

## Sutter County

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

<b>Applicable Developments</b>	All residential development projects of 10 or more units.
<b>Required Set-Aside</b>	<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>
<b>Phasing</b>	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.
<b>Unit Location and Design</b>	<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>
<b>Term of Affordability</b>	<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>
<b>Affordability Enforcement</b>	Deed restriction.
<b>Alternatives to On-Site Construction</b>	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.
	<b>Off-Site Construction.</b> 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.
	<b>Land Dedication.</b> 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.
	<b>In-Lieu Fee.</b> 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.
	<b>Credit Transfer.</b> May transfer credits of affordable units actually constructed in excess of the requirement from one project to another.
	<b>Credit Banking.</b> 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

<b>Alternatives cont.</b>	<b>Non-Profit Agency and Housing Authority Participation.</b> 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.
	<b>Dedication and Conversion of Existing Units.</b> 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.
<b>Incentives</b>	<b>Priority Processing.</b> Projects involving the construction on-site affordable units will be reviewed prior to other applications at all level of County review.
	<b>Fee Waivers.</b> May waive or reduce planning permit application fees.
	<b>Density Bonus.</b> 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.
	<b>Reduced Design &amp; Development Standard.</b> May modify setback, lot size, and lot configuration standards.
	<b>Infrastructure Improvements.</b> Board of Supervisors may accelerate the schedule for public works projects in the Capital Improvement Program that will facilitate the development of affordable housing.
<b>Responsibility for Filling and Monitoring Units</b>	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.
<b>Fees</b>	No fees unique to inclusionary housing requirements.
<b>Process</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. The Housing Authority and County Planning will both review the application and make recommendations to the Planning Commission.</li> <li>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.</li> <li>4. No building permits will be issued for development projects that do not comply with the affordable housing requirements.</li> </ol>
<b>Local Public Funding</b>	Currently, no funding programs available.
<b>Contacts</b>	<p>Planning Division (Community Services Department) (530) 822-7400</p> <p>Housing Authority (530) 671-0220</p>