

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

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%.

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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>