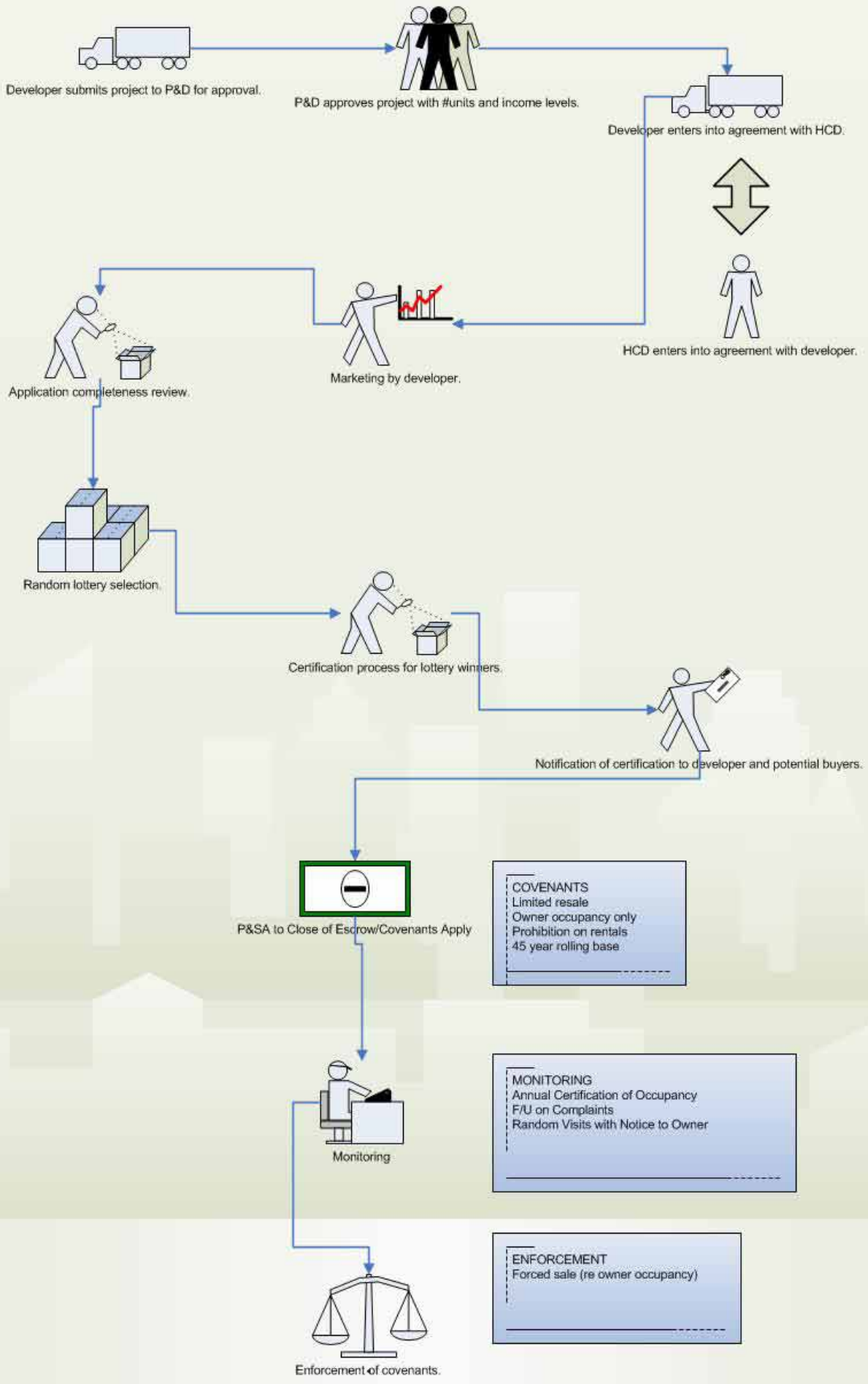INCLUSIONARY HOUSING PROGRAM