



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** May 15, 2025

**From:** John Swiecki, Community Development Director

**Subject:** Adoption of Resolution Amending the Master Fee Schedule Adopted on June 6, 2024

### Community Goal/Result

Fiscally Prudent- Brisbane's fiscal vitality will reflect sound decisions which also speak to the values of the community.

### Purpose

To amend the City's Master Fee Schedule adopted on June 6, 2024 to adopt inclusionary in-lieu fees required by amendments to the City's inclusionary housing ordinance, and to adopt other administrative fees to ensure that the City's costs for implementing the updated inclusionary housing and density bonus regulations are recovered.

### Recommendation

Adopt attached Resolution containing the proposed inclusionary in-lieu fees, including an annual Construction Cost Index escalator, and administrative fees.

### Background

#### Updated Inclusionary Housing and Density Bonus Regulations

On April 17, 2025 the City Council voted 5-0 to introduce an Ordinance that would amend the City's inclusionary housing and density bonus regulations to comply with current State law and the City's Housing Element (see April 17 City Council agenda report in Attachment 2). The Ordinance is scheduled for second reading and adoption at tonight's Council meeting. Under the Ordinance, developers of housing projects of five or more units must provide 15% of the units at various affordable costs or rents as specified in the Ordinance. As an alternative to constructing the affordable units, developers of certain projects may pay an in-lieu fee for each affordable unit, rather than building the unit. To implement the Ordinance, the City must establish inclusionary in-lieu fees and administrative fees.

As described in the April 17 City Council agenda report (Attachment 2), in-lieu fees are not development impact or mitigation fees and are therefore not subject to the Mitigation Fee Act. The proposed in-lieu fees are based on the "affordability gap" between market-rate housing prices and the maximum affordable purchase price for low and moderate-income households. The affordability gap is a helpful tool for targeting appropriate in-lieu fees because it represents the cost the developer incurs for providing the unit. The proposed in-lieu fees are similar to those of neighboring jurisdictions, shown in the benchmarking analysis provided in the April 17 City Council agenda report.

## Discussion

The proposed fees were presented in the April 17, 2025 Council agenda report (see Attachment 2) and are shown in Exhibit A of the attached Resolution. The inclusionary in-lieu fees are excerpted in the table below:

Fee	Land Use Type	Amount
In-Lieu Fee	Rental 5+ units	\$378,346 per unit or fraction thereof <sup>1, 2</sup>
	For Sale, 5-10 units	\$236,558 per unit/lot or fraction thereof <sup>1, 2</sup>
	For Sale, 11 + units	\$265,717 per unit/lot or fraction thereof <sup>1, 2</sup>

<sup>1</sup> For projects for which application of the inclusionary requirement results in a fractional unit less than 0.5, an in-lieu fee shall be assessed as an equivalent fraction of the fee charged for a whole unit.

<sup>2</sup> Subject to adjustments according to increase in the California Construction Cost Index

The attached Resolution incorporates an annual adjustment to align with increases to the California Construction Cost Index, per the Council's direction on April 17. The administrative fees would be subject to the regular increases applied uniformly from time to time to the Master Fee Schedule. The City is also participating in a multi-jurisdictional study to calibrate the in-lieu fees, the results of which are anticipated in early 2026.

As a point of information, the City is also undertaking an overall update to the Master Fee Schedule that is anticipated to be completed in mid-2025. That update would not increase the proposed inclusionary in-lieu fee amounts.

## Fiscal Impact

Adoption of inclusionary in-lieu fees will generate affordable housing revenues, but potential revenue amount and timing of their receipt is unknown, depending on the rate and scale of residential projects, and the extent to which developers exercise the in-lieu fee option. The administrative fees would allow for cost recovery of city staff or consultant time to process the applications or activities for which the fees are adopted.

## Environmental Review

Adoption of inclusionary in-lieu fees and their inclusion, as well as administrative fees, into the Master Fee Schedule are exempt from CEQA review pursuant to CEQA Guidelines §15061(b)(3) because it involves adoption of policies and programs that would not cause a significant effect on the environment.

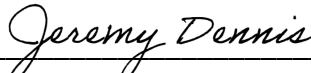
## Measure of Success

Fee adoption will allow for implementation on the City's newly adopted Inclusionary housing ordinance.

## Attachments

1. Resolution to Amend the Master Fee Schedule (including amendments in Exhibit A) to adopt inclusionary in-lieu fees and administrative fees
2. April 17, 2025 City Council agenda report annotated by staff

  
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John Swiecki, Community Development Director

  
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Jeremy Dennis, City Manager

**RESOLUTION NO. 2025-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE  
ADOPTING AMENDMENTS TO THE MASTER FEE SCHEDULE**

**WHEREAS**, the City Council adopted amendments to the Master Fee Schedule on June 6, 2024; and

**WHEREAS**, Section 3.32.030 of the Brisbane Municipal Code allows the City Council to amend the Master Fee Schedule at any time by resolution; and

**WHEREAS**, on May 15, 2025 the City Council adopted an ordinance to amend the City's inclusionary housing and density bonus regulations in Title 17 of the Brisbane Municipal Code, which ordinance permits an inclusionary housing in-lieu fee for residential projects as an alternative to constructing the affordable units required by the inclusionary housing regulations; and

**WHEREAS**, additional administrative fees are required to properly recover staff time in administering the above-referenced ordinance that are not presently captured in the Master Fee Schedule; and

**WHEREAS**, on May 15, 2025, the City Council conducted a public hearing to consider proposed amendments to the Master Fee Schedule, at which time any person interested in the matter was given an opportunity to be heard; and

**WHEREAS**, the City Council finds that:

The proposed user fees and service charges set forth on the Master Fee Schedule do not exceed the actual cost of providing the services to which they relate, as determined by the user fee study; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF BRISBANE AS FOLLOWS:**

1. The Master Fee Schedule amendments attached hereto as Exhibit A are hereby approved and adopted and will be incorporated into the Master Fee Schedule.
2. This Resolution shall become effective sixty (60) days following the date of this adoption and shall be applicable to all user fees and service charges

Reso. 2025-

described therein which are payable to the City from and after such effective date.

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Cliff Lentz, Mayor

I hereby certify that the foregoing Resolution No. 2025-\_\_\_\_\_ was duly and regularly adopted at a regular meeting of the Brisbane City Council on May 15, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Ingrid Padilla, City Clerk

**EXHIBIT A**

The following fees are added to the Master Fee Schedule under “Planning Fees”:

<b>Fee</b>	<b>Fee Sub-Type</b>	<b>Fee Amount</b>	<b>Basis</b>
Inclusionary In-Lieu Fee	Rental, 5 or more units	\$378,346 per unit or fraction thereof*	Subject to adjustments according to increase in the California Construction Cost Index (CCCI)
	For Sale, 5-10 units or lots	\$236,558 per unit/lot or fraction thereof*	Subject to adjustments according to increase in the CCCI
	For Sale, 11 or more units or lots	\$265,717 per unit/lot or fraction thereof*	Subject to adjustments according to increase in the CCCI
Below Market Rate Unit Applicant Eligibility Review	Rental and for-sale	\$125 per application	Charged to the owner/developer per application
Below Market Rate Unit Monitoring Fee	Rental	\$150 per unit	Charged annually to the owner/property management company
Below Market Rate Homeowner Monitoring Noncompliance Fine	For-Sale	\$1,000 (after 90 days) \$1,000 additional every subsequent 30 days	Charged to the homeowner
Below Market Rate Homeowner Subordination Request	For-Sale	\$125 per request	Charged to the homeowner

\* For projects for which application of the inclusionary requirement results in a fractional unit less than 0.5, an in-lieu fee shall be assessed as an equivalent fraction of the fee charged for a whole unit.



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** April 17, 2025

**From:** John Swiecki, Community Development Director

**Subject:** Zoning Text Amendment 2025-RZ-01; Introduction and First Reading of Draft Ordinance to Update the City's Density Bonus and Inclusionary Housing Ordinance

Adoption of the draft ordinance is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(3) because it involves adoption of policies and programs that would not cause a significant effect on the environment.

### Community Goal/Result

Community Building; Fiscally Prudent

### Purpose

To amend the zoning ordinance's inclusionary housing and density bonus regulations to comply with current State law and implement the Housing Element.

### Recommendation

Introduce the ordinance amending the zoning text to update the inclusionary housing and density bonus regulations currently located in BMC Ch. 17.31, as provided in Attachment 1.

### Background

#### 2009 Ordinance

The City Council adopted an inclusionary housing and density bonus ordinance in 2009 (BMC Chapter 17.31; Attachment 4). The inclusionary provisions require rental and for-sale housing developments of six or more units or lots to provide a certain number of housing units that are affordable to and occupied by low income and/or moderate-income households. The ordinance also contains the City's procedures to implement the State density bonus program, which is available for housing projects of at least five units.

#### 2019 Draft Ordinance

In 2018, the Planning Commission studied updates to the 2009 ordinance to implement programs in the 2015 Housing Element and bring the ordinance into compliance with State laws impacting the ordinance. In April 2019 the Commission recommended Council approval of a draft ordinance ("the 2019 draft ordinance") addressing State law requirements in effect at the time and the 2015 Housing Element policies.

City Council consideration of the 2019 draft ordinance was delayed due to an evolving regulatory environment at the State level, the 2023-2031 Housing Element process, and efforts to create an Affordable Housing Strategic Plan which included an evaluation of the draft 2019 ordinance's inclusionary housing provisions.

### 2025 Draft Ordinance

In 2024, staff revisited the draft ordinance to address programs in the new 2023-2031 Housing Element, strategies in the 2024 Affordable Housing Strategic Plan, and current State law. Recommended revisions to the 2019 ordinance were reviewed at Planning Commission workshops in the fall of 2024.

Following those workshops, on February 27, 2025, the Commission considered a revised draft ordinance at a public hearing and voted unanimously to recommend City Council approval of the ordinance. This revised draft ordinance (“2025 draft ordinance”) is included as Attachment 1, and the February 27, 2025 Planning Commission agenda report is attached as Attachment 5. Staff has not provided a redlined version of the 2009 ordinance showing changes proposed by the 2025 draft ordinance because of the significant structural changes proposed. Tables summarizing substantive revisions proposed to the 2009 ordinance are provided in the Discussion section below.

### Housing Subcommittee Review

The City Council housing subcommittee met to review the draft 2025 ordinance on March 13, 2025. The subcommittee’s recommendations are summarized in the Discussion section below.

### Discussion

The 2025 draft ordinance (Attachment 1) extracts the density bonus regulations into a standalone chapter (new chapter 17.29). Inclusionary housing regulations remain in Chapter 17.31. Beyond this structural change, the 2025 draft ordinance proposes the following substantive revisions to the density bonus and inclusionary housing ordinance:

#### Density Bonus Provisions

Updated Provision	State Law or Policy Requirement
Eliminate State density bonus tables from implementing ordinance and replace with reference to State law	Government Code Sections 65915-65918
Create a density bonus for small projects under 5 units	2015 Housing Element Program H.B.5.a
Grant additional concessions or incentives than required by State law for projects that exceed the density bonus qualifications	2023 Housing Element Program 2.C.1
Extend rental target unit affordability term from 55 years to in perpetuity	No State Law or other Policy; Planning Commission recommendation
Require one-to-one replacement of lost units	2023 Housing Element Program 3.A.5
Allow one additional incentive or concession if the density bonus project includes family-sized target units (units with three or more bedrooms) affordable to low- to extremely low-income households	2023 Housing Element Program 2.C.1
Affordability in perpetuity for both rental and for-sale	2023 Housing Element Program 4.A.11
Direct staff to prepare implementation guidelines that address topics including income verification and household qualification procedures, procedures for	No State Law or other Policy; Planning Commission recommendation



successors in interest, and other implementation provisions, and extracting such provisions from the ordinance	
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## Inclusionary Housing Ordinance (BMC Ch. 17.31)

Updated Provision	State Law or Policy Requirement
Reduce project size threshold from 6 or more units/lots to 5 or more units/lots	No State Law or other Policy; Planning Commission recommendation
15% inclusionary requirement instead of the current sliding scale	Rental: Government Code Section 65850.01 For-sale: No State Law or other Policy; Planning Commission recommendation
Affordable rental units must be affordable to very low income households (rather than a mix of low and very low income households)	No State Law or other Policy; Planning Commission recommendation
Provide alternatives to on-site construction of affordable units, including:	
Any rental project can choose to pay an in-lieu fee	Government Code Section 65850
Any for-sale project of 15 or fewer units/lots can choose to pay an in-lieu fee	2023 Housing Element Program 2.E.4, Affordable Housing Strategic Plan Strategy A-5
City Council may approve other alternatives for for-sale or rental projects, including off-site construction, land donation, conversion of market-rate units, funding affordable or special needs housing project, or in-lieu fee for for-sale projects of more than 15 units/lots	2023 Housing Element Program 2.E.4, Affordable Housing Strategic Plan Strategy A-5
Affordability in perpetuity for both rental and for-sale	2023 Housing Element Program 4.A.11
Require an in-lieu fee for fractional inclusionary requirements that cannot be rounded up to the nearest whole integer	No State Law or other Policy; Planning Commission recommendation
Modify incentives to:	
Continue to allow affordable units to be smaller than market-rate units, but require comparable total square footage	No State Law or other Policy; Planning Commission recommendation
<del>Acknowledge that ADUs provided by for-sale developments may be able to be sold IF the City amends its ADU regulations to allow ADUs to be sold. (Separate ordinance would be required, not proposed in this ordinance.)</del>	<del>No State Law or other Policy; Planning Commission recommendation</del>
Direct staff to prepare implementation guidelines that address topics including income verification and household qualification procedures, procedures for successors in interest, and other implementation	No State Law or other Policy; Planning Commission recommendation

provisions, and extracting such provisions from the ordinance	
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#### Draft Implementation Guidelines

HEART of San Mateo County provides housing policy consulting services to the City. HEART staff is preparing an implementing guidelines document containing detailed procedures for administering the density bonus and inclusionary housing ordinances, as referenced in the draft ordinance. This document would be maintained and updated by City staff.

#### Housing Subcommittee Recommendations

The Housing Subcommittee (Mayor Lentz, Councilmember Davis) met on March 13, 2025 to review the draft ordinance. The subcommittee made the following recommendation for the full Council's consideration:

- Eliminate incentive for for-sale inclusionary housing developments to meet inclusionary requirements by providing affordable accessory dwelling units (Section 17.31.040.D of the draft ordinance). The subcommittee considered this option problematic in terms of on-going management, monitoring, and tracking. If this incentive would be eliminated, for-sale developments would need to construct affordable units as for-sale single-family dwellings, unless they opted to pay an in-lieu fee (projects of 15 or fewer units) or requested Council approval of another alternative means of compliance.

The draft ordinance in Attachment 1 has been modified to eliminate this incentive, shown in tracked changes on page 13 of the ordinance, for the Council's consideration.

#### Inclusionary In-Lieu Fee: Setting the Fee Amounts

Implementation of the draft ordinance would require the City to adopt in-lieu fees for inclusionary housing, as well as new fees for administration of the ordinance's requirements. In-lieu fees would be maintained in the City's low and moderate income housing fund to fund a variety of the City's programs related to preserving existing affordable housing stock, creating new affordable housing, or assisting low-income households. Staff has provided recommended in-lieu fees in Attachment 3. Should the Council move to introduce the draft ordinance, a Resolution will be prepared amending the Master Fee Schedule to adopt the proposed fees at the next City Council meeting.

Adopting an in-lieu fee for rental inclusionary housing developments is proposed to meet the State-required opt-in alternative for rental projects in the inclusionary policy. While not required by State law, an in-lieu fee is also proposed for opt-in payment by small for-sale projects (15 or fewer units/lots), or for discretionary approval by the City Council for larger for-sale projects, which is consistent with the City's Housing Element policy to provide more alternatives for compliance with the inclusionary housing ordinance.

In-lieu fees are not development impact or mitigation fees and are therefore not subject to the Mitigation Fee Act. The proposed in-lieu fees shown in Attachment 3 are based on the “affordability gap” between market-rate housing prices and the maximum affordable purchase price for low and moderate-income households. The affordability gap is a helpful tool for targeting appropriate in-lieu fees because it represents the cost the developer incurs for providing the unit. The proposed in-lieu fees are similar to those of neighboring jurisdictions, shown in the benchmarking analysis provided in Attachment 6. As this fee is set independently from the cost of an individual development, for some developers, paying the fee will be preferable to providing the unit on-site. For some developments, the opposite may be the case. The City Council may also adjust these fees to incentivize a particular outcome. For example, if the City Council wished to incentivize building units on-site, the City Council could consider increasing the in-lieu fees.

#### Local Preferences

“Local preferences” are requirements that affordable units provided to comply with City regulations or 100% affordable housing developments have “preferences” to serve or market the affordable housing units to certain target populations. For example, a requirement that current or former Brisbane residents be given priority in leasing or selling affordable units would be considered a local preference. Local preferences are not established in the draft ordinance. Should the Council wish to consider local preferences, staff can prepare some background information on the legal requirements for studying and establishing such preferences in compliance with State and Federal fair housing laws.

#### Fiscal Impact

None at this time. Adoption of an inclusionary in-lieu fee will generate affordable housing revenues, but it is difficult to forecast potential revenue as it depends on project size and type, and whether in-lieu fee payments are proposed at all by a project developer as opposed to on-site construction or other compliance alternatives.

#### Environmental Review

Adoption of the draft ordinance is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(3) because it involves adoption of policies and programs that would not cause a significant effect on the environment.

#### Measure of Success


Inclusionary housing and density bonus regulations that comply with State law and implement the City’s Housing Element policies to encourage and facilitate development of affordable housing in Brisbane.

#### Attachments

- ~~1. Draft Ordinance~~

- ~~2. Resolution 2025 RZ-01~~
3. Proposed In-Lieu Fees and other Administrative Fees
- ~~4. [BMC Chapter 17.31, Inclusionary Housing And Density Bonuses](#) (hyperlink)~~
- ~~5. February 27, 2025 Planning Commission agenda report and attachments~~
6. San Mateo County benchmarking analysis of inclusionary housing regulations

  
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John Swiecki, Community Development Director

  
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Jeremy Dennis, City Manager

4/17/2025 City Council Meeting

## ATTACHMENT 3

**Proposed Fees: Inclusionary Housing and Density Bonus Ordinance Update**

<b>Fee</b>	<b>Land Use Type</b>	<b>Amount</b>
In-Lieu Fee	Rental 5+ units	\$378,346 per unit or fraction thereof*
	For Sale, 5-10 units	\$236,558 per unit/lot or fraction thereof*
	For Sale, 11 + units	\$265,717 per unit/lot or fraction thereof*
Administrative Fees		
Review of Eligibility for BMR Unit applicant (Developer)	Rental	\$125 per application
Annual monitoring fee (Developer/Property Management)	Rental	\$150 per unit
Fine for failure to provide documentation for homeowner monitoring (Homeowner)	For-Sale; any size	\$1000 (after 90 days) \$1000 additional for every 30 days
BMR Homeowner Subordination Request (Homeowner)	For-Sale; any size	\$125 per request

\* For projects for which application of the inclusionary requirement results in a fractional unit less than 0.5, an in-lieu fee shall be assessed as an equivalent fraction of the fee charged for a whole unit.

Jurisdiction	Project Size Threshold	Rental On-site Income Requirements	Ownership On-site Income Requirements	Alternatives	In-Lieu Fee Levels	When are in lieu fees required?	Term of Affordability	Links
Atherton	N/a	N/a	N/a	N/a	N/a	N/a	N/a	
Belmont	25 units	>25 units: Housing impact fees 25+ units: 15% @ 80% AMI	>25 units: Pay housing impact fees 25+ units: 15% @ 120% AMI	Off-site For-sale: >24 units, 15% @ 80-120% AMI For-rent: >24 units: 15% @ 50-80% AMI				
Brisbane: Proposed Draft Ordinance	5 units	15% @ 50% AMI	5-10 Units: 15% @ 120% AMI 11+ Units: 10% @ 120% AMI; 5% @ 80% AMI	In-Lieu Fee: Rental (any size); for-sale 15 or fewer lots/units  Land Donation, Off-Site Construction, Conversion, Special Needs Project Funding: Rental or For-Sale with City Council approval  In-Lieu Fee: For-Sale 16+ units/lots with City Council approval	For-Sale 5-10 Units: \$236,558 For-Sale 11+ Units: \$265,717 Rental: \$378,346	N/A	Perpetuity (all)	
Colma	5 units	Housing Impact Fee	20% @ 50-120% AMI	Combination Land-donation Off site	Make up the gap between the amount of development capital typically expected to be available based on the amount to be received by a Developer or owner from Affordable Sales Price or Affordable Rent and anticipated cost of constructing the Inclusionary Units			<a href="#">Inclusionary Housing Ordinance</a>
Daly City	20 units for rental; 15 units for ownership	10% @ 80% AMI	20% @ 120% AMI	In-lieu fee	Alternative for rental only: \$48/s.f. ; required for rental: \$35sf; required for ownership: \$45/sf	Rental: 5-20 units, Ownership: 5-14 units	55 years	<a href="#">Inclusionary Housing Ordinance</a>
East Palo Alto	5 units	5+ units: 20% of net new 5% @ 35% AMI & 10% @ 50% AMI & 5% @ 60% AMI	5+ units: 20% of net new 10% @ 80% AMI & 10% @ 120% AMI	In-lieu fee Off site Other	Rental: \$273,400 (per affordable unit) Ownership: \$259,600 (per affordable unit)		Perpetuity	<a href="#">Inclusionary Housing Ordinance</a>
Foster City	5 units	10% @50% AMI 5% @ 80% AMI 5% @ 120% AMI	20% @ 120% AMI	In-lieu fee	Rental: \$75.32/sq ft ; Sale: \$48.21/sq ft There are some other disclaimers in the fee schedule	9 units and lower Fractional units		<a href="#">Below Market Rate Inclusionary Housing Program</a>
Half Moon Bay	10 units	25% of all units: 6% @ 50% AMI & 7% @ 80% AMI & 7% @ 120% AMI			20% of building permit valuation for the market rate units			<a href="#">Inclusionary Housing Ordinance</a>
Hillsborough	N/a	N/a	N/a	N/a	N/a	N/a	N/a	
Menlo Park	1 unit	1-20 units: 10% @ 50-120% AMI 20 or more units: 15% @ 50-120% AMI		Acquisition and rehabilitation of existing units In-lieu fees Land dedication Off-site			55 years for rental	<a href="#">Below Market Rate Housing Program</a>
Millbrae	10 units	5% @ 50% AMI 10% @ 80% AMI	15% @ 120% AMI	As an alternative to the fee payment, may be able to provide an additional on-site inclusionary unit	May be allowed for fractional units less than 0.5 or residential developments four to nine units	Residential developments with 4 to 9 units	55 years rental, 45 years ownership	

Pacifica	8 units	15% of all units: (In redevelopment area) 30% @ 50% AMI 40% @ 80% AMI (Outside redevelopment area) 50% @ 80% AMI 50% @ 120% AMI	Each subsequent purchaser shall be limited to the lesser of: Original purchase price, plus the percentage increase AMI from date of original purchase, plus cost of any capital improvement expenditures greater than 1% of original purchase price, minus costs necessary to bring unit up to code; Fair market value	Combination of below In-lieu Land dedication Off-site	Reflect the estimated cost to provide the BMR unit		55 years rental; 45 years ownerships	<a href="#">Inclusionary Housing Ordinance</a>
Portola Valley	Subdivision developments		15% of lots			In-lieu fees required for fractional lots, if the developer does not wish		<a href="#">Inclusionary Lot Requirements in Municipal Code</a>
Redwood City	20 units	5% @ 50% AMI 10% @ 120% AMI	15% @ 80-120% AMI	In lieu Unit size (affordable units may be 20% smaller than MR units) Other		Payment for fractional units	55 years rental, 30 years ownership	<a href="#">Affordable Housing Programs</a>
San Bruno	5 units	15% of units: 10% @ 50% AMI 5% @ 50% AMI	5+ units: 15% of units: 20% @ 80% AMI 10% @ 120% AMI	In lieu Off-site Convert owner units to rentals: 5% @ 50% AMI 5% @ 80% AMI 5% @ 120% AMI	In-lieu fee will provide at least an equivalent number of affordable units at the same or lower income levels as required		55 years rental, 45 years ownership	<a href="#">Inclusionary Housing Ordinance</a>
San Carlos	5 units	15% of units: 10% @ 50% AMI 5% @ 80% AMI	5-7 units: 20% @ 80% AMI 7+ units: 15% @ 80% AMI	Land dedication Off-site	Difference between affordable sales price or rent and the fair market value for the unit: no event shall the in lieu fee exceed cost of mitigating the impact of market-rate units		Perpetuity; Perpetuity renewal at resale for ownership	<a href="#">Inclusionary Housing Ordinance</a>
San Mateo	11 units	15% @ 80% AMI	15% @ 120% AMI		Rental: (.1-.4) units: 33,452 - \$133,807 (5-10) units: 167,259 - \$334,517 Owner: (.1-.4) units: 30,701 - \$122,802 (5-10) units: 153,503 - \$307,005	5-10 units		<a href="#">Inclusionary Housing Ordinance</a>
San Francisco	10 units	15% @ 80% AMI, 5% @ 120% AMI, 5% @ middle-income	6% @ 80% AMI, 6% @ middle-income	Combination Off-site units On-site units Small sites	\$199.5/s.f. gross (per s.f. of affordable housing that would've been provided on site)			<a href="#">Inclusionary Affordable Housing Program</a>
San Mateo County	5	20%; all low, very low, extremely low	20%; half may be moderate, the rest any combo of low/very low/extemely low	In-lieu, land dedication, offsite units; may substitute disabled or large family units	Based on an established portion of construction cost, for a comparable unit; differs from County impact fee		55 years	
South San Francisco	5 units	15% of units: 5% @ 50% AMI 9% @ 80% AMI	15% of units: 7.5% @ 80% AMI 7.5% @ 120% AMI	In-lieu fee	Determined by City Council		55 years for rental, 55 years for renew at resale for ownership	<a href="#">Inclusionary Housing Ordinance</a>
Woodside	N/a	N/a	N/a	N/a	N/a	N/a	N/a	