**INCLUSIONARY ZONING**

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### Affordable Housing

- **Units priced below $1,500**: 4
- **Units priced below $750**:
  - Approximately the national median income in 2016

### Fair Market Rent (FMR)

- Defined as the 40th percentile of gross rents for a standard rental unit and is typically used as an estimate of what a family can expect to pay for a rental unit.

### Low-Income Household

- Defined as one earning at most 50% of the area median household income.

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### Statistical Data

- **Nationwide median household income**: $46,100 in 2016
- **Improvement in Real Median Rent Change, 2006-2016**:
  - **Winston-Salem, NC**: 13%
  - **North Carolina**: 13%
  - **Richmond, VA**: 12.5%
  - **Montgomery County, MD**: 12%

### Housing Affordability

- **Share of low- and middle-income renters with cost burdens**: Increasing in the U.S....• Higher construction costs for high-density projects

### Inclusionary Zoning Programs

- **Number of MPDUs Produced Since 1976**: Not specified
- **IZ Programs**: 886 jurisdictions across 25 states and the District of Columbia have inclusionary zoning programs.

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### Jurisdictions with IZ Programs

- **Virginia**
  - Albemarle County, VA
  - Arlington County, VA
  - Loudoun County, VA
  - Fairfax County, VA
  - Fredericksburg, VA
  - Fredericksburg, VA
  - Prince William County, VA
  - Prince William County, VA

- **South Carolina**
  - Charleston, SC
  - Columbia, SC

- **North Carolina**
  - Asheville, NC
  - Raleigh, NC
  - Richmond, VA

- **Washington, D.C.**

- **Montgomery County, MD**

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### Additional Resources

- **General Sources**

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**Link**: [https://www.richmondfed.org/community_development](https://www.richmondfed.org/community_development)

For more information, visit: