

Affordable Housing Incentive Program

Form ID: PER-103

The **Affordable Housing Incentive Program** is intended to provide incentives for the production of housing for very low, low, and moderate income households, senior citizen households, transitional foster youth, disabled veterans, homeless persons, college students, and for housing developments that include child care facilities in accordance with the State Density Bonus Law (Government Code Sections 65915 through 65917). Applicable definitions, full eligibility criteria, and program incentives and requirements are described in Sacramento County Zoning Code (SZC) [Section 6.5.4](#).

Examples of Eligible Housing Types. Income restricted housing, age-restricted housing, special needs housing (transitional foster youth, disabled veterans, homeless persons), low-income college student housing, eligible housing developments with child care facilities.

Submittal Requirements. Applicants intending to utilize the Affordable Housing Incentive (Density Bonus) Program shall complete and submit this supplemental application, along with any other application(s) and materials required for the proposed Housing Development project. Please note, if environmental review is not required pursuant to another entitlement (such as, but not limited to, Nondiscretionary Design Review), the application shall be processed as a Development Plan Review when use of the Affordable Housing Incentive Program is proposed. There is no additional fee to utilize the Affordable Housing Incentive Program.

Required Submittals

- ✓ This form with all sections completed.
- ✓ For **Discretionary Projects**, this form must be submitted in conjunction with the General Application Form Packet (Form PER-001).
- ✓ For **Nondiscretionary Projects**, this form must be submitted in conjunction with the Nondiscretionary Design Review Application Form (PER-400).
- ✓ **Multifamily Major Design Review Supplemental Form** (PER-403).
- ✓ All required exhibits as provided in Forms PER-001, PER-400, and PER-403, as applicable.
- ✓ **Affordable Housing Strategies Memorandum.** An executed memorandum of understanding in such form as is reasonably satisfactory to the County acknowledging the basic terms of the Affordable Housing Agreement, including but not limited to the number of Affordable Units required under Zoning Code Section 6.5.4, as well as the unit type and Affordable Rent or Affordable Housing Cost, as applicable, for such units, is required.

Part A. Site Information

Zoning Designation: _____

Project Size (acres): _____ Total Unit Count Allowed By Zoning: _____

Part B. Program Eligibility Criteria

This project proposed five or more housing units.

- Yes, this project proposes five or more housing units.
- No, this project proposes less than four housing units.

The constructed project will contain at least one of the following (check all that apply; at least one must be selected):

- At least 10 percent of the total units of the Housing Development as target units affordable to Low Income Households;
- At least five (5) percent of the total units of the Housing Development as target units affordable to Very Low Income Households;
- Senior Citizen Housing Development including a mobile home park age- restricted to senior citizens (no affordable units required);
- At least 10 percent of the total units in a for-sale Common Interest Development affordable to Moderate Income Households;
- 100 percent of the housing units (other than manager's units) are restricted to very low, lower, and moderate income residents (with a maximum of 20 percent moderate income);
- At least 10 percent of the housing units are for one of the following: transitional foster youth, disabled veterans, or homeless persons, with rents restricted at the very low income level (Special Needs Housing);
- At least 20 percent of the housing units are for low income college students in housing dedicated for full-time students at accredited colleges (see Zoning Code Section 6.5.4.C.1.g.i through vi for additional requirements);
- The project donates at least one acre of land for the development of very low income units pursuant to Section 6.5.4.G;
- Redevelopment of Existing Dwelling Units pursuant to Section 6.5.4.I;
- Conversion to Condominiums pursuant to Section 6.5.4.J; or
- Commercial Projects that have entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects pursuant to Government Code Section 65915.7 and Section 5.4.4.K.

Part C. Project Information

Total Number of Units Proposed: _____

Project Type:

- Income Restricted (proceed to Part C.1)
- Senior Citizen Housing (proceed to Part C.2)
- Special Needs Housing (proceed to Part C.2)
- Low Income College Student Housing (proceed to Part C.2)
- Land Dedicated (proceed to Part C.3)
- Child-Care Facility Provided (proceed to Part C.4)
- Conversion to Condominiums (proceed to Part C.5)

Part C.1: Questions for Income-Restricted Housing

Total Number of Target (restricted) Units: _____

Instructions. Please provide the number and percentage of housing units per associated income category. Please state N/A for any of the housing unit types not proposed by the project.

Very Low Income (VLI) Number of Target Units: _____

Low Income (LI) Number of Target Units: _____

Moderate Income (MI) Common Interest Development Number of Target Units: _____

Very Low Income (VLI) Percent of Total Units: _____%

Low Income (LI) Percent of Total Units: _____%

Moderate Income (MI) Common Interest Development Percent of Total Units: _____%

Proceed to Part D.

Part C.2: Questions for Senior Citizen, Special Needs, and Low Income College Student Housing.

Number of Target (restricted Units): _____

Associated Income Category: _____

Notes for Section C.2. No affordable units are required for senior/age restricted units. If providing affordable units, the density bonus level is based on income bracket and number of units provided. Special Needs Housing units shall be provided as very low income units per Government Code 65915(b)(1)(E). Low Income College Student units shall be provided as lower income units per Government Code 65915(b)(1)(F)(i)(II).

Proceed to Part D.

Part C.3: Questions for Land Dedication

Size of proposed land to be donated (acres): _____

Proceed to Part D.

Part C.4: Questions for Child-Care Facility Provided

Size of Child-Care Facility (square feet): _____

Proceed to Part D.

Part C.5: Conversions to Condominiums

Percentage of Total Units to be Restricted: _____

Associated Income Category: _____

Proceed to Part D.

Part D. Incentives

Notes for Section D. A project’s eligibility for a density bonus is determined by the criteria set forth in Zoning Code Section 6.5.4.D.1. A project’s eligibility for a set number of incentives/concessions and waivers is determined by the criteria set forth in Zoning Code Section 6.5.4.D.2 and 6.5.4.D.3. Please note, the granting of waivers is not guaranteed. Attach additional pages as necessary for requested concessions/incentives/waivers which do not fit within the sections below.

Maximum Density Increase Allowed (percentage over max): _____

Total Density Increase Proposed (percentage over max): _____

Number of Incentives / Concessions Allowed: _____

Descriptions of Concessions / Incentives Proposed

Instructions. For each requested concession / incentive, describe how this incentive will result in an identifiable and actual cost reduction to provide for affordable housing.

Requested Concession / Incentive #1: _____

Description of Effect on Affordable Housing for Concession / Incentive #1:

Requested Concession / Incentive #2: _____

Description of Effect on Affordable Housing for Concession / Incentive #2:

Requested Concession / Incentive #3: _____

Description of Effect on Affordable Housing for Concession / Incentive #3:

Requested Concession / Incentive #4: _____

Description of Effect on Affordable Housing for Concession / Incentive #4:

Descriptions of Waivers to Development Standards Proposed

Instructions. For each requested waiver to development standards, provide a description or documentation explaining how imposition of said development standard would result in physically precluding the development of the proposed affordable Housing Development project.

Requested Waiver #1: _____

Description or Documentation of Physical Preclusion for Waiver #1:

Requested Waiver #2: _____

Description or Documentation of Physical Preclusion for Waiver #2:

Requested Waiver #3: _____

Description or Documentation of Physical Preclusion for Waiver #3: