



Inclusionary Housing Compliance Summary

Inclusionary Housing Requirement

Total Units	Inclusionary Units	
	Standard	Public Funding*
7-9	1	2
10-13	1.5	3
14	2	4
15+	15% of Total	30% of Total

*Projects receiving public funding must provide 2x the Inclusionary Unit requirement.

Meeting the Requirement

Applicants must provide 100% of the Requirement, which can be satisfied in one of four ways:

1. Provide the Requirement on-site, fractions rounded up to the nearest whole number
2. Provide a portion of the Requirement on-site and pay the balance as an in-lieu fee
3. Pay the entire Requirement as an in-lieu fee
4. Propose an Alternative Equivalent that is equal to or greater than the Requirement*

*Requires City Council approval

Requirement Unit Mix

The Inclusionary Unit mix must be proportionate to the overall unit mix. Based on the unit mix, the Requirement is converted from total units to units by tenure and number of bedrooms.

Compliance Process

Applicants must submit an [Inclusionary Housing Application](#) and receive a stamp of compliance prior to receiving a zoning determination.

After entitlement, applicants must submit an Inclusionary Housing Plan and receive a stamp of approval prior to the issuance of a building permit.



Inclusionary Housing Compliance Summary

Pre-Approved: Fewer Units with Lower Rents

Inclusionary Units		Rental	For-Sale
Standard	Public Funding		
15%	30%	60% AMI, weighted	100% AMI
12%	24%	50% AMI, weighted	80% AMI
10%	20%	40% AMI, weighted	—

Pre-Approved: Fewer Units with More Bedrooms

Unit Added	Unit Reduction (Equivalency Table)			
	Studio	1 BR	2 BR	3BR
1 BR	1.25	—	—	—
2 BR	2	1.5	—	—
3 BR	2.75	2.25	1.75	—
4 BR	3.75	3	2.25	1.5

In-Lieu Fees (2025)

Bedrooms	Fee / Unit
Studio	\$405,000
1 BR	\$481,000
2 BR	\$711,000
3 BR	\$1,070,000
4 BR	\$1,429,000

Note: In-lieu fees are calculated as part of the building permit application process.