

**Table 2**  
**Cities in San Mateo County and Santa Clara County - Inclusionary Requirement Comparison**  
**City of San Mateo Affordable Housing; EPS #181100**

Jurisdiction	Minimum Inclusionary Requirement			Total Inclusionary Requirement
	Very Low Income	Low Income	Moderate Income	
City of San Mateo [1]				
Ownership Option 1	-	-	15.0%	15.0%
Ownership Option 2	-	10.0%	-	10.0%
Rental Option 1	-	15.0%	-	15.0%
Rental Option 2	10.0%	-	-	10.0%
San Mateo County				
Colma [2]	4.0%	4.0%	12.0%	20.0%
Daly City [3]				
Ownership	-	-	20.0%	20.0%
Rental	-	10.0%	-	10.0%
Foster City	6.7%	6.7%	6.7%	20.0%
Half Moon Bay [4]	6.0%	7.0%	7.0%	20.0%
Menlo Park [5]	5.0%	5.0%	5.0%	15.0%
Pacifica [6]	6.0%	4.5%	4.5%	15.0%
Redwood City				
Ownership	-	-	15.0%	15.0%
Rental	5.0%	5.0%	10.0%	20.0%
San Bruno [7]	-	9.0%	6.0%	15.0%
South San Francisco [8]				
Ownership	-	7.5%	7.5%	15.0%
Rental	5.0%	10.0%	-	15.0%
Santa Clara County				
Campbell [9]				
Ownership	-	7.5%	7.5%	15.0%
Rental	6.0%	9.0%	-	15.0%
Cupertino [10]				
Ownership	-	-	15.0%	15.0%
Rental	7.5%	7.5%	-	15.0%
Los Altos [11]				
Ownership	3.0%	3.0%	9.0%	15.0%
Rental	-	20.0%	-	20.0%
Los Altos Hills	-	-	-	-
Los Gatos [12]	-	-	10.0% - 22.5%	10.0% - 22.5%
Milpitas [13]				
Ownership	-	-	15.0%	15.0%
Rental	7.5%	7.5%	-	15.0%
Mountain View [14]				
Ownership	-	-	15.0%	15.0%
Rental	-	15.0%	-	15.0%
Palo Alto [15]				
Ownership Option 1 (<5 acres)	-	10.0%	5.0%	15.0%
Ownership Option 2 (>5 acres)	-	13.3%	6.7%	20.0%
Rental	In process of updating inclusionary requirement			
San Jose [16]				
Ownership	-	-	15.0%	15.0%
Rental	6.0%	-	9.0%	15.0%
Santa Clara [17]				
Ownership	-	-	15.0%	15.0%
Rental	-	-	15.0%	15.0%
Sunnyvale [18]	-	-	12.5%	12.5%
Low Requirement	3.0%	3.0%	4.5%	15.0%
High Requirement	10.0%	20.0%	22.5%	22.5%
Median Requirement	6.0%	7.5%	11.0%	15.0%

\*Footnotes on next page.

*\*Footnotes for Table Above:*

Note: Of the selected jurisdictions surveyed, Atherton, Belmont, Brisbane, Burlingame, East Palo Alto, Hillsborough, Millbrae, Portola Valley, San Carlos, Woodside, Gilroy, Los Altos Hills, Monte Sereno, Morgan Hill, and Saratoga do not have an inclusionary requirement.

[1] San Mateo: Applies to developments with 11 or more units.

[2] Colma: Applies to developments with 5 or more units. No inclusionary requirement for rental units—housing impact fee applies.

[3] Daly City: Developments with fewer than 20 rental units or 15 ownership units pay the in-lieu fee instead.

[4] Half Moon Bay: Applies to developments with 10 units or more.

[5] Menlo Park: Applies to developments of 20 or more units. Developments with less than 20 units have a 10% inclusionary requirement or pay in-lieu fee. Special zoning areas have up to a 30% inclusionary requirement.

[6] Pacifica: Applies to developments with 8 or more units.

[7] San Bruno: Inclusionary requirement is only an option for ownership developments.

[8] South San Francisco: Applies to developments of 5 or more units.

[9] Campbell: Applies to developments with 10 or more units.

[10] Cupertino: Projects of six ownership units or fewer can either build one below market rate (BMR) unit or pay the Housing Mitigation fee. Minimum affordability of ownership BMR units is 50% at median income and 50% at moderate income.

[11] Los Altos: Applies to developments with 10 or more units. For rental developments with 10 or more units, requirement is 20% affordable at low-income level OR 15% affordable at very-low income level. For developments with 5-9 units, 15% shall be affordable at the moderate, low, or very-low income level OR pay in-lieu fee.

[12] Los Gatos: Applies to developments with 5 or more units. Developments with 5-19 units have a 10% inclusionary requirement, while developments with 20-100 units have a 22.5% inclusionary requirement. Developments with 101 or more units have a 20% requirement.

[13] Milpitas: Applies to developments with 10 or more units.

[14] Mountain View: Ownership inclusionary requirement applies to developments with 3 or more units. Rental requirement applies to developments with 5 or more units.

[15] Palo Alto: Applies to developments with 3 or more units that are less than 5 acres. Projects with five or more acres of land must provide 20% developed as BMR units and different affordability levels apply. Projects that cause the loss of existing rental housing may need to provide a 25% BMR component.

[16] San Jose: The off-site inclusionary requirement for ownership developments increases to 20%; the off-site requirement for rental is 12% low-income and 8% very low-income.

[17] Santa Clara: Applies to developments with 10 or more units.

[18] Sunnyvale: Only applies to ownership developments. In process of updating inclusionary requirement for rental developments.

Sources: Select City websites, fee schedule documents, and interviews with staff; and Economic & Planning Systems, Inc.