

**Attachment D – Summary of Fee in Lieu Formulas for Jurisdictions with Inclusionary Zoning Ordinances**

Location	Payment-in-Lieu	Method of Calculating Fee			Applicability
		Affordability Gap	Dev. Costs	Land or Unit Valuation	
Gaithersburg, MD	Difference between the actual market price of a particular market unit and the actual cost of construction of that unit for each unit required but not built.		X		Fee option only available if applicant demonstrates that units will not be affordable to MPDU-eligible population because of high common ownership community fees.
Montgomery County, MD	Equal or exceed 125% of the imputed cost of land for each unbuilt MPDU. Imputed cost of land must be calculated as 10% (for high-rise units) or up to 30% (for all other housing units) of the actual sale price charged for each substituted unit.			X	Payment only if: Services and housing will not be affordable to MPDU buyers/renters OR environmental constraints at a site render building all MPDUs at the site economically infeasible; AND the public benefit of a payment outweighs the value of locating units at each development and furthers providing a broad range of housing opportunities throughout the county.
Fairfax, VA	An amount equivalent to fair market value for the lot on which the affordable unit would otherwise have been constructed.			X	Exceptional cases, not preferred; determined by an advisory board that reviews the developer’s request.
Pasadena, CA	Per square foot charge based on the difference between market-rate value and an affordable sale value.	X			Set fee schedule for four different sub market areas of the City for rental and for-sale housing.

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		Affordability Gap	Dev. Costs	Land or Unit Valuation	
San Diego, CA	A per square foot charge for gross floor area based on a percentage of the difference between the median home price and the price of a home a median income household can afford.	X			
San Francisco, CA	The difference between the construction cost per unit by bedroom size and the affordable sales price of a unit of the same bedroom size.	X	X		Set fee that applies city-wide based on bedroom size.
San Jose, CA	Per square foot charge applied to the total average net living area of market rate units in the project up to a fixed maximum per unit fee. Square foot charge reflects difference between the median sales price of a market-rate unit and the affordable cost for a household earning median income.	X			Only in Redevelopment Project Areas and for for-sale units.
Evesham Township, NJ	One half of one percent (.50%) of the equalized assessed valuation for each residential unit constructed.			X	
Boulder, CO	A portion of the difference between the median sale price and the affordable price; covers 50% of the affordability gap.	X			Based on median sales price for units that are 1,200 square feet; two separate calculations for attached and detached units.