

INCLUSIONARY HOUSING POLICIES

This section provides summaries of the inclusionary housing policies that jurisdictions in the Sacramento area have adopted. Some jurisdictions, such as the City of Davis, have had an inclusionary policy in place for several years, while others, like the City of Folsom, have only recently developed a policy. Even some who have had a policy in place for multiple years are just recently beginning to see building activity that is impacted by their inclusionary policy, as is happening in Yolo County. In addition, the jurisdictions have implemented their policy through a variety of means, as is shown below, including ordinances, specific plans, and their housing elements.

| Ordinance | Specific Plan | Housing Element |
|---|-------------------------------------|--|
| Davis (1974) Folsom (2002) Isleton (2000) Sacramento (2000) Sutter County (1995) West Sacramento (1992 & 2003) Winters (1994) | Roseville (1988) Woodland (2003) | Nevada County (1995) Rio Vista (2002) Yolo County (1996) |

The result of all these factors is varying degrees of detailed requirements and processes across the jurisdictions. Some provide very specific frameworks that all projects must work within, while others negotiate many of the inclusionary requirements on a project-by-project basis. (Even those jurisdictions who have very detailed requirements often reflect a willingness to negotiate how an obligation is fulfilled based upon what is feasible for the developer and what best promotes the jurisdiction's affordable housing goals.)

Several jurisdictions, such as the City of Davis and Yolo County, are currently reexamining their inclusionary policies. Some are considering changes to their current requirements based on their experiences working with their existing policy, while others are attempting to solidify more detailed criteria and processes. As a result, it is important to ensure you are aware of the jurisdiction's most current requirements. While these summaries are as accurate as possible at the time this guide was published, several jurisdictions' policies may see changes in the near future. Where known, it is noted on the policy summary sheet if a jurisdiction is considering changes to their existing inclusionary policy. The sheet also includes information on where the policy can be located, as well as a primary contact, so that updates can be obtained.

In addition, the summaries highlight the key elements of each jurisdiction's requirements and restrictions. Many ordinances or other written policies contain details that are not elaborated on in these tables. For example, if a jurisdiction allows land dedication as an alternative method of meeting an inclusionary obligation, the ordinance may specifically detail when the land must be identified and then dedicated. Therefore, the full policy should always be checked for a complete understanding of the jurisdiction's requirements.

Detailed explanations of some of the areas covered in the summary sheets are included in the Appendices. Appendix A provides a table of the income limits for households in the various income categories (very low-, low-, and moderate-income) and the rent limits and estimated sale prices for households in those income categories for each County. Appendix B offers an explanation on State density bonus law. Included in Appendix G is an explanation of the resale provisions in each jurisdiction for for-sale inclusionary units.

As was previously mentioned, a review of the policies quickly reveals the variety of requirements and processes employed across the jurisdictions. As this guide is not intended to be a policy document, no attempt is made to analyze the outcome or comment on the effectiveness of these varied criteria. For those interested in that line of discussion, though, several other studies have been conducted. Among them, is the California Coalition for Rural Housing and the Non-Profit Housing Association of Northern California's recently completed report, *Inclusionary Housing in California: 30 Years of Innovation*. The study is a broad analysis of how inclusionary housing programs across California are structured and their relative effectiveness. The report also highlights significant areas to consider when implementing an inclusionary policy. The Institute for Local Self Government has also released a report, the *California Inclusionary Housing Reader*, which includes analysis on the effectiveness of inclusionary policies in California and a downloadable template for creating an inclusionary zoning ordinance.

Inclusionary Approval Process

Included in the summary of each jurisdiction's policy is a brief description of the process the developer must go through to gain approval of their plan to meet their proposed project's inclusionary obligations. The descriptions highlight the milestones that a project must meet in order to move on to the next step and, ultimately, receive final approval. Because the policies are not consistent across jurisdictions in terms of requirements or allowances, it is difficult to offer any more specific process information than this. In this regard, it may prove helpful to seek assistance from someone who is knowledgeable about the locality's policy to help guide the project through the approval process. Section 2 provides information on how to identify and select a partner to assist with meeting a project's inclusionary requirements.

Inclusionary Plans and Agreements

Most jurisdictions require the developer to submit an inclusionary housing plan along with their legislative entitlement application. This plan details how the developer plans to fulfill the inclusionary obligations for their proposed project. While requirements vary across jurisdictions, the plans generally include the number of inclusionary units to be built, the unit mix (affordability level and structure types), location of the project and the inclusionary units within the project, and the construction phasing of the inclusionary units. If an alternative method to building the units on-site is proposed, the plan may also need to include details of the proposed method. For example, if land dedication is proposed, the plan may need to include information on the site location, size (that it can accommodate the required number of inclusionary units), and suitability. The plan may also require information on any requested incentives or perhaps project financing information. An example inclusionary housing plan is included in Appendix C.

Many jurisdictions allow an alternative construction method only if the developer can show that constructing the units on-site is not feasible. Specific definitions for "feasible" may vary across jurisdictions, but the concept is generally the same. West Sacramento and Sutter County define "feasible" to mean "capable of being financed, built and marketed, given the economic conditions prevailing" at the time of project approval. Others add to that and also require that an alternative is a superior method for meeting the project's requirements or in promoting the jurisdiction's affordable housing goals.

In general, no legislative entitlements are granted without the prior approval of an inclusionary housing plan. The plan is usually reviewed by the Planning Director, possibly with input from a housing-related department, and recommendations for approval or denial are made to the Planning Commission and the City Council or County Board of Supervisors, if necessary.

After the inclusionary housing plan is approved, an inclusionary housing agreement is drawn up. The agreement is generally consistent with the inclusionary housing plan in detailing the requirements the project is legally required to meet and is recorded against the property. In general, an inclusionary agreement must be completed and recorded before a final map or building permits are awarded. A sample inclusionary housing agreement is included in Appendix D.

Timing

It is difficult to say how inclusionary requirements may affect the timing of the overall entitlement approval process. Even given the additional hoops to jump through, the overall timing, in general, is still largely driven by the land-use approval process of the larger project. Given the fluid nature of that process (which can be affected by the type of project, the nature of legislative entitlements needed, the CEQA process, public opinion, obtaining financing, and so on), it is difficult to speculate any sort of time frame.

That being said, legislative entitlements and project approvals are generally contingent on the approval of a plan detailing how the inclusionary requirements will be fulfilled. How the developer plans to fulfill the project's inclusionary obligations likely has some bearing on the ease with which the inclusionary housing plan is negotiated and approved. A plan to build the inclusionary units through an alternative method may possibly face a more complicated approval process than constructing the units on-site within the larger project. For example, if the units are being constructed off-site, then an additional entitlement process must be initiated. Or if land is being dedicated, then that site must be accepted and improved to the required standards, if not done so already. In either example, bringing additional sites into the mix also potentially brings additional environmental concerns and public scrutiny.

City of Davis

full ordinance can be found at: www.ci.davis.ca.us/cmo/citycode, see Chapter 18.05

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| Applicable Developments | All residential development projects with 5 or more units. |
| Required Set-Aside | <p><i>For-Sale Projects:</i> At least 25% of all units must be affordable to very low-, low-, and moderate-income households:</p> <ul style="list-style-type: none"> • Must build 40% of the required inclusionary units on site (10% of total units); at least 50% of the on-site inclusionary units must be affordable to households earning up to 90% AMI • Must dedicate sufficient land to constitute 40% of the required inclusionary units (10% of total units) • Must reserve 20% of the required inclusionary units in the form of lots for self-help housing (5% of total units) <p><i>Rental Projects:</i> In projects with 20 or more units, at least 25% of all units must be affordable to low-income households and at least 10% to very low-income households. In projects with fewer than 20 units, at least 15% of units must be affordable to low-income households and at least 10% to very low-income households.</p> <ul style="list-style-type: none"> • All units must be built on-site <p>OR</p> <p>May develop a “project individualized program” for single- or multi-family projects which generates the same or more than the number of required inclusionary units. Program must be developed jointly by the developer and City staff and approved by the Planning Commission at a public hearing.</p> |
| Phasing | Inclusionary units must be developed concurrently with market-rate units, unless a land dedication has been approved to satisfy the project’s affordable housing requirements. |
| Unit Location and Design | <p><i>For-Sale Units:</i> Must provide 2- and 3-bedroom inclusionary units in a mix approved by the City.</p> <p><i>Rental Units:</i> Inclusionary units must include a mix of unit sizes dispersed throughout the entire development.</p> |
| Term of Affordability | <p><i>For-Sale Units:</i> Initial occupancy only.</p> <p><i>Rental Units:</i> In perpetuity.</p> |
| Affordability Enforcement | <p><i>For-Sale Units:</i> Deed Restriction.</p> <p><i>Rental Units:</i> Deed Restriction.</p> |
| Alternatives to On-Site Construction | Dedicate Existing Units. At the discretion of the Planning Commission, may dedicate existing units on a one-for-one basis for the required number of inclusionary units. |
| | Land Dedication. May dedicate land sufficient to meet the total required affordable units. Land must be improved, zoned-multi-family, and located within the project. |
| | In Lieu Fee. At the discretion of the Planning Commission, projects of 30 units or fewer may pay an in-lieu fee. The City will likely only accept in-lieu fees in much smaller projects, or in extreme instances when other alternatives are not feasible. |
| | Transfer of Credit. In projects where more than the required numbers of inclusionary units are built, a recipient may be designated for the excess units. Allowed at the discretion of the Planning Commission and only for projects that are also eligible to pay in lieu fees. |

City of Davis

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| Incentives | Density Bonus. One-for-one density bonus for inclusionary units built on-site or through alternative methods. |
| | Flexible Development Standards. May be allowed changes in requirements such as setbacks, lot coverage, parking, etc. Allowances are determined on a project-by-project basis. |
| Responsibility for Filling and Monitoring Units | <p><i>For-Sale Units:</i> Developer required to screen potential buyers in a manner approved by the City. Staff and applicant work together on the resident selection guidelines and possible preferences. This information is brought forth to the Planning Commission in a staff report, where the Commission can either request changes or approve the method and preferences. The method is also likely to be examined by the City Attorney for compliance with fair housing practices. All deed restrictions will be monitored by the City's Housing Coordinator, or a designated city employee.</p> <p><i>Rental Units:</i> Process is similar to method described above. Developer must also submit an annual report to the Housing Coordinator in the Administrative Services Department with details on affordable units.</p> |
| Fees | <ul style="list-style-type: none"> For-sale unit fee of \$8,500 per affordable unit, in addition to 2:1 temporary interest rate buy down. Fee generally must be paid at the time of sale of the first or second market-rate unit. A separate fee (\$900 deposit) is imposed for review of the affordable housing plan. |
| Process | <ol style="list-style-type: none"> Submit affordable housing plan along with project application to the Planning & Building Department. The plan should include details of how the affordable requirements will be met, including the proposed site, amount and type of housing, income levels and estimated costs. The Planning Department will work with the developer to perfect the details of the plan. Following this negotiation, the Planning Department will submit its recommendations to the Planning Commission, who will either approve the plan or request further work. If other aspects of the project require City Council approval, the plan will then move forward to the City Council. The affordable housing plan is processed concurrently with the project application and overall project approvals will delineate timing for the dedication of land or selling of affordable units. |
| Local Public Funding | <p><i>Buyer:</i> City "community equity mortgage" loan of approximately \$16,000, 2:1 mortgage interest buy down.</p> <p><i>Developer:</i> Generally, no funding assistance to for-profit developer.</p> |
| Contacts | <p>Danielle Foster Housing Coordinator Administrative Services Department (530) 757-5691 dfoster@ci.davis.ca.us</p> |

At the time of printing, a task force was revisiting Davis' ordinance. It is likely that 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.

City of Folsom

full ordinance can be found at: www.ordlink.com/codes/folsom/index.htm, see Chapter 17.104

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| Applicable Developments | All residential development projects consisting of 10 or more units. |
| Required Set-Aside | <i>For-Sale and Rental Projects:</i> 10% of all units shall be affordable to very low-income households and 5% shall be affordable to low-income households. (Resulting fractions of units are rounded down.) |
| Phasing | If inclusionary units are not to be built concurrently with market-rate units, must have a phasing plan approved by the City. |
| Unit Location and Design | Inclusionary units should include a mix of unit sizes. Projects of 40 units or less are exempt from this requirement. Inclusionary units shall be visually compatible with and have similar external building materials and finishes as the market-rate units in the immediate neighborhood. |
| Term of Affordability | <i>Rental Units:</i> Shall remain affordable for no less than 30 years. <i>For-Sale Units:</i> Shall remain affordable for a term of 20 years. |
| Affordability Enforcement | Executed agreements that are recorded as a covenant. |
| Alternatives to On-Site Construction | If the City finds the construction of on-site units to be infeasible, inclusionary requirements may be fulfilled through one or a combination of the alternatives below. The developer may also propose other alternatives. |
| | Land Dedication. May dedicate land within the City sufficient to build at least the number of required inclusionary units and with infrastructure to support the units. The land must be dedicated at no cost to the City, an affordable housing developer, or special needs developer acceptable to the City. |
| | Off-Site Construction. May develop required units at an off-site location within the City. |
| | Acquisition, Rehabilitation, and Conversion of Market-Rate Units. May acquire and rehab existing market-rate units in the City that are at or above affordable rents, and convert those units to affordable units. Or may convert existing market-rate units which do not require rehabilitation and are at or above existing affordable rents to affordable units by way of deed restrictions, recorded covenants or other mechanisms to ensure units remain affordable. |
| | Inclusionary Housing Credits. May use inclusionary housing credits from another development project. <i>See Incentives section.</i> |
| | Accessory Dwellings. May construct accessory dwellings on-site of the development project accordingly: <ul style="list-style-type: none"> • for exclusively single-family projects of more than 40 units, may construct up to 50% of the required inclusionary units as accessory dwellings • for exclusively single-family projects of 40 units or less, may construct all of the required inclusionary units as accessory dwellings <p>The lots on which the accessory dwellings are constructed must be deed restricted to provide that the units, if rented, be restricted to very low- or low-income households.</p> |
| Incentives | Fee Waivers/Deferrals. City may grant waivers, reductions or deferrals of development fees, administrative, and financing fees for inclusionary units. |

City of Folsom

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| Incentives Cont. | Modification of Development Standards. May allow modified public works development standards such as road widths and parking, or planning standards such as minimum lot size, alternative housing types, lot coverage, locational and other requirements for approval of duplexes, half-plexes and accessory dwellings. |
| | Density Bonus. Density bonus based on State Density Bonus Law. See Folsom Municipal Code Chapter 17.102 for specifics. |
| | Inclusionary Housing Credits. May request to provide more affordable units or donate more land than the required 15%, and credit the additional land or units against future projects subject to the inclusionary requirements. Credits may be transferred or sold to any other person or entity subject to certain conditions. |
| | Mixed Use. Residential developments that would fully or partially fulfill the inclusionary housing requirement of a development project may be implemented in conjunction with commercial or office use in the central business (C-2), general commercial (C-3), and business and professional office (BP) zoning districts as consistent with applicable provisions of the Folsom Municipal Code. <i>Currently, this option is only available in the Historic District.</i> |
| Responsibility for Filling and Monitoring Units | <p><i>Rental Units:</i> Developers are responsible for leasing units to qualified tenants and will be monitored by City annually to ensure rents remain affordable and units are filled by qualified tenants.</p> <p><i>For-Sale Units:</i> Developers are responsible for selling units to qualified buyers and will be monitored by City to ensure all requirements are being upheld.</p> |
| Fees | No fees unique to inclusionary housing requirements. |
| Process | <ol style="list-style-type: none"> 1. As part of the application for the first legislative entitlement, must submit a draft inclusionary housing plan to the Planning Director. The plan must describe the location of the inclusionary units within the project, unit sizes, construction phasing of inclusionary units, and any incentives requested. If an alternative to constructing inclusionary units on-site is desired, must also include detailed information on the proposed parcel, site, or existing market rate units. 2. The Planning Director will review the plan and provide recommendations to the final decision making body (Planning Commission or City Council) for approval, conditional approval or rejection of the proposed plan. No legislative entitlements will be granted without an approved plan. 3. After the plan is approved, an inclusionary housing agreement consistent with the plan must be executed by the owner, the developer, and the Planning Director, approved by the City Attorney, and recorded against the property. A tentative subdivision map or parcel map may be approved prior to execution of an inclusionary housing agreement if (1) an inclusionary housing plan including a phasing plan has been approved; (2) a tentative map or parcel map contains conditions enforcing the requirements of the inclusionary housing plan; and (3) the legislative entitlements contain provisions conditioning approval of planned development permits, plan review, or building permits on execution and recordation of an inclusionary housing agreement. |
| Local Public Funding | Redevelopment Tax Increment Funds, CDBG, Housing Trust Fund |
| Contacts | <p>Community Development Department (Planning Division) – project approval (916) 355-7214</p> <p>Neighborhood Services Department (Redevelopment Division) – public funding and monitoring (916) 355-7352</p> |

City of Isleton

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

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| 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 |

Nevada County

policy can be found in Chapter 8 of County Housing Element at: docs.co.nevada.ca.us/dsgi/ds.py/Get/File-1135

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| Applicable Developments | All subdivisions creating 20 or more parcels or dwelling units within the urban high density, urban medium density and urban single-family land use map designations. |
| Required Set-Aside | 10% of parcels/units must be affordable to very low-, low-, and median-income, senior citizen, or disabled households. Any fraction of a unit is rounded up to one additional unit. |
| Phasing | If building apartments, inclusionary units must be built concurrently with market-rate units. |
| Unit Location and Design | Inclusionary units must be dispersed throughout the project. |
| Term of Affordability | Inclusionary units must remain affordable for 30 years. |
| Affordability Enforcement | Deed restriction. |
| Alternatives to On-Site Construction | Affordable units may be built on or off site. |
| Incentives | Density Bonus. Density bonus based on state density bonus law. In addition, also offer up to a 15% density bonus when 15% of the units are affordable to moderate-income households. (See County Code, Chapter 2, Sec. L-II 3.16) |
| Responsibility for Filling and Monitoring Units | <i>Information not known at time of printing.</i> |
| Fees | <i>Information not known at time of printing.</i> |
| Process | <i>Information not known at time of printing.</i> |
| Local Public Funding | <i>Information not known at time of printing.</i> |
| Contacts | Planning Department (Community Development Agency) (530) 265-1222 Housing & Community Services (530) 265-1388 |

City of Rio Vista

policy can be found in Housing Element of General Plan at: www.ci.rio-vista.ca.us/planning

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| Applicable Developments | Future large-scale discretionary projects of 400 units or more. |
| Required Set-Aside | Must provide at least 20% of the units as multi-family housing or adopt mechanisms to ensure affordability of at least 20% of the units to low-income households. |
| Phasing | Inclusionary units must be built concurrently with market-rate units. |
| Unit Location and Design | Requirement to be determined, but likely that comparability in design will be required and that in a large multi-family complex units will be required to be dispersed. |
| Term of Affordability | Requirement to be determined. |
| Affordability Enforcement | Requirement to be determined. |
| Alternatives to On-Site Construction | Alternatives to be determined. |
| Incentives | Incentives to be determined. |
| Responsibility for Filling and Monitoring Units | Requirements to be determined. |
| Fees | No fees unique to inclusionary housing requirements. |
| Process | |
| Local Public Funding | Redevelopment Tax Increment Funds, possibly CDBG |
| Contacts | Tom Bland Community Development Director (707) 374-6451 bland@ci.rio-vista.ca.us |

Currently, most residential projects are negotiated on an individual basis and implemented through development agreements. However, the City is in the process of creating zoning districts, which may result in some standard, specific requirements.

City of Roseville

policy can be found in Housing Element at: www.roseville.ca.us/housing/housing_element.pdf
and detailed requirements are written into specific plans

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| Applicable Developments | All new residential projects of 4 or more units located within new and specific plan areas created since 1988, or in areas where a rezone request is made. |
| Required Set-Aside | <p><i>For-Sale and Rental Projects:</i> 10% of all units must be affordable to very low-, low-, and middle-income (100% AMI)* households:</p> <ul style="list-style-type: none"> • In projects in specific plan areas created prior to October, 2003 <ul style="list-style-type: none"> – 75% of the 10% must be affordable to very low- and low-income households – 25% of the 10% must be affordable to middle-income households (100% AMI) • In projects in specific plan areas created after October, 2003 <ul style="list-style-type: none"> – 40% of the 10% must be affordable to very low-income households – 40% of the 10% must be affordable to low-income households – 20% of the 10% must be affordable to middle-income households (100% AMI) |
| Phasing | Affordable units must be built concurrently with market-rate units. |
| Unit Design and Location | Affordable units must be dispersed throughout project. Affordable units must be compatible on the exterior with market-rate units, but may be smaller and have differing interior amenities. |
| Term of Affordability | <p><i>For-Sale Units:</i> Initial purchase/15 years. During the 1st 15 years of ownership, the homeowner must notify the City of their intention to sell their property before they sell to a non-income qualified purchaser, in order for the City, working with homeowner, to identify another income qualified purchaser to use the same 2nd mortgage used in the original purchase, to continue affordability of the unit. If no income qualified purchaser is found within 60-day period, the original 2nd mortgage amount along with applicable interest is paid back to City, for use in another affordable housing activity (revolving loan fund).</p> <p><i>Rental Units:</i> 30 years, or 55 years if the project receives redevelopment funds.</p> |
| Affordability Enforcement | Affordable housing development agreements. |
| Alternatives to On-Site Construction | Credit Transfer. If developer is doing multiple projects within the same specific plan area, may transfer affordable units for one project to another project. Developer must own both projects and the project containing the affordable units must be built first. |
| Incentives | Density Bonus. State density bonus. |
| | Fee Deferral. Generally awarded in rental projects, eligible fees may be deferred until certificates of occupancy are awarded or can be financed over time. Deferral must be approved by Economic Development Advisory Committee. www.ci.roseville.ca.us/index.asp?page=693 |
| Responsibility for Filling and Monitoring Units | Developer is responsible for qualifying potential renters and/or buyers. The City will conduct a training session with the Developer's sales team or property management team to ensure they are aware of all the affordable housing requirements. |
| Fees | No fees exclusive to affordable housing development. |

City of Roseville

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| <p>Process</p> | <ol style="list-style-type: none"> 1. Applicant puts in application for permits for project. If project is rezone, 10% affordable housing is triggered or if the project is in new specific plan, and identified as having affordable units designated, applicant is notified via comments from Economic & Community Services Department (ECS) of the affordable housing requirement and process. 2. Boilerplate Affordable Housing Agreement is given to developer/applicant, to “fill in the blanks” as it relates to their project, with assistance from the ECS. 3. As Agreement is adopted by ordinance, it has to be approved first by Planning Commission, then heard at two City Council meetings in order to read the ordinance, and adopt at the 2nd meeting. 4. Ordinance takes effect 30 days after last reading. 5. Agreement must be approved prior to either filing final map for subdivisions, or before Certificate of Occupancy is received for rental projects. |
| <p>Local Public Funding</p> | <p><i>Developer:</i> No funding available for for-sale projects. Rental projects may be eligible for redevelopment tax increment or CDBG funds. City will also assist with application preparation for other public funding sources.</p> <p><i>Buyer:</i> First-time homebuyer downpayment assistance program.</p> |
| <p>Contacts</p> | <p>Jan Shonkwiler Housing Division (Economic & Community Services) – project review and approval and funding (916) 774-5273 JShonkwiler@roseville.ca.us</p> <p>Karen Garner Economic Development Division (Economic & Community Services) – fee deferrals (916) 774-5473 kgarner@roseville.ca.us</p> |

** The City of Roseville defines the term “middle-income” to be households who earn between 80% and 100% of the area median income.*

City of Sacramento

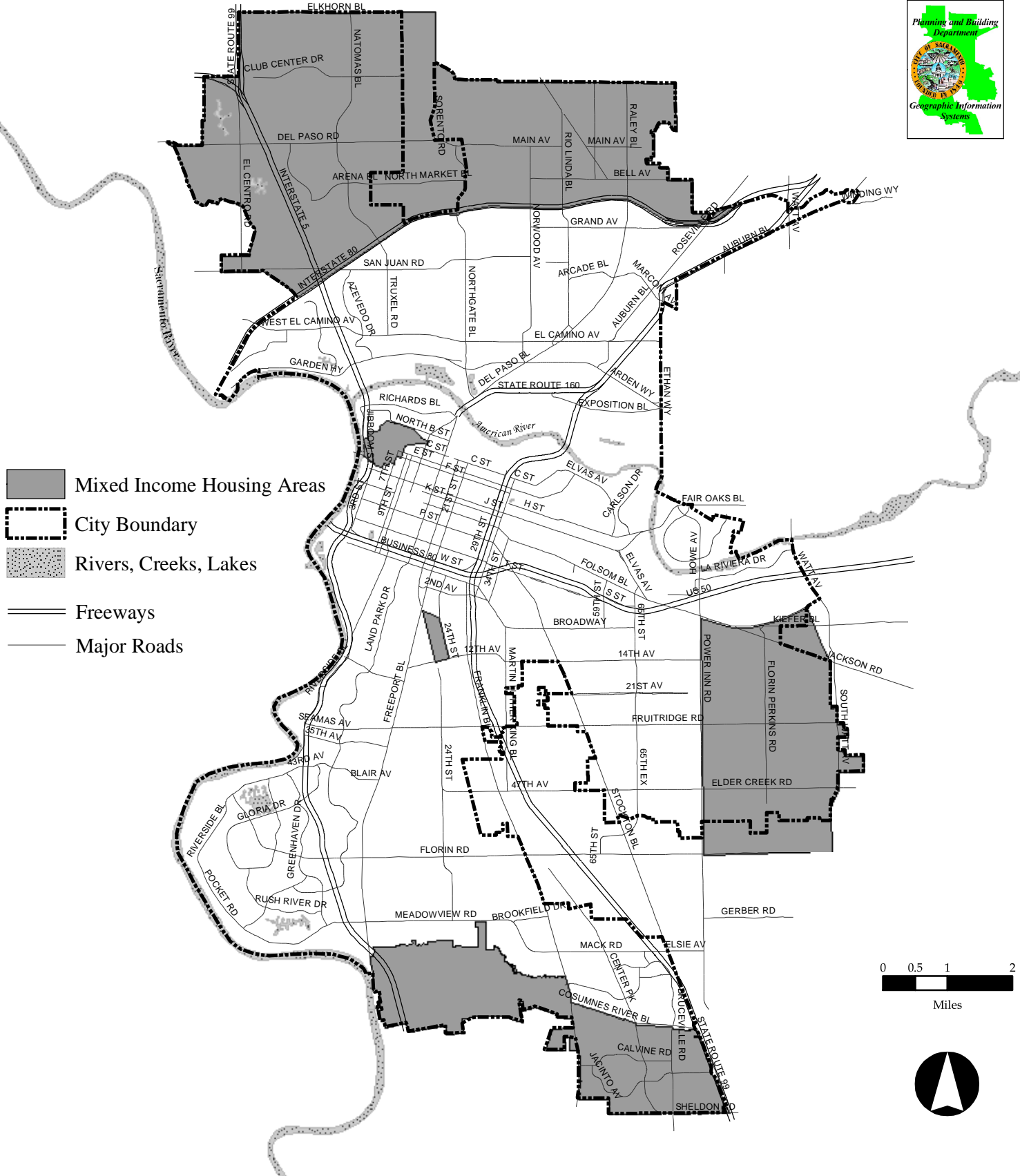
full ordinance can be found at: ordlink.com/codes/sacramento, see Title 17, Chapter 17.190

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| 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%. |

City of Sacramento

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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

Sutter County

full ordinance can be found in Sutter County Code, Chapter 1600

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| Applicable Developments | All residential development projects of 10 or more units. |
| Required Set-Aside | <p><i>For-Sale Projects:</i> 5% of all units must be affordable to moderate- and low-income households.</p> <p><i>Rental Projects:</i> 5% of all units must be affordable to low- and very low-income households.</p> <p>(If results in a partial unit, the partial unit obligation may be satisfied by paying a percentage of the in-lieu fee equal to the percentage of the partial unit.)</p> |
| Phasing | Certificates of occupancy for affordable units are issued concurrently with those for the market-rate units in proportion to the number of market-rate certificates issued. |
| Unit Location and Design | <p><i>For-Sale Units:</i> Affordable units must include a mix of unit sizes and must not be unreasonably clustered together. Affordable units must be visually compatible in appearance on the exterior to the market-rate units. Interior amenities may differ. For each affordable unit with 4 or more bedrooms, the total number of required affordable units may be reduced by one unit.</p> <p><i>Rental Units:</i> Affordable units must include a mix of unit sizes and be dispersed throughout the development. For each affordable unit with 3 or more bedrooms, the total number of required affordable units may be reduced by one unit.</p> |
| Term of Affordability | <p><i>For-Sale Units:</i> Must remain affordable for 5 years.</p> <p><i>Rental Units:</i> Must remain affordable for 5 years, unless receive Affordable Housing Trust Funds, then the units must be affordable in perpetuity.</p> |
| Affordability Enforcement | Deed restriction. |
| Alternatives to On-Site Construction | A project may request an alternative method if on-site construction is not feasible. Feasible means capable of being financed, built, and marketed given the economic conditions prevailing at the time of project approval. |
| | Off-Site Construction. Units may be constructed on land previously dedicated to the County or to a non-profit housing corporation, or on property owned by the project applicant elsewhere in the unincorporated area of the county. |
| | Land Dedication. May make an irrevocable offer of sufficient land zoned for and approved for residential development. The site must be of sufficient size to allow for the development of at least the number of affordable units required. The land that is dedicated must at least be of equal value to the in-lieu fee that would otherwise be paid. |
| | In-Lieu Fee. May pay an in-lieu fee to the Affordable Housing Trust fund. The amount shall be sufficient to provide for the development of the required affordable units, according to a schedule determined by the Board of Supervisors. The fee shall be paid prior to the issuance of a certificate of occupancy for the market-rate units. |
| | Credit Transfer. May transfer credits of affordable units actually constructed in excess of the requirement from one project to another. |
| | Credit Banking. May bank credits for subsequent transfer. Credits must be used within 10 years. May be purchased by other project applicants for use in any market-rate project. |

Sutter County

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| Alternatives cont. | Non-Profit Agency and Housing Authority Participation. May work with a non-profit agency or the Housing Authority in creating affordable units on another site. The number of units proposed in such a partnership project must be at least equal to the number of required affordable units. |
| | Dedication and Conversion of Existing Units. May dedicate and convert existing market-rate units, subject to County analysis of the appropriateness of such a dedication. Dedication is made to the Housing Authority or a non-profit agency. |
| Incentives | Priority Processing. Projects involving the construction on-site affordable units will be reviewed prior to other applications at all level of County review. |
| | Fee Waivers. May waive or reduce planning permit application fees. |
| | Density Bonus. As an alternative to credit banking, may request a density bonus of one market rate unit for each affordable unit constructed on-site. The bonus may not exceed 25% of maximum density otherwise allowed for the site. |
| | Reduced Design & Development Standard. May modify setback, lot size, and lot configuration standards. |
| | Infrastructure Improvements. Board of Supervisors may accelerate the schedule for public works projects in the Capital Improvement Program that will facilitate the development of affordable housing. |
| Responsibility for Filling and Monitoring Units | Requirements for filling units not established yet. Affordable sales prices and rents are set annually by the Housing Authority. County Housing Authority monitors rental units annually to verify their continued affordability. |
| Fees | No fees unique to inclusionary housing requirements. |
| Process | <ol style="list-style-type: none"> 1. Must submit a plan for how the affordable housing obligation will be met along with the project application. The plan must identify the number of market rate units proposed, the number and type of affordable units proposed, and the location of each affordable unit within the proposed development. 2. The Housing Authority and County Planning will both review the application and make recommendations to the Planning Commission. 3. The Planning Commission will approve, conditionally approve, or disapprove the project. If the project requires a legislative entitlement, then the Planning Commission makes it's recommendation of approval to the County Board of Supervisors. 4. No building permits will be issued for development projects that do not comply with the affordable housing requirements. |
| Local Public Funding | Currently, no funding programs available. |
| Contacts | <p>Planning Division (Community Services Department) (530) 822-7400</p> <p>Housing Authority (530) 671-0220</p> |

City of West Sacramento

This is an interim ordinance. A permanent ordinance is expected to be in place sometime around June 2004.

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| Applicable Developments | All residential projects outside the Redevelopment Project Area. |
| Required Set-Aside | <p><i>For-Sale Projects:</i> 5% of all units must be affordable to low-income households and 10% to moderate-income households.</p> <p><i>Rental Projects:</i> 5% of all units must be affordable to very low-income households, 5% to low-income households, and 5% to moderate income-households.</p> <p>To the extent the requirement yields a fractional number, the fractional obligation may be met by payment of an in-lieu fee.</p> |
| Phasing | Inclusionary units must be constructed concurrently with or before the market-rate units. |
| Unit Location and Design | Inclusionary units must be dispersed throughout the project. Inclusionary units must be visually and architecturally consistent with the market-rate units on the exterior. The inclusionary units may be smaller than the market-rate units to a minimum 90% size of the market-rate units. |
| Term of Affordability | <p><i>For-Sale Units:</i> Must remain affordable for no less than 45 years.</p> <p><i>Rental Units:</i> Must remain affordable for no less than 55 years.</p> |
| Affordability Enforcement | Inclusionary housing agreement. |
| Alternatives to On-Site Construction | May possibly be allowed to fulfill inclusionary obligation through an alternative means, if can demonstrate that constructing the inclusionary units on-site is not feasible. Exceptions to the policy can be negotiated via a development agreement. |
| | Substitute Multi-Family Units for Single-Family Units. |
| | In-Lieu Fee. |
| | Land Dedication. |
| Incentives | Density Bonus. May be granted a density bonus of up to 25% over what would otherwise be permitted under the Zoning Regulations. Projects receiving a density bonus are required to construct units affordable to low-income households in lieu of the moderate-income requirement. |
| | <p>May also request:</p> <ul style="list-style-type: none"> • Fee reductions or deferrals • Reduced parking requirements • Priority permit processing • Technical assistance in project development and/or accessing funding |
| Responsibility for Filling and Monitoring Units | The city will maintain a list of eligible interested parties. In the past, the city has determined initial eligibility for the developer. |

City of West Sacramento

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| Fees | No fees unique to inclusionary housing requirements. |
| Process | <ol style="list-style-type: none"> 1. Submit plan for how inclusionary housing requirements will be fulfilled along with application for tentative map to Community Development Department (CDD). 2. Community Development Department will review plan and make recommendations to the Planning Commission for approval, conditional approval, or rejection of plan. 3. After tentative map is approved, Inclusionary Housing Agreement is prepared by the Grants and Community Investment Department (GCI). Agreement is approved by City/Redevelopment Agency. 4. Inclusionary Housing Agreement must be approved and executed before issuing a building permit, use permit, Development Agreement, parcel or final subdivision map is approved in connection with any residential project. <p>Note: Staff of CDD and GCI meet with developers concurrently in an effort to facilitate the process for project approval.</p> |
| Local Public Funding | The city will work with developers upon request. The city is investigating funding opportunities for homebuyer assistance. |
| Contacts | <p>Tina Gontarski Redevelopment Agency– review of inclusionary component, funding assistance, monitoring Grants & Community Investment Department (916) 617-4555</p> <p>Community Development Department – project approval Planning Division (916) 617-4645</p> |

City of West Sacramento - Redevelopment Area

full ordinance can be found at: www.ci.west-sacramento.ca.us/cityhall/municode, see Title 15 Chapter 10

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| Applicable Developments | All residential projects (new and rehabilitation) within the redevelopment plan area. Projects with 5 or fewer units may request to pay an in-lieu fee. |
| Required Set-Aside | <p><i>For-Sale Units:</i> 15% of all units must be affordable to very low-, low- and moderate-income families.</p> <ul style="list-style-type: none"> Not less than 40% of these units must be affordable to very low-income families. <p><i>Rental Units:</i> 15% of all units must be affordable to very low-, low- and moderate- income families.</p> <ul style="list-style-type: none"> Not less than 40% of these units must be affordable to very low-income families. <p>Fractions of units are rounded to the nearest whole number.</p> |
| Phasing | Inclusionary units must be constructed concurrently with market-rate units. |
| Unit Location and Design | Inclusionary units should be visually indistinguishable from the market-rate units on the exterior and should be dispersed throughout the project. |
| Term of Affordability | <p><i>For-Sale Units:</i> Must remain affordable for no less than 45 years.</p> <p><i>Rental Units:</i> Must remain affordable for no less than 55 years.</p> |
| Affordability Enforcement | Inclusionary housing agreement. |
| Alternatives to On-Site Construction | If the developer can demonstrate that building the required units on-site is not feasible, the City Council may allow an alternative method. |
| | Land Dedication. May dedicate land within the project to the agency or a non-profit developer. The land must have a value which equals or exceeds the product of the number of inclusionary units required by the project multiplied by the in-lieu fees in effect at the time of the offer. The land must be suitable for the type of units to be developed on it. (Not an allowable alternative in rehab projects.) |
| | In-Lieu Fee. May pay an in-lieu fee, if developer can demonstrate that due to special circumstances pertaining to the physical characteristics and location of the project, development of inclusionary units or dedication of land is not feasible and would cause undue hardship. The in-lieu fee shall reflect the total estimated cost to the City of developing the required inclusionary units. |
| | Substantial Rehabilitation of Existing Units. May rehab units within or outside of the plan area. If the units are within the plan area, must rehab a number equal to 15% of the total units and lots in the residential project for which the developer proposes to substitute rehab units plus the number of rehab units the developer proposes to substantially rehab. If the rehab units are outside of the plan area, must rehab a number equal to 30% of the total of all units and lots in the residential project for which the developer proposes to substitute rehab units. |
| | Substitute Rental Inclusionary Units for For-Sale Inclusionary Units. May meet all or part of obligation by substituting multi-family rental units on a one-for-one basis for required single-family units. |
| Incentives | Density Bonus. Projects that do not qualify for a density bonus pursuant to Chapter 17.48 of the zoning regulations (which reflects the State density bonus) may be granted a density bonus of up to 25%. |

City of West Sacramento - Redevelopment Area

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| Incentives cont. | May also request: <ul style="list-style-type: none"> • Payment of planning, public works, and/or building permit processing fees by the City or Redevelopment Agency. • Waiver or modification of City development standards. • Assistance in obtaining federal, state, or local financing available for the development of affordable housing. |
| Responsibility for Filing and Monitoring Units | <p>The city will maintain a list of eligible interested parties. In the past, the city has determined initial eligibility for the developer.</p> |
| Fees | <p>The city will work with developers upon request. The city is investigating funding opportunities for homebuyer assistance.</p> |
| Process | <ol style="list-style-type: none"> 1. Submit plan for how inclusionary housing requirements will be fulfilled along with application for tentative map to Community Development Department (CDD). 2. Community Development Department will review plan and make recommendations to the Planning Commission for approval, conditional approval, or rejection of plan. 3. After tentative map is approved, Inclusionary Housing Agreement is prepared by the Grants and Community Investment Department (GCI). Agreement is approved by City/Redevelopment Agency. 4. Inclusionary Housing Agreement must be approved and executed before issuing a building permit, use permit, Development Agreement, parcel or final subdivision map is approved in connection with any residential project. <p>Note: Staff of CDD and GCI meet with developers concurrently in an effort to facilitate the process for project approval.</p> |
| Local Public Funding | <p>The city will work with developers upon request. The city is investigating funding opportunities for homebuyer assistance.</p> |
| Contacts | <p>Tina Gontarski Redevelopment Agency– <i>review of inclusionary component, funding assistance, monitoring</i> Grants & Community Investment Department (916) 617-4555</p> <p>Community Development Department – <i>project approval</i> Planning Division (916) 617-4645</p> |

City of Winters

full ordinance can be found in Winters Municipal Code, Ordinance 94-10

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| Applicable Developments | All housing developments with 5 or more units. |
| Required Set-Aside | <p><i>Single-family and multi-family projects:</i> 15% of all new housing units within the City must be affordable to very low-, low- and moderate-income families, specifically:</p> <ul style="list-style-type: none"> • 6% must be affordable to very low-income households • 9% must be affordable to low- or moderate-income households |
| Phasing | Inclusionary units must be built concurrently with market-rate units. |
| Unit location and design | Affordable units must include a mix of sizes and should be dispersed throughout development to the fullest extent possible. |
| Term of Affordability | Inclusionary units must be permanently affordable. |
| Affordability Enforcement | <p><i>Single-family:</i> deed restriction.</p> <p><i>Multi-family:</i> deed restriction.</p> |
| Alternatives to On-Site Construction | Land Dedication. Allowed at City discretion. |
| | In-Lieu Fee. At City discretion, may pay fee on small projects when City deems on-site construction or land dedication is infeasible. |
| Incentives | Density Bonus. State density bonus. |
| | Reduced Standards. Done through Plan Development overlay and density bonus. |
| | Fee Waiver/Deferral. May be awarded on a case-by-case basis. |
| Responsibility for Filling and Monitoring Units | Developer is responsible for screening and selecting tenants and buyers. |
| Fees | No fees unique to inclusionary housing requirements. |
| Process | <ol style="list-style-type: none"> 1. Submit inclusionary housing plan as part of tentative map application process. 2. Projects of 50 or more units must also be reviewed by the Affordable Housing Steering Committee. 3. The Community Development Department will review plan and make recommendations to the Planning Commission for approval, conditional approval, or rejection of plan. 4. After approval of inclusionary plan, must complete inclusionary housing agreement. 5. Inclusionary housing agreement must be completed and approved prior to issuance of final map or building permits. |
| Local Public Funding | Non-profit may possibly apply for redevelopment tax increment funds, if doing inclusionary portion. May possibly offer first-time homebuyer assistance through CDBG funds or through redevelopment affordable housing set aside funds. |

City of Winters

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| Contacts | Dan Sokolow Community Development Director Community Development Department (530) 795-2101 |
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City of Woodland

full policy can be obtained from the Woodland Community Development Department

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| Applicable Projects | All single-family projects with 8 or more units and all multi-family projects with 10 or more units. (See full ordinance for exceptions to projects in the Southeast Area Specific Plan, Spring Lake Specific Plan, or for publicly subsidized projects.) |
| Required Set-Aside | <p><i>Single-Family Project:</i> 10% of all units must be affordable to low-income households.</p> <p><i>Multi-Family Project:</i> 10% of all units must be affordable to low-income households and 20% to very low-income households <u>or</u> 25% of all units must be affordable to very low-income households.</p> <p>(Fractions of units are rounded up.)</p> |
| Phasing | Affordable units must be constructed concurrently with market-rate units. |
| Unit Location and Design | <p><i>Single-Family Units:</i> Affordable units may be smaller than market-rate units to a minimum living area of 850 ft², however a mix of bedroom numbers and square footage among units is desired. Units must be dispersed throughout project and should be visually indistinguishable from the exterior. Interiors may differ so long as they are of good quality.</p> <p><i>Multi-Family Units:</i> Affordable units should be identical to market-rate units in quality, amenities, size, and number of bedrooms and should be dispersed throughout the project.</p> |
| Term of Affordability | <p><i>Single-Family Units:</i> Must be affordable for a minimum of 10 years. Affordability requirement is reset with each resale to a qualified low-income buyer when the unit is sold within 10 years of purchase. After 10 years, unit may be resold at a market-rate, with the silent second mortgages repaid to City on an equity share basis.</p> <p><i>Multi-Family Units:</i> Permanently.</p> |
| Affordability Enforcement | <p><i>Single-Family Units:</i> Deed restrictions are recorded against each lot, ensuring the re-sale to a low-income purchaser for at least 10 years.</p> <p><i>Multi-Family Units:</i> Regulatory Agreements are recorded for each multi-family project ensuring permanent affordability as well as compliance with all policy requirements.</p> |
| Alternatives | <p>Alternative methods may be used only when the City determines that building required inclusionary units on-site is infeasible and the alternative method meets the objectives of the City's affordable housing plan.</p> <p>Sale of Land to Non-Profit Developers. May sell or dedicate sufficient single-family lots to satisfy the inclusionary requirement to a non-profit developer at an affordable price, if it will enable the non-profit developer to build and sell units at a price affordable to low-income families. Developer has maximum of 90 days from when lots are finished to sell/dedicate lots.</p> <p>Land Dedication. May make an irrevocable offer to dedicate sufficient land to satisfy the inclusionary requirement for single-family or multi-family units. Land must be economically feasible for development, appropriately zoned, and fully improved. Land dedicated for single-family for-sale units must result in single-family for-sale units, not multi-family rental units. The City must build or convey land to a non-profit developer within one year of receiving the land.</p> <p>In Lieu Fee. For detached for-sale projects under 50 units, may pay an in-lieu fee to satisfy the affordable housing obligation. This option is only allowed where substantial evidence demonstrates that the alternative would result in a taking of the property.</p> |

City of Woodland

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| Incentives | Density Bonus. 25% State density bonus. |
| | Fee Waiver. In single-family projects where affordable units are constructed concurrently with the market-rate unit, will receive a 100% waiver of building plan check fees (not impact fees). |
| Responsibility for Filling and Monitoring Units | <p><i>For-Sale Units:</i> Developer is responsible for marketing for-sale units and selecting buyers. Community Development Department will monitor homebuyers for compliance.</p> <p><i>Multi-Family Units:</i> Developer is responsible for ensuring rental units are leased according to affordability requirements dictated in regulatory agreement. Community Development Department will monitor annually for compliance.</p> |
| Fees | <ul style="list-style-type: none"> For every single-family market-rate unit, must pay an off-site affordable housing fee. Fee is currently \$1,100 per unit and may range up to \$1,300 per unit. Must pay an annual monitoring fee for multi-family inclusionary units of \$540 plus \$25 per unit after first 6 units. |
| Process | <ol style="list-style-type: none"> Submit plan for how inclusionary housing requirements will be fulfilled along with application for tentative map to Planning Department. Planning Department will review plan and make recommendations to the Planning Commission for approval, conditional approval, or rejection of plan. After tentative map is approved, prepare Inclusionary Housing Agreement. <i>(See SLSP Affordable Housing Plan for a detailed explanation of all items that must be included in Agreement.)</i> Agreement is approved by City. Inclusionary Housing Agreement must be approved before final map is approved or building permits are issued. |
| Local Public Funding | <p><i>Buyer:</i> Silent second mortgage available to buyers of affordable units.</p> <p><i>Developer:</i> City will assist with HOME and tax credit applications. May possibly apply for CDBG funds, if project falls in line with City's CDBG funding priorities.</p> |
| Contacts | <p>Aaron Laurel Redevelopment Specialist Community Development Department 530-661-5823 aaron.laurel@cityofwoodland.org</p> |

Yolo County

policy can be found in the Yolo County General Plan Housing Element

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| Applicable Developments | All residential developments with 10 or more units. |
| Required Set-Aside | 5% of all inclusionary units must be affordable to very low-income households and 5% must be affordable to low-income households. |
| Phasing | Inclusionary units must be constructed concurrently with market-rate units |
| Unit Location and Design | Inclusionary units must be dispersed throughout project and must be indistinguishable from market-rate units. |
| Term of Affordability | Inclusionary units must remain affordable for 30 years. |
| Affordability Enforcement | Deed Restrictions. |
| Alternatives to On-Site Construction | Currently, no alternatives are offered. |
| Incentives | Density Bonus. State density bonus law. |
| | Fee Waiver/Deferral. Considered on a case-by-case basis. |
| | Reduced Standards. Reduction in lot size standard. |
| | Fast-Track Processing. Permitted. |
| Responsibility for Filling and Monitoring Units | Responsibility lies with the County. |
| Fees | Currently, no fees associated exclusively with inclusionary requirements. |
| Process | <ol style="list-style-type: none"> 1. Submit plan for how inclusionary housing requirements will be fulfilled along with application for tentative map to Planning Department. 2. Planning Department will review plan and make recommendations to the Planning Commission for approval, conditional approval, or rejection of plan. 3. After tentative map is approved, prepare Inclusionary Housing Agreement. 4. Inclusionary Housing Agreement must be approved before final map is approved or building permits are issued. |
| Local Public Funding | None. |
| Contacts | Lance Lowe, Associate Planner Planning & Public Works Department (530) 666-8018 |

At time of printing, Yolo County had plans to draft an inclusionary housing ordinance. This ordinance may possibly alter the requirements listed above and will likely spell out more specific requirements than are detailed in the current inclusionary housing policy.