

City of Sacramento

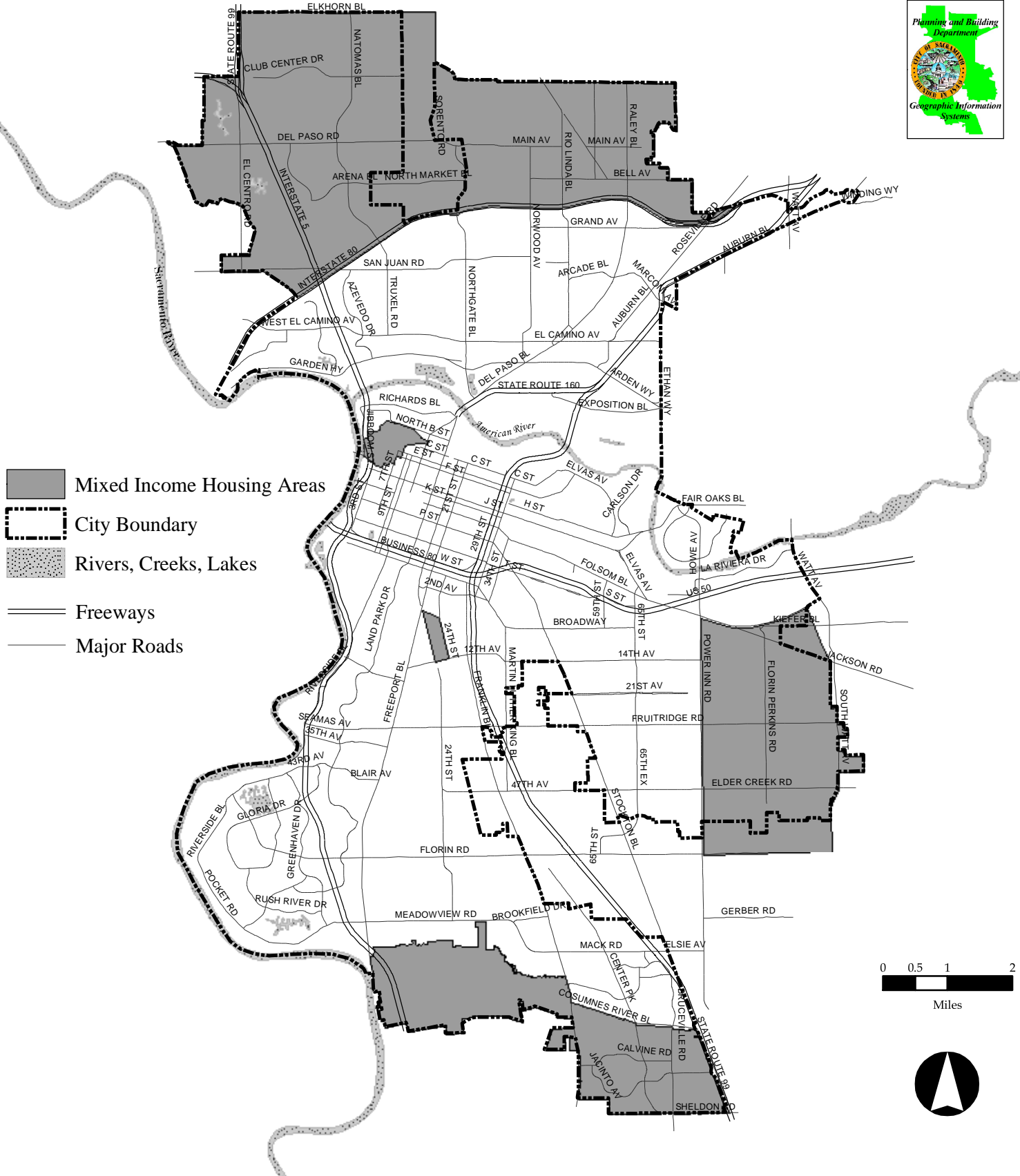
full ordinance can be found at: ordlink.com/codes/sacramento, see Title 17, Chapter 17.190

Applicable Developments	All new residential developments in “New Growth Areas” containing 10 or more units. “New Growth Areas” means (1) newly developed communities identified on following map (2) major redevelopment opportunity areas, including the Railyard Special Planning District and the Curtis Park West Railyard, (3) any future annexed areas of the City.
Required Set-Aside	<i>For-Sale and Rental Projects:</i> 5% of all units must be affordable to low-income households and 10% affordable to very low-income households. (Percentages greater than .5 are rounded up.)
Phasing	Inclusionary units must be built concurrently with market-rate units, according to a phasing plan negotiated with the City.
Unit Location and Design	Inclusionary units should be dispersed throughout development, be of diverse sizes, and exterior visually compatible with market-rate units. Interior is allowed some variation.
Term of Affordability	<i>For-Sale and Rental Projects:</i> Inclusionary units must remain affordable for at least 30 years.
Method of Affordability	Deed restriction.
Alternatives to On-Site Construction	Alternatives approved only if developer can show that off-site option is more cost-efficient for the production of affordable units, or that off-site location would be superior to on-site development as to transportation access or other residential planning criteria. In either alternative, the site must have all necessary entitlements and be fully improved in accordance with milestones established in the ordinance, ultimately before any certificates of occupancy are issued.
	Land Dedication. May dedicate land to SHRA at no cost.
	Off-Site Construction. Allowed only for projects that are “exclusively single-family” where the site is not zoned or sufficient for multi-family units to meet the very low-income portion of the inclusionary requirement. Both low- and very low-income units may be built off-site.
Incentives	Fee Waiver. The City may provide \$4,000 per unit in fee reductions for eligible very low-income units and \$1,000 per unit for low-income units, depending on availability of funding at time of recordation of the Inclusionary Housing Agreement. The City will also assist with obtaining regional sanitation fee waivers or deferrals through the County of Sacramento. A limited number of these waivers are available and they are distributed on a first-come, first-served basis. The City will also assist with obtaining school facility fee reimbursements through the California Housing Finance Agency.
	Planning and Public Works Standards Modification. For the inclusionary units, may request modifications of public works development standards (such as road widths, curbs, gutters and parking), and planning standards such as minimum lot size, alternative housing types and other minor deviations in lot coverage, location and other requirements.
	Priority Processing.
	Density Bonus. State density bonus of at least 25%.

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Responsibility for Filling and Monitoring Units	SHRA will market and provide a first-time homebuyer the initial sale of the for-sale inclusionary units and coordinate the closing process with the developer. The owner of rental inclusionary units must certify tenant income to SHRA at the time of initial rental and annually thereafter.
Fees	No fees unique to inclusionary housing requirements.
Process	<ol style="list-style-type: none"> 1. A draft inclusionary housing plan is submitted as part of the application for first legislative entitlement. The draft plan should contain the number, unit mix, location, structure type, affordability, and phasing of the inclusionary units. If proposing land dedication or an off-site location, the draft plan should also include information on site location, suitability, development constraints, and the number of inclusionary units to be built on the alternative site. Desired incentives are also requested in the plan. 2. SHRA will review the draft plan and make recommendations to the Planning Director who will make recommendations to the Planning Commission. Legislative entitlements will not be granted without an approved plan. 3. After the inclusionary plan is approved, an inclusionary housing agreement between the owner and the SHRA director must be completed and recorded against the project. No project-level approval will be issued without a recorded agreement.
Local Public Funding	May apply to SHRA for financial assistance with inclusionary units as long as also pursuing external funding. Complete general funding application and SHRA will identify appropriate sources. Possibilities include City of Sacramento Housing Trust Fund, HOME funds, and Redevelopment Tax Increment Funds set aside for housing.
Contacts	<p>Sacramento Housing & Redevelopment Agency Emily Hottle, (916) 440-1399, ext. 1420 Beverly Fretz-Brown, (916) 440-1330</p> <p>Planning & Community Development Department (916) 264-5381 David Kwong – North Area Planning Team Tom Pace – South Area Planning Team</p>

At the time of printing, Sacramento's ordinance was being reevaluated. It is likely some of the requirements discussed above will be modified, therefore, you should check with the City to ensure you are aware of the most current requirements.



AREAS SUBJECT TO MIXED INCOME HOUSING POLICY