<table>
<thead>
<tr>
<th><strong>What is it?</strong></th>
<th><strong>What is a typical requirement?</strong></th>
<th><strong>What incentives are used?</strong></th>
<th><strong>Are there alternative satisfaction options?</strong></th>
<th><strong>What are the legal / nexus issues?</strong></th>
<th><strong>Who is affected?</strong></th>
<th><strong>What are its advantages / disadvantages?</strong></th>
<th><strong>Who uses it?</strong></th>
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</thead>
</table>
| ● Addresses housing gaps from inflated housing prices  
● Requires a percent of housing be provided at affordable levels | 10% to 30% | Bonus density, fee waivers, expedited review, parking reduction, unit equivalency, public funding assistance | Payment of fee in-lieu; offsite units; housing certificates; combination IH/RO units and voluntary adoption of RETA | Does not require voter approval, no nexus study required | ● New residential development | ● Addresses community workforce housing needs (i.e. ownership or rental)  
● Limits the burden to new residential development  
● Most common among the programs identified | Boulder, CO  
Denver, CO  
Burlington, VT  
Cambridge, MA  
Davis, CA |
| ● Responds to development and redevelopment pressure requesting special permits  
● Requires residential / commercial development to provide affordable housing and/or public amenities | 10% to 20% | Density bonus, reduced parking requirement, reduced open space, or any variance to zoning | Payment of fee in-lieu; land dedication; offsite units; deed-restricted commercial space | No nexus study required | ● New residential development  
● Businesses  
● Visitors | ● Value of incentives is relative to the market  
● Success is dependent on the value of respective incentives within the market | Cambridge, MA  
Seattle, WA  
Chicago, IL  
Boston, MA |
| ● Addresses housing need by commercial growth  
● Requires commercial development to provide housing units (or pay a fee) based on new employees generated | 20% to 100% of employee generation by land use | | | Requires nexus study and documentation | New commercial development | ● Addresses workforce housing needs  
● Broadens the burden to wide variety of land uses  
● Requires nexus analysis | Vol, CO  
Aspen/Pitkin County, CO  
Telluride, CO  
Park City, UT |
| ● Addresses housing need from market for large second-homes  
● Developer provides employee housing units or pays fee-in-lieu | 10% to 20% | Bonus density, fee waivers | Payment of fee in-lieu; land dedication; offsite units | | New residential development | ● Addresses seasonal/service worker housing needs (i.e. rental)  
● Limits the burden on market to large 2nd homes  
● Requires complicated nexus analysis | Telluride, CO  
Jackson/Teton County, WY |