

## Inclusionary Development Policy (IDP): Summary of Changes

Policy Area	Current Policy	Recommendation
Threshold	10 or more units	7 or more units
Rental On-Site Percentage & Area Median Income (AMI)	13% of units at 70% of AMI	<p><b>Small Projects:</b> 17% of units/square footage at average of 60% of AMI (maximum of 70% of AMI)</p> <p><b>Large Projects:</b> 18% of units/square footage (15% at average of 50% of AMI (maximum of 70% of AMI), additional 3% voucher set aside) <b>or</b> 20% of units/square footage (17% at average of 60% of AMI (maximum of 70% of AMI), additional 3% voucher set aside)</p>
Homeowner On-Site Percentage & Area Median Income (AMI)	13% of units, half at 80% of AMI, half at 100% of AMI Average AMI: 90%	<p><b>Small Projects:</b> 17% of units/square footage with units at 80% and 100% of AMI (Average of 90% of AMI)</p> <p><b>Large Projects:</b> 20% of units/square footage with units at 80% and 100% of AMI (Average of 90% of AMI)</p>
Cashouts: Rentals	<p>Zone A: 18% of units, \$380,000/unit</p> <p>Zone B: 18% of units, \$300,000/unit</p> <p>Zone C: 15% of units, \$200,000/unit</p>	<p><b>Full Unit Cashouts, Small Projects:</b> May be allowed, based on 17% of square footage times zone fee (Zone A: \$675/square foot; Zone B: \$460/square foot; Zone C: \$365/square foot)</p> <p><b>Full Unit Cashouts, Large Projects:</b> May be allowed, based on 20% of square footage times zone fee (Zone A: \$675/square foot; Zone B: \$460/square foot; Zone C: \$365/square foot)</p> <p><b>Partial Unit Cashouts, all Rental Projects:</b> Zone A: \$675/square foot; Zone B: \$460/square foot; Zone C: \$365/square foot</p>
Cashouts: Condos	Rental requirement is minimum, plus additional true up based on 50% of differential between IDP sales price and actual sales price	<p><b>Full Unit Cashouts, all Homeownership Projects:</b> May be allowed, 20% of units, at 75% of differential between market and IDP price</p> <p><b>Partial Unit Cashouts, all Homeownership Projects:</b> Zone A: \$850/square foot; Zone B: \$500/square foot; Zone C: \$300/square foot</p>
Off-Site Units	<p>Zones A &amp; B, 18% of units</p> <p>Zone C: 15% of units</p>	<p><b>Small Rental Projects:</b> not allowed</p> <p><b>Large Rental Projects:</b> 20% of square footage at average of 60% of AMI, maximum of 70% of AMI</p> <p><b>Small Homeownership Projects:</b> not allowed</p> <p><b>Large Homeownership Projects:</b> 20% of square footage. Rental off-site units at an average of 60% of AMI, maximum of 70% of AMI. Homeownership off-site units at 80% and 100% of AMI, average of 90% of AMI.</p>