

Inclusionary Development Policy (IDP): Summary of Changes

Policy Area	Previous Policy	New Zoning (in effect Oct 2024)
Threshold	10 or more units	7 or more units
Rental On-Site Percentage & Area Median Income (AMI)	13% of units at 70% of AMI	Small Projects: 17% of units/square footage at average of 60% of AMI (maximum of 70% of AMI) Large Projects: 18% of units/square footage (15% at average of 50% of AMI (maximum of 60% of AMI), additional 3% voucher set aside) or 20% of units/square footage (17% at average of 60% of AMI (maximum of 70% of AMI), additional 3% voucher setaside)
Homeowner On-Site Percentage & Area Median Income (AMI)	13% of units, half at 80% of AMI, half at 100% of AMI Average AMI: 90%	Small Projects: 17% of units/square footage with units at 80% and 100% of AMI (Average of 90% of AMI) Large Projects: 20% of units/square footage with units at 80% and 100% of AMI (Average of 90% of AMI)
Cashouts: Rentals	Zone A: 18% of units, \$380,000/unit Zone B: 18% of units, \$300,000/unit Zone C: 15% of units. \$200,000/unit	Full Unit Cashouts, Small Projects: Maybe allowed, based on 17% of square footage times zone fee (Zone A: \$675/square foot; Zone B: \$460/square foot; Zone C: \$365/squarefoot) Full Unit Cashouts, Large Projects: Maybe 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) Partial Unit Cashouts, all Rental Projects: Zone A: \$675/square foot; Zone B: \$460/square foot; Zone C: \$365/squarefoot
Cashouts: Condos	Rental requirement is minimum, plus additional true up based on 50% of differential between IDP sales price and actual sales price	Full Unit Cashouts, all Homeownership Projects: May be allowed, 20% of units, at 75% of differential between market and IDP price Partial Unit Cashouts, all Homeownership Projects: Zone A: \$850/square foot; Zone B: \$500/squarefoot; Zone C: \$300/squarefoot
Off-Site Units	Zones A & B, 18% of units Zone C: 15% of units	Small Rental Projects: not allowed Large Rental Projects: 20% of square footage at average of 60% of AMI, maximum of 70% of AMI Small Homeownership Projects: not allowed Large Homeownership Projects: 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.

*Income restricted to 100% of AMI, but set aside for voucher holders.