

City of Isleton

full ordinance can be found in the Isleton Municipal Code, Ordinance No. 358

Applicable Developments	All new residential developments with six or more units must build inclusionary units. Projects with fewer than 6 units may pay an in-lieu fee.
Required Set-Aside	<i>For-Sale and Rental Projects:</i> 15% of all units must be affordable to very low-income households. (Any fraction greater than .5 shall be considered a requirement for one unit.)
Phasing	Affordable units must be built concurrently with market-rate units.
Unit Location and Design	Affordable units should contain a mix of unit sizes and be dispersed throughout the development.
Term of Affordability	<i>For-sale unit:</i> Permanently. <i>Rental unit:</i> Permanently.
Affordability Enforcement	Deed restriction.
Alternatives to On-Site Construction	In-Lieu Fee. May pay an in-lieu fee in projects with fewer than six units. Fees paid upon issuance of building permits for market-rate units.
	Land Dedication. In rental projects, may make an irrevocable offer of land to the City sufficient to meet the required affordable units. Land must be identified no later than the application for tentative subdivision map.
	Transfer of Credit. In rental projects, a developer who builds more than the required share of affordable units may designate a recipient to receive credit for the number of units exceeding the required minimum. The only projects that may use credits are those that are eligible to pay in-lieu fees.
Incentives	<i>Information not available at time of printing.</i>
Responsibility for Filling and Monitoring Units	<i>For-sale unit: Information not available at time of printing.</i> <i>Rental unit:</i> Developer must submit an annual report to the City Clerk detailing tenant and rental information for the prior year.
Fees	Currently, no fees exclusive to inclusionary units.
Process	Proposal must be approved by Planning Commission and City Council.
Local Public Funding	Local funding is available.
Contacts	City of Isleton (916) 777-7770