ATTACHMENT #6

An Analysis of the Type of Developments Impacted by the Ordinance

The ordinance would require the largest developments to provide inclusionary housing. The proposed inclusionary housing section places the responsibility for providing inclusionary units on large developments: developments with 100 or more units; developments of 100 acres in size or more; Developments of Regional Impact; developments within Target Planning Area zoning districts; and, developments within Critical Planning Area zoning districts. The majority of residential developments approved in unincorporated Leon County have had less than 50 residential units.

The table below indicates the number of residential developments approved in unincorporated Leon County over the most recent seven year period by development size, as measured by number of residential units. On average, the trend has been for one development of 100 or more units to be approved every year and a half.

Table: Approved Residential Developments, by Size Category, by Year, Unincorporated Leon County*

Year	Number of approved residential developments	Developments with 1 – 49 units	Developments with 50 – 100 units	Developments with more than 100 units
1996	24	22	0	2
1997	21	21	0	0
1998	41	38	3	0
1999	20	19	0	1
2000	18	17	1	0
2001	18	18	0	0
2002[a]	16	14	1	1
Total	158	149	5	4

Notes: *Includes limited partition subdivisions, Type B, Type C, and Type D site plans; does not include Policy 2.1.9 subdivisions
[a]Data for 2002 reflects partial year totals
Source: Leon County Department of Community Development, October 30, 2002