

**Appendix F**

<b>Inclusionary Zoning Ordinances in the Washington, D.C. Region</b>				
	<b>Montgomery County</b>	<b>Fairfax County</b>	<b>Loudoun County</b>	<b>Prince George's County</b>
Date Ordinance Adopted/Year of First Unit	1974/1976	1990/1992	1993/1995	1991, Repealed in 1996
Units Created (as of 2004)	11,210 (72% owner-occupied units)	1670 (60% owner-occupied units)	945 (61% owner-occupied units)	1,600
Units Created per Year (Years)	431/year (26 years)*	139/year (12 years)	118/year (8 years)	5 years
Unit Threshold	35 Units	50 Units	50 Units	50 Units
Affordable Units Required	12.5-15%	6.25-12.5%	12.50%	10%
Regulation Period	Rentals-20 yrs. Sales-10 yrs.	Rentals-20 yrs. Sales-15 yrs.	Rentals-20 yrs. Sales-15 yrs.	Rentals & Sales-10 yrs.
Density Bonus	Less than or equal to 22%	Less than or equal to 20%	20%	10%
Buy Out Options	Yes-under certain circumstances	Yes-under certain circumstances	Yes-under certain circumstances	Yes-under certain circumstances
Income Group Served	65% AMI	70% AMI for ownership; 2/3 @ 65% AMI and 1/3 at 50% AMI for rental	70% AMI	70% AMI
Recapture of Profit on For-Sale Units	Profits on 1st sale after control period are split between the homeowner and the County	Profits on 1st sale after control period are split between the homeowner and the County	Profits on 1st sale after control period are split between the homeowner and the County	No
Targeting of Very Low-Income Households	Allows housing authority and non-profits to purchase up to 40% of affordable units	Allows housing authority and non-profits to purchase a percentage of affordable units	Allows the county and non-profits to purchase a percentage of affordable units	None

\* Montgomery County Program years: 1976 - 2002

**Sources:** Montgomery County Department of Housing and Community Affairs; Loudoun County Office of Housing Services, Cindy Mester, Lenny Goldberg and Stephanie Payne; Fairfax County Housing and Community Development, Fairfax County Zoning Department; Donna Pesto, Senior Assistant to the Zoning Administrator, Fairfax County; Karen Destorel Brown, 2001.