

City of Winters

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

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.

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