Inclusionary Requirements in Neighboring Jurisdictions						
Jurisdiction	**Inclusionary Requirement**	**Affordability Level Requirements**	**Trigger Number**	**Fractional Requirement**	**In-Lieu Fee**	**Alternative Compliance**
City of Campbell	15%	For-Sale: Low and Moderate Rental: Low and Very-Low; 6% must be very-low, and if very low requirement results in a fraction, very-low is rounded up and low is rounded down.	All residential development	0.49 or less, round down 0.50 or more, round up	For-sale: $34.50 per sq. ft. Rental: $21.50 per sq. ft.	- rental units in for-sale projects (same or greater number, low and very low) - off-site construction (greater in number, larger, or affordable at lower incomes) - land dedication - in-lieu fee (project density of 6 du/ac or less)
City of Cupertino	For Sale: 20% Rental: 15%	For Sale: 50% median, 50% moderate; if one unit - median; odd numbers benefit median Rental: 60% very low, 40% low; if one unit - very low; odd numbers benefit very-low	all projects that result in a net increase in units subject to program as follows: For-Sale: 1-6 units - either Housing Mitigation Fee or provide one unit 7+ units - 20% units Rental: 1-6 units - either Housing Mitigation Fee or provide one unit 7+ units - 15% units Non-residential: net increase in gross floor area subject to Housing Mitigation Fee	0.49 or less, pay fractional in-lieu fee 0.50-0.99, round up and provide one additional unit	Residential: Ownership - Single Family Detached: $21.36 per sq. ft. Ownership - Small lot single family or townhome: $23.49 per sq. ft Ownership - attached townhome, apartment, condo: $28.48 per sq. ft. Rental - attached townhome, apartment, condo (up to 35 du/ac): $28.48 per sq. ft. Rental - attached townhome, apartment, condo (over 35 du/ac): $35.60 per sq. ft. Non-residential: office, Research & development, industrial: $33.76 per sq. ft. hotel: $16.88 per sq. ft. self-storage with employee unit: $0.63 per sq. ft. self-storage no employee unit: $1.33 per sq. ft. warehouse: $46.89 per sq. ft. commercial/retail: $14.24 per sq. ft. Fractional in-lieu is calculated by determining total project in-lieu fee, dividing by required affordable units, and multiply "fee per unit" by fractional amount	- rental BMR units in for-sale projects - purchase of off-site units for dedication/rehabilitation - off-site development - land dedication
City of Gilroy	15% required in Neighborhood District Development - Not City-wide. City is in the process of developing a city-wide Inclusionary Program					
City of Milpitas	15%	Rental: 100% Very Low/Low For Sale: 100% Very Low/Low/Moderate	Residential development with 10 or more units	less than 0.5, in-lieu 0.5 or greater, rounded up	$48.26 per sq. ft. Non-residential projects also subject to affordable housing impact fees: Commercial: $10.41 per sq. ft. Industrial: $5.20 per sq. ft.	- City Council-authorized exception which would further housing goals, by somehow resulting in a larger number of affordable units, larger number of bedrooms, greater affordable living area, lower average income target, or other community benefit to allow an exception -In-Lieu fee - off-site - land dedication
City of Monterey	20%	moderate and low	6 or more new housing units			

Inclusionary Requirements in Neighboring Jurisdictions						
Jurisdiction	**Inclusionary Requirement**	**Affordability Level Requirements**	**Trigger Number**	**Fractional Requirement**	**In-Lieu Fee**	**Alternative Compliance**
City of Morgan Hill	For Sale (In Downtown): 10% For Sale (Outside of Downtown): 15% Rental (Downtown): 10% Rental (Outside of Downtown): 15%	For Sale: Moderate Rental: Low and Very Low; 50% minimum to Very Low	2 or more units.	0.50 or greater, round up 0.49 or less, fractional in-lieu	For Sale: Within Downtown: $15.19 per sq. ft. Outside of Downtown: $22.67 per sq. ft. Rental: Within Downtown: $16.69 per sq. ft. Outside of Downtown: $33.38 per sq. ft.	- in-lieu fee for up to 50% of required units - Rental units in for-sale projects (5% moderate, 5% Low, 5% very low or 10% extermely low) - off-site construction (greater in number or affordable to lower incomes; for-sale projects provide 20% moderate for sale or 5% moderate, 5% low, 10% very low rental off-site units; rental projects provide 5% moderate, 5% low, 5% very low, 5% extremely low off-site units) - land dedication
City of Salinas	For-Sale Development Project: On-Site For Sale or Rental Option 1: 20% On-Site For Sale Option 2: 15% On-site Rental Option 3: 12% Rental Development Project: 12%	For Sale: Option 1: 4% Very Low, 8% Low, 4% Moderate, 4% Workforce Option 2: 6% Median, 6% Moderate, 3% Workforce Option 3: 8% Very Low, 4% Low Rental: 8% Very Low, 4% Low	Any development that will create 10 or more dwelling units or lots through either new construction or additions or alterations to existing structures.	Fractions of .50 or greater shall be rounded up to the next highest whole number. and fractions of less than .50 shall be rounded down to the next lowest whole number.	For Sale In-Lieu Fee: $14.05 per square foot of gross floor space; and Rental Impact Fee: $2.40 per square foot of gross floor space.	- off-site construction - Partnership - Dedication of land - Transfer of surplus inclusionary units - other options proposed by developer -In-lieu (note, rental development projects electing for in-lieu must make 12% of the units available to Section 8 Housing Choice Vocher program participants)
City of San Jose	For-Sale: 15%; and Rental: 10% or 15%	For Sale: no more than 110% AMI (can be sold to households earning no more than 120% AMI) Rental: 5% Moderate, 5% Low, 5% Very Low;or 10% Extremely Low	Residential Development with 10 or more units, or contiguous property under common ownership or control which has development capacity for 10 or more residential units at the time of planning application	Fractions of 0.50 or greater shall be rounded up to the next highest whole number, and fractions of less than 0.50 shall be rounded down to the next lowest whole number.	For Sale: 20 or more units (or 10-19 units at less than 90% maximum density): $26.32 per sq. ft. 10-19 units at 90% or more of allowable density: $13.16 per sq. ft. Rental: 20 or more units (or 10-19 at less than 90% of allowable density): Strong Market Area: $45.26 per sq. ft. Moderate Market Area: $19.68 per sq. ft. 10-19 Units at 90% or more of allowable density: Strong Market Area: $22.62 per sq. ft. Moderate Market Area: $9.84 per sq. ft.	- on site rental in-lieu of on-site for sale (5% moderate, 5% low, 5% very low; or 10% extremely low) - off-site (no less than 20%) - In-Lieu fee (for development of 19 units or less providing 90% or more of the maximum permitted residential density shall pay half the required impact fee) - Dedication of Land - Credits and Transfers - Aquisition and Rehabilitation of Existing Units (Low and Very Low units only, 2 converted units per each required unit) - HUD-restricted units (2 units per each required unit) - Option to purchase - Partnership for clustered units

Inclusionary Requirements in Neighboring Jurisdictions						
Jurisdiction	**Inclusionary Requirement**	**Affordability Level Requirements**	**Trigger Number**	**Fractional Requirement**	**In-Lieu Fee**	**Alternative Compliance**
City of Santa Clara	For sale: 15% (10 units or more) 1 unit or in-lieu (less than 10 units) For Rent: 15% (10 units or more) 1 unit or in-lieu fee (less than 10 units) Non-residential: Impact Fee based on net new gross floor area	Average income of purchasers/distribution of rental units shall not exceed 100% AMI	Applies to any new construction, additional floor area, conversion of residential ownership, residential rental, non-residential, and mixed-use development	Pay an in-lieu for a fractional unit or provide an additional unit to satisfy the requirement.	For Sale: Difference between market-rate appraised value and affordable sales price, multiplied by fractional amount due.Initial Market Value of last unit sold is used for calculation. Rental: $28.79 per sq. ft. Non-residential: Retail< 5000SF: no fee Retail>= 5000SF: $7.20 per sq. ft. Hotel: $7.20 per sq. ft. Office <20,000 SF: $14.39 per sq. ft. Office >=20,000 SF: $28.79 per sq. ft. Other Commercial: $7.20 per sq. ft. Light Industrial <20,000 SF: $14.39 per sq. ft. Light Industrial >=20,000 SF: $2.88 per sq. ft.	- Residential projects of fewer than 10 units may either provide one unit or may pay in in-liey fee. - fractional in-lieu fee - less than 15% requirement if units are for extremely low, very low, or low income and represent an equal or greater value in subsidy - dedication of land - off-site construction (reasonable timeframe, greater number of units or greater affordability and at least as many units as would have otherwise been required)
City of Santa Cruz	For Sale: 1 unit or in-lieu fee (2-4 unit development) 20% (5+ unit development) Rental: 20% (5+ unit development) SRO: 20% Off-site: Requires greater of either one additional unit or 30% more inclusionary units than would otherwise be required	Not specified	2 or more dwelling units or 2 or more lots; note, rental residential developments with 2-4 units are exempt.	For Sale: 0.7 or less, one unit or fractional in-lieu Greater than 0.7, one unit Rental: 0.7 or less, no requirement Greater than 0.7, one unit	Unavailable	- offsite -Rental in For-Sale projects - Conversion of Existing Market Rate Housing or Upper Floors of Commercial/Office Buildings to Inclusionary Unit - Transfer of Credit. - In-lieu - Land dedication - Congregate Living Units or Assisted Living Units. - Rental to Tenant-Based Subsidy Holder - Employer Sponsored Housing. - Other Alternative Compliance Methods proposed by applicant
City of Seaside	20%	First 1/3 of units shall be restricted for Low Income, second 1/3 shall be for very-low income City Council may authorize equivalents: - each very-low income is equivalent to 2 moderate income - each low income is equivalent to 1.5 moderate income	All residential development	less than 0.50, round down 0.50 or more, round up	Unavailable	- off-site construction - land dedication - in-lieu fees
City of Soledad	20%	8% Moderate, 6% Low, 6% Very Low	Residential Development: 5 or more lots or new dwelling units; and Commercial Development: Projects consisting of 2,500 square feet of gross floor or larger.	Fractional units less than 0.50 shall be rounded down to the first whole number unit, and fractional units of 0.50 or greater shall be rounded up to the next higher whole number unit, as calculated by the director.	Developer and city council may agree to allow payment of a fee to the city in-lieu of constructing affordable dwellings. The dollar amount and method of payment of the in-lieu fee shall be approved by the city council on a case-by-case basis.	- In-lieu - Land Dedication

Inclusionary Requirements in Neighboring Jurisdictions						
Jurisdiction	**Inclusionary Requirement**	**Affordability Level Requirements**	**Trigger Number**	**Fractional Requirement**	**In-Lieu Fee**	**Alternative Compliance**
City of Watsonville	For Sale: 7-50 units: 15% 50+ units: 20% Rental: 20%	For Sale: 7-50 units: 5% above moderate, 5% moderate, 5% median 50+ units: 10% above moderate, 5% moderate, 5% median Rental: 5% Median, 5% low, 5% very low, 5% Section 8 Lower income priority	6 or fewer units/lots: In-lieu fee 7+ units/lots: subject to ordinance Commercial/Industrial: exceeding 1000SF gross floor area, subject to in-lieu fee	0.49 or less, round down 0.50 or more, round up, applied to lowest income level	Residential: Single Family Detached: $15,617 per unit Multifamily: $7,809 per unit Commercial (1,001 SF+): $3.90 per sq. ft.	- within downtown core, off-site compliance outside of downtown core - projects required to provide in-lieu fee may instead provide a for-sale unit
Monterey County	20% On Site; and More than 20% Off-Site.	8% Moderate, 6% Low, 6% Very Low	1-2 units - exempt 3-4 units - on-site, off-site or in-lieu fee 5+ units - inclusionary requirement + fractional in-lieu	Fractional Very Low is added to Low requirement; Fractional Low is added to Moderate requirement; Fractional Moderate either pay fractional in-lieu or construct an additional unit to meet requirement.	As of June 2011, found in Adminstrative Manual, based on Planning Area, range from $22,950 (south county) per unit to $729,320 per unit (Coast).	- offsite - in-lieu
San Benito County	15% On-Site; and 20% Off-Site.	For Sale: 7.5% Moderate, 7.5% Low (Priority: Moderate>Low) For Rent: 5% Very-Low, 5% Low, 5% Moderate (Priority: Very Low>Low>Moderate)	1-5 units exempt 6-10 units triggers the in-lieu fee 11 or more units triggers the inclusionary requirement	Rounding at .70 and above; and In-lieu fee at .69 or below.	Unavailable	- In-lieu - land donation, construction of rental units adjacent to for-sale projects, and provision of subsidies to non-profit developers for affordable rental housing
Santa Clara County	16%	For Sale: 16% affordable to less than 120% AMI Rental: 16% affordable to less than 80% AMI Within Stanford Community Plan Area: Rental, of 16% required units: 15% Extremely Low or Very Low, 45% Low, 40% Moderate For Sale: either for sale at less than 120% AMI or banked and developed as rental units, subject to those requirements	All residential development that creates more than 3 dwelling units.	Projects outside of Stanford Community Plan Area: Any decimal fraction above a whole number of Dwelling Units shall either be paid as an in-lieu fee or rounded up to the next whole unit; and Projects within of Stanford Community Plan Area: Fractional units are rounded down, and banked to be put toward a future affordable development project	$259,000 per one inclusionary unit.	Outside of Stanford Area Plan: -Off-site construction (16% of combined total number of developed on-site unit plus off-site units, can be constructed in nearest incorporated city, but must be in addition to that jurisdiction's requirements - no double counting) - in-lieu (fractional, or for developments of less than 7 units) - Conversion of existing units (2 converted units per each required unit, very low or low income only) Within Standford Area Plan: - Transfers within Stanford Area Plan - Off-site (within 6-mile radius of plan area, 16% of combined total of on-site and off site units) - Conversion of Existing Units (2 converted units per each required unit, very low or low income only) -banking for rental inclusionary housing

Inclusionary Requirements in Neighboring Jurisdictions						
Jurisdiction	**Inclusionary Requirement**	**Affordability Level Requirements**	**Trigger Number**	**Fractional Requirement**	**In-Lieu Fee**	**Alternative Compliance**
Santa Cruz County	For-Sale Development only: 15%	Moderate Income	6 or fewer units - In-Lieu fees or construction of 1 affordable unit 7 or more units - subject to ordinance Additions, replacements, and remodels: net new square footage greater than 500 SF, subject to impact fees	fractional in-lieu fee or construct one unit	Projects pay an affordable unit impact fee based on the average square footage of the units in the project ($15/sq. ft.); and fractional units are calculated by taking the total affordable housing fee for the project, dividing by the number of required affordable units to calculate a "per affordable unit" impact fee for the project, multiplying by the fractional unit, and dividing that fee amongst the constructed market-rate homes.	- in-lieu - participation in existing unit conversion program (2 units per each required unit) financial contribution to nonprofit sponsored affordable housing project off-site (affordable requirement based on total units in both projects) - provision of rental units on-site (for sale development)