance (e.g. tax increment financing, grants, low income housing tax credits) Inclusionary housing areas updated at least every 5 years	Development in medium and high-density districts when zoning map changes allow substantial new housing or private development applications that increase housing density	Developments located in specified submarkets (e.g. Coastal South LA, Santa Clarita Valley)	Units requiring zoning relief, financed by the City, or built on City owned property	Large sites and development in development in certain Community Plan areas (e.g. Downtown East Side, West End, Cambie Corridor)	Residential projects in an Affordable Housing Area (Zone 1 and Zone 2) where the Urban Development Plan was amended to increase residential density by at least 20%; additional zones will be added as the Urban Plan is amended
Threshold Size	10 units or more	10 units or more	10 units or more or greater than 1,161 square metres	5 units or more	10 units or greater	Large sites: land parcels totalling at least 8,000 square metres or containing at least 45,000 square metres of new development floor area	Affordable housing requirement: no minimum threshold if located in an affordable housing zone; or development proposing >4,500 square metres if outside of affordable housing zones

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							Social housing requirement: >450 square metres
Affordability Period	Perpetuity	Rental: 30 years Ownership: 30 years after initial sale, if resold within term affordability period is renewed for another 30 years	Permanent	Rental: 55 years or perpetuity Ownership: initial sale is restricted to eligible buyers and requires equity sharing with County	30 years with right to renew for an additional 20 years	Social housing leased to non-profit housing operators for 60 years	Options for: no resale restrictions after first purchaser if the initial purchaser's down payment is reduced to less than 5%; 30 years for affordable ownership units or 20 years for affordable rental units
Number of Units Produced	Over 3,000 as of 2018	1,046 affordable units and \$124 million in cash-in-lieu from 2007-2029 511 affordable units from 2018-2019	Mandatory program: 6,000 affordable homes approved and 2,100 affordable homes financed from 2016-2019 Voluntary program: created 9,100 affordable homes from 2014-2019	N/A (adopted in 2020)	2,599 onsite and offsite units completed between 2001-2018, of which 25% were ownership and 75% rental \$137 million in cash-in-lieu payments received up to 2018, supporting the completion of an additional 1,414 units	From 1988-2001, 1,320 units of non-market housing units were built or under development as a result of the 20% policy 21 projects approved totalling 1,500 social housing units as of 2017 as a result of inclusionary policies in Community Plans	N/A (adopted in 2021) Between 2005-2018, the incentive-based strategy secured 101 agreements with a potential of 6,560 social housing units, financial contributions totalling \$23M for social housing, and 5,800 planned affordable units (of which 2,700 were built as of December 31, 2018)
Measures and Incentives	Density bonus to comply with state law Local density bonus offered where set	Requirements can be reduced in exchange for units with more bedrooms	Subsidies allowed to support more housing	Eligible for density bonus ordinance (state mandated bonus), incentives, waivers or reductions of development	N/A	City and senior government funding is leveraged to deliver social housing and deepen affordability	Construction costs for social housing units subsidized by the City or the government of Québec

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	<p>aside increased above base rates</p> <p>Local, state, or federal public subsidies may not be used to fund units, except for tax-exempt bonds coupled with 4% low-income housing tax credits</p>	Density increases offered where at least 50% of the affordable units are provided on-site (e.g. maximum floor area ratio may increase by an additional 0.5 to 4.0)		standards, and parking reductions		<p>Density bonusing (e.g. in the Cambie Corridor Plan, height increases are permitted from 4 storeys up to 18 storeys if 20% of the residential floor area is below-market rental or 30% is social housing)</p> <p>100% rental buildings are eligible for Development Cost Levy waivers (as part of a separate Rental Incentives Program)</p>	Additional financial assistance provided by government or municipal programs to deepen affordability
Requirements and Standards	<p>Off-site: must be within 1.6km</p> <p>Unit Size: must meet minimum size requirements</p> <p>Unit Mix: 25% two-bedroom or larger, including 10% three-bedroom units</p> <p>Unit Distribution: should be evenly distributed throughout building or throughout building's lower two-</p>	<p>Offsite: must be in TOD zone if triggering development in TOD zone; must be within 1.6km if within a community preservation area; each offsite unit must have at least 2 bedrooms</p> <p>Unit Mix: comparable to market units</p> <p>Unit Size: may be smaller in aggregate</p>	<p>Off-site: located within same Community District or 800m</p> <p>Unit Mix: 50% must be two-bedroom units or greater, 75% must be one-bedroom or greater; must be proportional to market units</p> <p>Unit Size: average size must match average size of</p>	<p>Offsite: location of offsite units restricted</p> <p>Unit Mix: Same number of bedrooms as market units</p> <p>Unit Distribution: reasonably distributed throughout project</p> <p>Design: indistinguishable in appearance and overall quality of construction</p>	<p>Offsite: must be located within 800m</p> <p>Unit Mix: must be consistent with market units</p> <p>Unit Size: must be comparable to market units</p> <p>Distribution: must not be stacked or concentrated on the same floors</p>	<p>Social housing must comply with Housing Design and Technical Standards</p> <p>Unit Mix: target of 50% of units with two or more bedrooms (e.g. Cambie Corridor Plan)</p>	<p>Offsite: Affordable requirements must be located within 2km or set aside will increase by 2%</p> <p>Unit Mix: 25% of the affordable GFA must be family housing with at least 3 bedrooms</p>

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	<p>thirds for buildings over 120 feet</p> <p>Design: comparable in exterior appearance and overall quality of construction to market units</p>	<p>size compared to market units</p> <p>Unit Distribution: must be reasonably dispersed throughout development</p> <p>Design: comparable to market in terms of quality, energy efficiency</p> <p>Residents of AH must have access to the same on-site amenities as market residents.</p>	<p>market units by bedroom type</p> <p>Unit Distribution: IZ units in rental buildings must be distributed through at least 65% of the building's stories</p> <p>Residents cannot be denied access to amenities or common areas</p>	<p>compared to market units</p> <p>Comparable access to amenities</p>	<p>Quality: must be comparable in design and quality</p>		