

City	Mandatory or Voluntary	Set aside	Threshold	Definition of affordability	Approach
Montreal, QC	Voluntary	30% (15% targeted to social housing and 15% targeted to affordable private rental or ownership). Applies to development on both private and public land	Developments of 100 units or more	A dwelling is considered affordable when its rent or monthly mortgage payment (including property taxes and heating costs) does not exceed 30% of a given household's gross monthly income	Low-income households: less than 80% of median income Moderate-income households: 80%-120% of median income Social housing: criteria set by relevant government programs.
Vancouver, BC	Voluntary	30% (20% social housing, and 10% moderate income rental housing)	Developments of 2 acres or more	Social housing: rental housing where at least 30% of the units are occupied by households with incomes below the limits set out by BC Housing.	Affordable housing: Privately-owned rental housing with rents targeted to households with moderate incomes of \$30,000-\$80,000 /year. Social housing: Sites transferred to the City, senior government funding used to deepen affordability.
Richmond, BC	Voluntary	At least 10% of the building area (minimum 4 units).	Developments 60 units or more	No more 30% of monthly income on rent	Targeted to households earning 80% of AMI.
Toronto, ON	Voluntary	20%, or other community benefits	5 hectares	Average market rent	Household income at initial occupancy must be at or below four times the annualized monthly occupancy cost for the housing unit.
New York City	Mandatory	25% for incomes of 60% AMI, or 30% for incomes of 80% AMI <i>Additional options that may be required:</i> 20% for incomes of 40% AMI, or 30% for incomes of 115% AMI	Developments with 10 units or more in Mandatory Inclusionary Housing (MIH) zones	Housing is considered affordable when a household spends no more than one-third of its income on rent.	Trade-off between reaching lower incomes and achieving a larger set-aside of affordable housing
Los Angeles	Mandatory	5% for very low income households or 10% for lower income households	Developments with 3 units or more	Very low-income: rent no more than the amount established by LAHD for households earning up to 50% of median income Lower income: rent no more than the amount established by LAHD for households earning up to 60% of median income.	Very low income households: earning no more than 50% of AMI Lower income households: earning no more than 80% of AMI
Washington, DC	Mandatory	8 to 10%	Developments with 10 units or more or where 10 units or more are being added to an existing building	No more than 30% of income for gross housing costs, including utilities.	Targeted to households earning 50-80% of Median Family Income (MFI).
San Francisco	Mandatory	Large projects - 18 to 20% onsite, 30 to 33% offsite Small projects - 12% onsite, 20% offsite	Small projects: 10-24 units Large projects: Developments with 25 units or more	Below market rate (BMR) units at a price that is affordable to low or middle income households	Low income - Rental: 55% AMI, Ownership: 80% AMI Moderate income Rental: 80% AMI, Ownership: 105% AMI Middle income - Rental: 110% AMI, Ownership: 130% AMI (at least 2 people)
London, UK	Voluntary	30% onsite, up to 60% offsite	Developments with 10 units or more	Affordable housing: No more than 80% of the local market rent Social housing: rents are set nationally. Intermediate housing: rents are above social rents but less than market rents.	60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale.
Basque Country, Spain	?	30% in urban areas 70% in urbanizing areas	Unknown	Unknown	Urban areas: 20% for Officially Protected housing (families with lower incomes and smaller apartments both for ownership and rentals) and 10% Controlled Prices housing (middle incomes) Urbanizing areas: 60% Officially Protected Housing and 10% Controlled Prices housing
Paris, France	?	25% social housing in new developments in neighbourhoods that have less than 20% social housing	Unknown	Unknown	Unknown

