

## Inclusionary Housing Program Summary

|                                                    |                                                      |                                                      |                                                      |
|----------------------------------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| <b>City:</b> Asheville, NC                         | <b>Population:</b> <sup>1</sup> 83,393               |                                                      | <b>Land Area:</b> 43.3 Sq. Mi                        |
| <b>Characteristics:</b>                            |                                                      |                                                      |                                                      |
| <b>1. Type of Program</b>                          | <b>Voluntary</b>                                     |                                                      | <b>Started:</b> 2010                                 |
| <b>2. Applicability</b>                            | <b>Single Family</b> <sup>2</sup>                    | <b>Multi-Family</b>                                  | <b>Other:</b>                                        |
| <b>3. Targeted Income</b>                          | 50% - 80% AMI<br>80% -120% AMI                       | 50% - 80% AMI<br>80% -120% AMI                       | 50% - 80% AMI<br>80% -120% AMI                       |
| <b>4. Set Aside</b>                                | 20% Minimum                                          | 20% Minimum                                          | 20% Minimum                                          |
| <b>5. Threshold</b>                                | Minimum of 5 residential units                       | Minimum of 5 residential units                       | Minimum of 5 residential units                       |
| <b>6. Geography Restricted</b>                     | Permitted as part of Sustainability Overlay District | Permitted as part of Sustainability Overlay District | Permitted as part of Sustainability Overlay District |
| <b>Incentives:</b>                                 |                                                      |                                                      |                                                      |
| <b>1. Density Bonus:</b>                           | 20% - 100%                                           | 20% - 100%                                           | 20% - 100%                                           |
| <b>2. Off-Street Parking Reduction</b>             | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>3. Lot Size, Width &amp; Setback Reductions</b> | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>4. Height Increase</b>                          | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>5. Public Subsidy Requirement</b>               | None                                                 | None                                                 | None                                                 |
| <b>Controls:</b>                                   |                                                      |                                                      |                                                      |
| <b>1. Affordability Period</b> <sup>3</sup>        | 15 yrs.                                              | 15 yrs.                                              | 15 yrs.                                              |
| <b>2. Housing Plan Required</b>                    | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>3. Developer Agreement/Contract</b>             | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>4. Deed Restrictions</b>                        | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>5. Resale Price Restriction</b>                 | Yes                                                  | Yes                                                  | Yes                                                  |
| <b>Options:</b>                                    |                                                      |                                                      |                                                      |
| <b>None</b>                                        |                                                      |                                                      |                                                      |
| <b>Administration:</b>                             |                                                      |                                                      |                                                      |
| <b>1. Entity</b>                                   | Asheville Planning & Community Development           | Asheville Planning & Community Development           | Asheville Planning & Community Development           |
| <b>2. Staffing</b>                                 | N/A                                                  | N/A                                                  | N/A                                                  |

<sup>1</sup> Based on 2010 Census

<sup>2</sup> Restricted to multi-family, urban residential, office, business and commercial industrial districts.

<sup>3</sup> Minimum is 15 years, but points are awarded for higher density bonuses for 20 – 30 years.

## Inclusionary Housing Program Summary

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|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>City:</b> Denver, CO                 | <b>Population:</b> <sup>4</sup> 600,158                                                                                         |                                                                                                                                 | <b>Land Area:</b> 154.9 Sq. Mi |
| <b>Characteristics:</b>                 |                                                                                                                                 |                                                                                                                                 |                                |
| <b>1. Type of Program</b>               | <b>Voluntary</b> <sup>5</sup>                                                                                                   |                                                                                                                                 | <b>Started:</b> 2002           |
| <b>2. Applicability</b>                 | <b>Single Family</b>                                                                                                            | <b>Multi-Family</b>                                                                                                             | Non-Residential                |
| <b>3. Targeted Income</b>               | Up to 80% of AMI; More than 3 story buildings with 60% structure parking up to 95% of AMI                                       | Up to 65% of AMI; More than 3 story buildings with 60% structure parking up to 80% of AMI                                       | N/A                            |
| <b>4. Set Aside</b>                     | For Sale Units Only                                                                                                             | Rental Units                                                                                                                    | N/A                            |
| <b>5. Threshold</b>                     | < 30 Units                                                                                                                      | None                                                                                                                            | N/A                            |
| <b>6. Geography Restricted</b>          | None                                                                                                                            | None                                                                                                                            | N/A                            |
| <b>Incentives:</b>                      |                                                                                                                                 |                                                                                                                                 |                                |
| <b>1. Density Bonus</b> <sup>6</sup>    | 10%                                                                                                                             | 10%                                                                                                                             | N/A                            |
| <b>2. Parking Reductions</b>            | Yes                                                                                                                             | Yes                                                                                                                             | N/A                            |
| <b>3. Expedited Approvals</b>           | Yes, within 180 days                                                                                                            | Yes, within 180 days                                                                                                            | N/A                            |
| <b>4. Public Subsidy Requirement</b>    | \$5,500 per unit up to 50% of affordable units; or \$10,000 per unit up to 50% of the affordable units serving 60% AMI or below | \$5,500 per unit up to 50% of affordable units; or \$10,000 per unit up to 50% of the affordable units serving 60% AMI or below | N/A                            |
| <b>Controls:</b>                        |                                                                                                                                 |                                                                                                                                 |                                |
| <b>1. Affordability Period</b>          | 15 Yrs.                                                                                                                         | 15 Yrs.                                                                                                                         | N/A.                           |
| <b>2. Recorded on Subdivision Platt</b> | Yes                                                                                                                             | Yes                                                                                                                             | N/A                            |
| <b>3. Deed Restrictions</b>             | Yes                                                                                                                             | Yes                                                                                                                             | N/A                            |
| <b>4. Resale Price Restriction</b>      | Yes                                                                                                                             | Yes                                                                                                                             | N/A                            |
| <b>Options:</b>                         |                                                                                                                                 |                                                                                                                                 |                                |
| <b>1. Fees-In-Lieu</b>                  | 50% of Affordable Unit Selling Price                                                                                            | 50% of Affordable Unit Selling Price                                                                                            | N/A                            |
| <b>2. Off-Site Construction</b>         | Must be in proximity to existing Neighborhood or Light Rail Station                                                             | Must be in proximity to existing Neighborhood or Light Rail Station                                                             | N/A                            |
| <b>Administration:</b>                  |                                                                                                                                 |                                                                                                                                 |                                |
| <b>1. Entity</b>                        | Denver Office of Economic Development                                                                                           | Denver Office of Economic Development                                                                                           | N/A                            |
| <b>2. Staffing</b>                      | N/A                                                                                                                             | N/A                                                                                                                             | N/A                            |

<sup>4</sup> Based on 2010 Census

<sup>5</sup> Denver has a mandatory Moderate Price Dwelling Unit Ordinance that applies to for sale developments with 30 or more units, but permits projects with less than 30 to voluntarily comply subject to Section 27.113 and all rental units to voluntarily comply subject to Section 27.114 of the Affordable Housing Ordinance.

<sup>6</sup> Not permitted in low-density residential districts, Planned Unit Developments, districts with no maximum Floor Area Ratio and districts that do not allow residential units.

## Inclusionary Housing Program Summary

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|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>City:</b> Durham, NC                            | <b>Population:</b> <sup>7</sup> 228,330                                                                           |                                                                                                                   | <b>Land Area:</b> 94.9 Sq. Mi           |
| <b>Characteristics:</b>                            |                                                                                                                   |                                                                                                                   |                                         |
| <b>1. Type of Program</b>                          | <b>Voluntary</b>                                                                                                  |                                                                                                                   | <b>Started:</b> 1997                    |
| <b>2. Applicability</b>                            | <b>Single Family</b>                                                                                              | <b>Multi-Family</b>                                                                                               | <b>Non-Residential</b>                  |
| <b>3. Targeted Income</b>                          | 0% - 50% AMI<br>51% -60% AMI                                                                                      | 0% - 50% AMI<br>51% -60% AMI                                                                                      | N/A                                     |
| <b>4. Set Aside</b>                                | 15% Minimum                                                                                                       | 15% Minimum                                                                                                       | N/A                                     |
| <b>5. Threshold</b>                                | Minimum of 25 residential units                                                                                   | Minimum of 15 residential units                                                                                   | N/A                                     |
| <b>6. Geography Restricted</b>                     | No                                                                                                                | No                                                                                                                | N/A                                     |
| <b>Incentives:</b>                                 |                                                                                                                   |                                                                                                                   |                                         |
| <b>1. Density Bonus<sup>8</sup></b>                | <ul style="list-style-type: none"> <li>▪ 20% @ 50% AMI or below</li> <li>▪ 15% between 51% and 60% AMI</li> </ul> | <ul style="list-style-type: none"> <li>▪ 20% @ 50% AMI or below</li> <li>▪ 15% between 51% and 60% AMI</li> </ul> | N/A                                     |
| <b>2. Lot Size, Width &amp; Setback Reductions</b> | Yes, up to 20% for single family and duplex lots                                                                  | No                                                                                                                | N/A                                     |
| <b>3. Public Subsidy Requirement</b>               | No, but developers may make a request                                                                             | No, but developers may make a request                                                                             | N/A                                     |
| <b>Controls:</b>                                   |                                                                                                                   |                                                                                                                   |                                         |
| <b>1. Affordability Period</b>                     | No                                                                                                                | 15 yrs.                                                                                                           | N/A                                     |
| <b>2. Housing Plan Required</b>                    | Yes                                                                                                               | Yes                                                                                                               | N/A                                     |
| <b>3. Developer Agreement/Contract</b>             | Yes                                                                                                               | Yes                                                                                                               | N/A                                     |
| <b>4. Deed Restrictions</b>                        | No                                                                                                                | Yes                                                                                                               | N/A                                     |
| <b>5. Resale Price Restriction</b>                 | No; affordable price is only applicable to initial sale                                                           | Yes                                                                                                               | N/A                                     |
| <b>Options:</b>                                    |                                                                                                                   |                                                                                                                   |                                         |
| None                                               |                                                                                                                   |                                                                                                                   |                                         |
| <b>Administration:</b>                             |                                                                                                                   |                                                                                                                   |                                         |
| <b>1. Entity</b>                                   | Durham Community Development Department                                                                           | Durham Community Development Department                                                                           | Durham Community Development Department |
| <b>2. Staffing</b>                                 | N/A                                                                                                               | N/A                                                                                                               | N/A                                     |

<sup>7</sup> Based on 2010 Census

<sup>8</sup> Density bonus may be double if within 500 feet of a major thoroughfare.

## Inclusionary Housing Program Summary

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|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>City:</b> Long Beach, CA                      | <b>Population:</b> <sup>9</sup> 462,257                                                                                                                    |                                                                                                                                                            | <b>Land Area:</b> 51.4 Sq. Mi                                                                                                                              |
| <b>Characteristics:</b>                          |                                                                                                                                                            |                                                                                                                                                            |                                                                                                                                                            |
| <b>1. Type of Program</b>                        | <b>Voluntary</b>                                                                                                                                           |                                                                                                                                                            | <b>Started:</b> 1988                                                                                                                                       |
| <b>2. Applicability</b>                          | <b>Single Family</b>                                                                                                                                       | <b>Multi-Family</b>                                                                                                                                        | <b>Non-Residential</b>                                                                                                                                     |
| <b>3. Targeted Income</b>                        | <ul style="list-style-type: none"> <li>▪ ≤ 50% AMI</li> <li>▪ 51% to 80% AMI</li> <li>▪ 81% to 120% AMI</li> </ul>                                         | <ul style="list-style-type: none"> <li>▪ ≤ 50% AMI</li> <li>▪ 51% to 80% AMI</li> <li>▪ 81% to 120% AMI</li> </ul>                                         | <ul style="list-style-type: none"> <li>▪ ≤ 50% AMI</li> <li>▪ 51% to 80% AMI</li> <li>▪ 81% to 120% AMI</li> </ul>                                         |
| <b>4. Set Aside</b>                              | <ul style="list-style-type: none"> <li>▪ 5% of unit ≤ 50% AMI</li> <li>▪ 10% of units between 51% to 80% AMI</li> <li>▪ 10% of units ≤ 120% AMI</li> </ul> | <ul style="list-style-type: none"> <li>▪ 5% of unit ≤ 50% AMI</li> <li>▪ 10% of units between 51% to 80% AMI</li> <li>▪ 10% of units ≤ 120% AMI</li> </ul> | <ul style="list-style-type: none"> <li>▪ 5% of unit ≤ 50% AMI</li> <li>▪ 10% of units between 51% to 80% AMI</li> <li>▪ 10% of units ≤ 120% AMI</li> </ul> |
| <b>5. Threshold</b>                              | 5 or more dwelling units                                                                                                                                   | 5 or more dwelling units                                                                                                                                   | 5 or more dwelling units                                                                                                                                   |
| <b>6. Geography Restrictions</b>                 | No; All zoning districts that permit residential units                                                                                                     | No; All zoning districts that permit residential units                                                                                                     | No; All zoning districts that permit residential units                                                                                                     |
| <b>Incentives:</b>                               |                                                                                                                                                            |                                                                                                                                                            |                                                                                                                                                            |
| <b>1. Density Bonus</b> <sup>10</sup>            | Up to 35%                                                                                                                                                  | Up to 35%                                                                                                                                                  | Up to 35%                                                                                                                                                  |
| <b>2. Lot Dimensional and Open Space Waivers</b> | Yes                                                                                                                                                        | Yes                                                                                                                                                        | Yes                                                                                                                                                        |
| <b>3. Parking Waivers</b>                        | Yes                                                                                                                                                        | Yes                                                                                                                                                        | Yes                                                                                                                                                        |
| <b>4. Waiver of Fees</b>                         | Transportation Improvement Fees; Park Fees                                                                                                                 | Transportation Improvement Fees; Park Fees                                                                                                                 | Transportation Improvement Fees; Park Fees                                                                                                                 |
| <b>5. Public Subsidy Requirement</b>             | No, but developer may seek waivers of some ordinance regulations                                                                                           | No, but developer may seek waivers of some ordinance regulations                                                                                           | No, but developer may seek waivers of some ordinance regulations                                                                                           |
| <b>Controls:</b>                                 |                                                                                                                                                            |                                                                                                                                                            |                                                                                                                                                            |
| <b>1. Affordability Period</b>                   | 30 Yrs.                                                                                                                                                    | 30 Yrs.                                                                                                                                                    | 30 Yrs.                                                                                                                                                    |
| <b>2. Recorded on Subdivision Platt</b>          | Yes                                                                                                                                                        | Yes                                                                                                                                                        | Yes                                                                                                                                                        |
| <b>3. Deed Restrictions</b>                      | Yes                                                                                                                                                        | Yes                                                                                                                                                        | Yes                                                                                                                                                        |
| <b>4. Resale Price Restriction</b>               | No, but requires equity sharing with City                                                                                                                  | No, but requires equity sharing with City                                                                                                                  | No, but requires equity sharing with City                                                                                                                  |
| <b>Options:</b>                                  |                                                                                                                                                            |                                                                                                                                                            |                                                                                                                                                            |
| <b>Donation of Land</b>                          | Only for land for very low income units (<50% AMI)                                                                                                         | Only for very low income units (<50% AMI)                                                                                                                  | Only for land for very low income units (<50% AMI)                                                                                                         |
| <b>Administration:</b>                           |                                                                                                                                                            |                                                                                                                                                            |                                                                                                                                                            |
| <b>1. Entity</b>                                 | Long Beach Community Development Office                                                                                                                    | Long Beach Community Development Office                                                                                                                    | Long Beach Community Development Office                                                                                                                    |
| <b>2. Staffing</b>                               | N/A                                                                                                                                                        | N/A                                                                                                                                                        | N/A                                                                                                                                                        |

<sup>9</sup> Based on 2010 Census

<sup>10</sup> ; Density bonus may be increased by 2.5% for each 1% increase in very low-income units (≤ 50% AMI), 1.5% for each 1% increase in low-income units (≤ 80% AMI), and 1% for each 1% above the required threshold; flat 20% bonus for Senior housing pursuant to the State of California Density Bonus Requirements (2005).

## Inclusionary Housing Program Summary

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|----------------------------------------------------|------------------------------------------------------|---------------------------------------------|--------------------------------|
| <b>City:</b> Nashville-Davidson County, TN         | <b>Population:</b> <sup>11</sup> 626,681             |                                             | <b>Land Area:</b> 527.9 Sq. Mi |
| <b>Characteristics:</b>                            |                                                      |                                             |                                |
| <b>1. Type of Program</b>                          | <b>Voluntary</b>                                     |                                             | <b>Started:</b> 1998           |
| <b>2. Applicability</b>                            | <b>Single Family</b>                                 | <b>Multi-Family</b>                         | <b>Non-Residential</b>         |
| <b>3. Targeted Income</b>                          | 0% - 80% AMI                                         | 0% - 80% AMI                                | N/A                            |
| <b>4. Set Aside</b>                                | No                                                   | No                                          | N/A                            |
| <b>5. Threshold</b>                                | No                                                   | No                                          | N/A                            |
| <b>6. Geography Restricted</b>                     | No, must be part of a Planned Unit Development (PUD) | No, must be part of a PUD                   | N/A                            |
| <b>Incentives:</b>                                 |                                                      |                                             |                                |
| <b>1. Density Bonus</b> <sup>12</sup>              | 1:1 Unit Bonus up to 10% of Total                    | 1:1 Unit Bonus up to 10% of Total           | N/A                            |
| <b>2. Lot Size, Width &amp; Setback Reductions</b> | Clustering of lots as permitted under a PUD          | Clustering of lots as permitted under a PUD | N/A                            |
| <b>3. Public Subsidy Requirement</b>               | None                                                 | None                                        | N/A                            |
| <b>Controls:</b>                                   |                                                      |                                             |                                |
| <b>1. Affordability Period</b>                     | 7 yrs.                                               | 7 yrs.                                      | N/A.                           |
| <b>2. Recorded on Subdivision Platt</b>            | Yes                                                  | Yes                                         | N/A                            |
| <b>3. Restrictive Covenant</b>                     | Yes                                                  | Yes                                         | N/A                            |
| <b>4. Resale Price Restriction</b>                 | None                                                 | None                                        | N/A                            |
| <b>Options:</b>                                    |                                                      |                                             |                                |
| None                                               |                                                      |                                             | N/A                            |
| <b>Administration:</b>                             |                                                      |                                             |                                |
| <b>1. Entity</b>                                   | Zoning Administrator                                 | Zoning Administrator                        | N/A                            |
| <b>2. Staffing</b>                                 | N/A                                                  | N/A                                         | N/A                            |

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<sup>11</sup> Based on 2010 Census

## Inclusionary Housing Program Summary

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|----------------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------|
| <b>City:</b> Winston-Salem, NC         | <b>Population:</b> <sup>13</sup> 229,230   |                                            | <b>Land Area:</b> 132.4 Sq. Mi |
| <b>Characteristics:</b>                |                                            |                                            |                                |
| <b>1. Type of Program</b>              | <b>Voluntary</b>                           |                                            | <b>Started:</b> 1994           |
| <b>2. Applicability</b>                | <b>Single Family</b>                       | <b>Multi-Family</b>                        | Other:                         |
| <b>3. Income Targeted</b>              | 0% - 80% AMI                               | 0% - 60% AMI<br>0% - 50% AMI               | N/A                            |
| <b>4. Set Aside</b>                    | 25%                                        | 40% up to 60% AMI<br>20% up to 50% AMI     | N/A                            |
| <b>5. Threshold</b>                    | No                                         | No                                         | N/A                            |
| <b>6. Geography Restricted</b>         | No                                         | No                                         | N/A                            |
| <b>Incentives:</b>                     |                                            |                                            |                                |
| <b>1. Density Bonus:</b>               | 0% - 25%                                   | 0% - 25%                                   | N/A                            |
| <b>2. Public Subsidy Requirement</b>   | No                                         | No                                         | N/A                            |
| <b>Controls:</b>                       |                                            |                                            |                                |
| <b>1. Affordability Period</b>         | 15 yrs.                                    | 15 yrs.                                    | N/A                            |
| <b>2. Housing Plan Required</b>        | Yes                                        | Yes                                        | N/A                            |
| <b>3. Developer Agreement/Contract</b> | Yes                                        | Yes                                        | N/A                            |
| <b>4. Deed Restrictions</b>            | Yes                                        | Yes                                        | N/A                            |
| <b>5. Resale Price Restriction</b>     | Yes                                        | Yes                                        | N/A                            |
| <b>Options:</b>                        |                                            |                                            |                                |
| <b>1. Off-Site Housing</b>             | Yes                                        | Yes                                        | N/A                            |
| <b>2. Donation of Land</b>             | Yes                                        | Yes                                        | N/A                            |
| <b>Administration:</b>                 |                                            |                                            |                                |
| <b>1. Entity</b>                       | Forsyth County<br>Community<br>Development | Forsyth County<br>Community<br>Development | N/A                            |
| <b>2. Staffing</b>                     | N/A                                        | N/A                                        | N/A                            |

<sup>13</sup> Based on 2010 Census