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

<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Current Policy</th>
<th>Recommendation</th>
</tr>
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<tbody>
<tr>
<td>Threshold</td>
<td>10 or more units</td>
<td>7 or more units</td>
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</tbody>
</table>
| 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 70% 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 set aside) |
| 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:** 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)  
**Full Unit Cashouts, Large Projects:** 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)  
**Partial Unit Cashouts, all Rental Projects:** Zone A: $675/square foot; Zone B: $460/square foot; Zone C: $365/square foot |
| 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/square foot; Zone C: $300/square foot |
| 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.

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Note: AMI stands for Area Median Income.