

**Granite Construction Company
Affordable Housing Strategy
for District 2 of the
West Jackson Highway Master Plan**

Proposed Project / Master Plan

Granite Construction Company is the owner (“Developer”) of a portion of that real property in the County of Sacramento (“County”) referred to as the West Jackson Highway Master Plan (“WJHMP”). Developer proposes to potentially develop up to 1,203± acres of District 2 in the 5,913± acre WJHMP (“Development Project”), as shown on **Figure 1**, consisting of a broad mix of residential, commercial, employment, industrial and open space land uses on properties that either formerly or currently support surface mining and construction materials land uses.

The WJHMP is located adjacent to the eastern limits of the City of Sacramento and the southern boundary of Mather Airport, in unincorporated Sacramento County. The WJHMP boundaries are generally Jackson Highway (State Highway 16), Kiefer Boulevard, and Goethe Road to the north; portions of Elder Creek Road and Florin Road to the south; the City of Sacramento to the west; and Excelsior Road to the east.

The residential portion of the Development Project consists of the following unit mix:

Land Use	Acres	Target Density (DU / acre)	Dwelling Units
LDR	124.7	5.0	623
HDR	7.0	30.0	210
MU	16.4	30.0	295*
	148.1		1,128

* For Mixed Use (MU), dwelling unit count is based on 60% of gross acreage.

Affordable Housing Policy

On February 25, 2014, the Sacramento County Board of Supervisors (“Board”) repealed the existing Chapter 22.35 of Title 22 of the Sacramento County Code known as the County’s Affordable Housing Ordinance (“Repealed Ordinance”) and adopted a revised Ordinance (“Ordinance”). The Ordinance requires new residential developments contain housing opportunities to households of low, very low and extremely low-income through a standard affordable housing fee accessible to all and also provides a variety of other options an applicant/developer may choose to satisfy a development project’s affordable housing obligations.

To ensure compliance with the Ordinance, the Sacramento Housing and Redevelopment Agency (“SHRA”), in consultation with the County Director of Community Development, prepared the Affordable Housing Program Guidelines (“Guidelines”). The Guidelines were approved by the Board on June 9, 2015 to aid applicants, landowners, developers, homebuyers, and others in understanding and complying with the Ordinance. Section 22.35.030 of the Ordinance allows the Developer to meet their affordable housing obligation by paying the affordability fee on newly constructed market rate units at the time building permits for their projects are paid, complying with the development project’s approved affordable housing plan, if one exists, or entering into a development agreement or other form of agreement with the County, which provides for a fee credit for land dedication, construction of affordable housing units, or other mechanism which leads to the production of affordable housing in an amount at least equivalent to the affordability fee established by Section 22.35.050(A) of the Ordinance.

Pursuant to Section 22.35.030 (A)(3) of the Guidelines, development projects that opt to enter into a development agreement must submit an Affordable Housing Strategy (“Strategy”) as part of the Development Agreement (“DA”).

Section 22.35.030(A)(3) of the Guidelines sets forth the required information to be included in this Strategy. All future approvals for the Development Project shall be consistent with this Strategy (as supplemented and amended from time to time).

Affordability Fee

The Developer proposes to meet its affordable housing obligation by paying the applicable affordability fee at the time of development. Based on input from SHRA, the applicable fee at the time of preparation of this Strategy is:

1,128 units at 2,150 square feet/unit = **\$8,876,232**

$(1,128 \times 2,150 \times \$3.66^1 = \$8,876,232).$

Land Suitability Findings

Pursuant to Section 22.35.030(A)(3) of the Ordinance, the Developer may dedicate land to comply with the affordable housing obligation, where the site is approved and accepted by the County and SHRA and consistent with the guidelines prepared pursuant to Section 22.35.100. In order for land to be deemed suitable for dedication by the County and SHRA, the land obligation of the Development Project plus the additional land proposed to be donated must be, at a minimum, four net buildable acres. The amount of land dedicated shall be based on the number of affordable units required when utilizing the construction option as outlined in section 22.35.030(A)(3)(b)1 of the Guidelines.

¹ Fee as of March 1, 2024 is \$3.66/habitable square foot of each market rate unit. Fee will be adjusted annually.

At this time, the Developer is not proposing to meet its affordable housing obligation through land dedication. Instead, the Developer proposes to comply with its affordable housing obligation by fee payment, as allowed by the Ordinance and set forth in the calculations presented above. However, Developer reserves the right to coordinate with the County and SHRA to update this strategy to allow for a combination of fee payment and land dedication option in the future, subject to making the necessary findings.

If Developer elects to pursue land dedication as an option in the future, then by way of example, using current fees and subsidies, the anticipated land dedication requirement would be calculated as follows:

Valuation of Multifamily Constructed Units:

Assuming Average Public Subsidy/Unit = \$88,496 per unit, **101 affordable housing units** would need to be constructed to equal the affordability fees ($\$8,876,232 / \$88,496 = 101$ units).

Land Dedication Equivalency:

Total amount of land to be dedicated would be calculated by dividing the number of affordable units to be constructed by 20. Therefore, **5.05 acres** would need to be dedicated to satisfy the affordable housing requirement ($101 \text{ units} / 20 \text{ units/acre} = 5.05$ acres).

If land value < \$8,876,232, then the Developer would need to pay the difference between the affordability fee and the land value via fee, constructing affordable units, or some other agreed upon equivalent option. If the land value is > \$8,876,232, then no further payment would be required.

Developer Acknowledgement

I attest that I have prepared this Affordable Housing Strategy to comply with the affordable housing requirements of Chapter 22.35 of the County Code and that all information provided is accurate and complete to the best of my knowledge.

Granite Construction Company

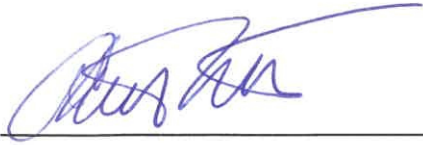
By:

Its:

Date

Sacramento Housing & Redevelopment Agency

SHRA has reviewed and finds this Strategy to be complete and acceptable under the Ordinance.

A handwritten signature in blue ink, appearing to read 'Christine Weichert', written over a horizontal line.

By: Christine Weichert
Its: Director

A handwritten date '10/7/24' in blue ink, written over a horizontal line.

Date

FIGURE 6 - LAND USE PLAN

WEST JACKSON HIGHWAY
MASTER PLAN

COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY 27, 2025

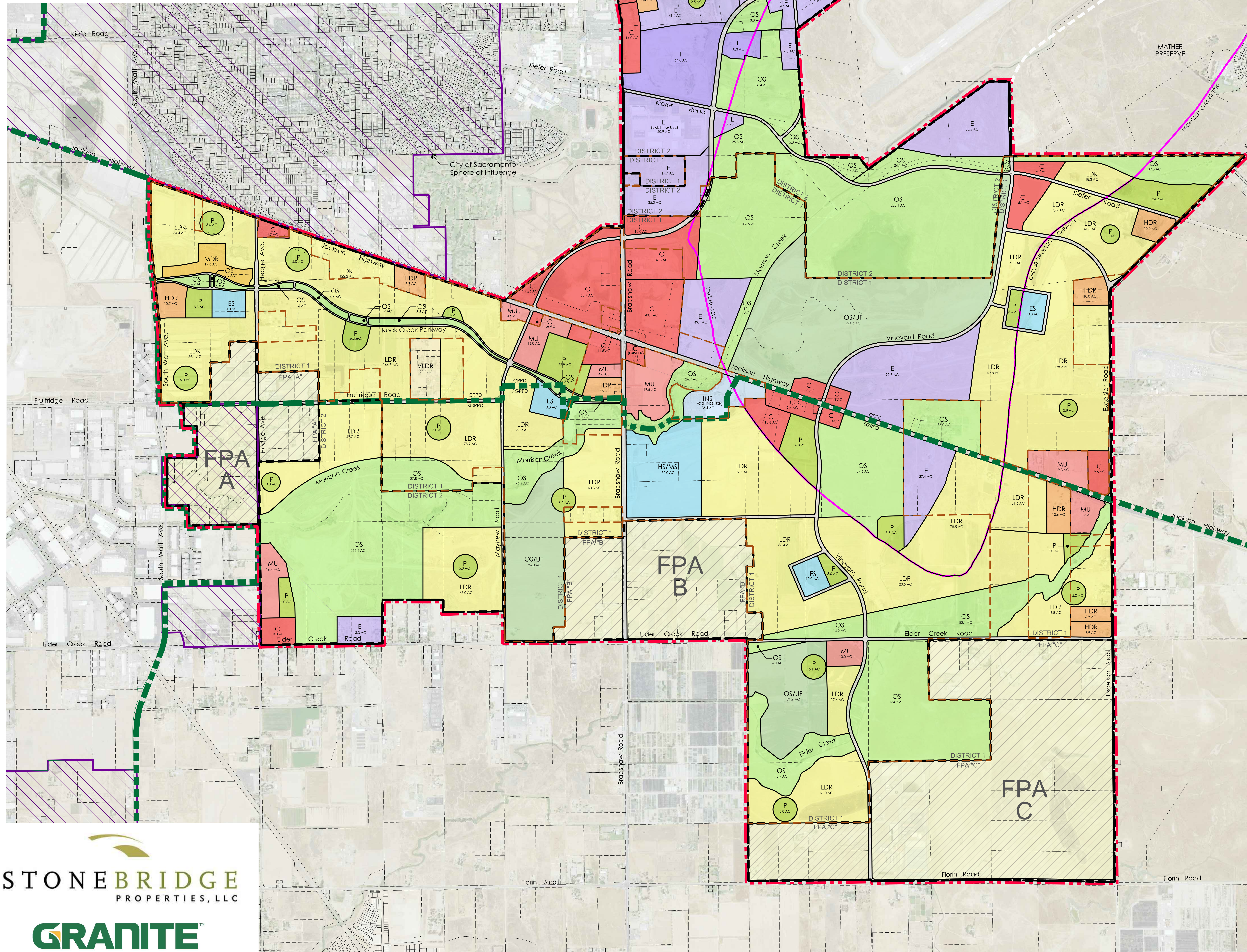


Figure 1

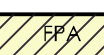
[illegible][illegible]

SUMMARY-PFA A		DENSITY & TARGET		EST.	EST.	EST.
LAND USE	ACRES	FAR RANGES	TARGET	EST.	FAR	SQ. FT.
NDR LOW DENSITY RESIDENTIAL	0.0	1.0 - 4.0	3.0			
LDR LOW DENSITY RESIDENTIAL	86.3	3.0 - 10.0	5.0	431		
MDR MEDIUM DENSITY RESIDENTIAL	10.0	10.0 - 20.0	14.0	0		
HDR HIGH DENSITY RESIDENTIAL	7.7	25.0 - 40.0	30.0	231		
NU						
C COMMERCIAL	0.0	0.0 - 2.00 F.F.F.H.		0.25	0	
E INDUSTRIAL	0.0	0.5 - 1.25 F.F.H.		0.00		
E INDUSTRIAL	46.7	0.5 - 1.25 F.F.H.		0.30	634.412	
H SCHOOL	0.0	1.25 - 1.25 F.F.H.		0.30	0	
P PARK	37.8					
OS OPEN SPACE	8.9					
OR/OF OPEN SPACE/PARKING FARM	0.0					
IN INSTITUTIONAL						
TOTAL	179.1			642		634.412
PARK REQUIREMENT (SPONSORIZE RECREATION AND PARKS DIRECT)						
858 NDR DENSITY = 0.00 AC REQUIRED						
0 NDR DENSITY = 0.00 AC REQUIRED						
176 MDR DENSITY = 0.00 AC REQUIRED						
7.7 HDR DENSITY = 0.00 AC REQUIRED						
467 DENSITY = 0.00 AC REQUIRED						
0.0 AC PROVIDED					0.0 AC	
PARK REQUIREMENT (CORROBORA PARKS & RECREATION)						
106 NDR DENSITY = 0.00 AC REQUIRED						
0 NDR DENSITY = 0.00 AC REQUIRED						
87 MDR DENSITY = 0.00 AC REQUIRED						
0 HDR DENSITY = 0.00 AC REQUIRED						
148 DENSITY = 0.00 AC REQUIRED						
22 AC PROVIDED					0.0 AC	
0.0 AC PROVIDED						
ES REQUIREMENT (EIS GROVE STUDY)						
431 DENSITY = 0.0116 F.F.F.H.		36 STUDENTS/1,200 PER HS		0.25		
231 DENSITY = 0.014 F.F.F.H.		54 STUDENTS/1,200 PER HS		0.37		
431 DENSITY = 0.0116 F.F.F.H.		41 STUDENTS/1,200 PER HS		0.06		ES NEEDED
431 DENSITY = 0.0083 F.F.F.H.		30 STUDENTS/1,200 PER HS		0.02		
442 DENSITY = 0.0083 F.F.F.H.		30 STUDENTS/1,200 PER HS		0.04		ES NEEDED
431 DENSITY = 0.0083 F.F.F.H.		36 STUDENTS/1,200 PER HS		0.04		
431 DENSITY = 0.014 F.F.F.H.		54 STUDENTS/1,200 PER HS		0.06		ES NEEDED
442 DENSITY = 0.014 F.F.F.H.		54 STUDENTS/1,200 PER HS		0.06		ES NEEDED

SUMMARY.FPA.B				ACRES		DENSITY & TARGET DENSITY		EST.	EST.	EST.
KEY	LAND USE	ACRES	FAR RANGES	DENSITY	FAR	SQ. FT.				
HDP	HIGH DENSITY RESIDENTIAL	0.0	1.0 - 4.0	20		0				
LD	LOW DENSITY RESIDENTIAL	147.6	3.0 - 10.0	50		738				
MD	MEDIUM DENSITY RESIDENTIAL	0.0	10.0 - 20.0	40		0				
HD	HIGH DENSITY RESIDENTIAL	13.1	35.0 - 40.0	300		393				
HAU	HIGH DENSITY	0.0	30.0 - 60.0	30.0	0	0				
C	COMMERCIAL	0.0	2.0 - 3.00 FAR			0		0.25	0	
E	EMPLOYMENT	0.0	1.0 - 2.0 FAR			0		0.25	0	
I	INDUSTRIAL	0.0	0.25 - 1.25 FAR			0		0.30	0	
HS	HIGH SCHOOL	10.0	1.25 - 1.25 FAR			0		0.30	0	
P	PARK	46.7				0		0.30	0	
OS	OPEN SPACE	14.0				0		0.30	0	
OSAF	OPEN SPACE/AFRICAN PARK	0.0				0		0.30	0	
HS	HIGH SCHOOL	10.0				0		0.30	0	
TOTAL		226.9				1,131		0		
PARK REQUIREMENT (FOUNTAIN RECREATION AND PARKS DISTRICTS)										
738 URBAN LOT DENSITY (0.50/AC ACU) =		0.50 AC REQUIRED								
0 HDP DENSITY (0.016/ACU) =		0.02 AC REQUIRED								
0 MD DENSITY (0.010/ACU) =		0.02 AC REQUIRED								
0 HD DENSITY (0.010/ACU) =		0.02 AC REQUIRED								
1,131 DENSITY =		11.31 AC REQUIRED						-0.5 AC		
		14.74 AC PROVIDED								
RE REQUIREMENT (RE GRADU) DENSITY										
29.2 DENSITY (0.292/ACU) =		29.2 DENSITY/1.200 FAR PER AS				0.37				
75 DENSITY (0.241/FPA.H) =		75 DENSITY/1.200 FAR PER AS				0.13				
1.075 DENSITY =		0.00				0.00		AS ENDED		
RE REQUIREMENT (RE GRADU) DENSITY										
147.6 DENSITY (0.11148/FPA.H) =		147.6 DENSITY/1.200 FAR PER AS				0.07				
35 DENSITY (0.0853/FPA.H) =		35 DENSITY/1.200 FAR PER AS				0.03				
1.075 DENSITY =		0.00				0.00		AS ENDED		
RE REQUIREMENT (RE GRADU) DENSITY										
147.6 DENSITY (0.11148/FPA.H) =		147.6 DENSITY/1.200 FAR PER AS				0.07				
35 DENSITY (0.0853/FPA.H) =		35 DENSITY/1.200 FAR PER AS				0.03				
1.075 DENSITY =		0.00				0.00		AS ENDED		

NOTE: AS ENDED INDICATES ABBREVIATED AND MAJOR COLLECTOR ROADS.

FPA.B SHALL INCLUDE TWO PARK STOPS AS A-52 PARK STOP TO BE LOCATED WEST OF BRADSHAW ROAD AND ONE PARK STOP IN JACKSON PARK WILL BE LOCATED EAST OF BRADSHAW ROAD.

SUMMARY FPA C				DENSITY & PAR RANGES		TARGET	EST.	EST.	EST.
TYPE	LAND SIZE	ACRES				DW	DW	FA	FA
VDR	VERY LOW DENSITY RESIDENTIAL	15.4	1.5 - 4.9	2.0	190				
LDR	LOW DENSITY RESIDENTIAL	128.6		2.0	680				
HDR	HIGH DENSITY RESIDENTIAL	10.0	10.0 - 70.0	14.0	274				
HDR	HIGH DENSITY RESIDENTIAL	20.7	20.0 - 40.0	30.0	471				
MD	MIXED USE	0.0	0.0 - 1.0	30.0	0				
C	COMMERCIAL	12.0		2.0 - 200.0			0.25	0	
E	EMPLOYMENT	0.0	0.0 - 25.0	1.0			0.0	0.0	0
I	INDUSTRIAL	0.0	1.0 - 125.0	1.0			0.0	0.0	0.0
IP	INSTITUTIONAL	10.0		1.0			0.0	1.00	29.2
OS	OPEN SPACE	92.7							
OLSP	OPEN SPACE/PLACED FARMS	0.0							
INS	INFRASTRUCTURE	71.5							
TOTAL		364.7				2.003			116.172

* THIS SUMMARY FPA C IS BASED UPON COUNTY OF LOS ANGELES ZONING ORDINANCE

PARK REQUIREMENT (GROSSLY RECREATION AND PARKS DISCOUNT)

TYPE	LAND SIZE	ACRES	ACRE REQUIRED	ACRE PROVIDED	ACRE SHORTFALL
294 VDR	15.4	0.000 ACU/DW	12.8 AC REQUIRED	0 AC PROVIDED	12.8 AC SHORTFALL
421 HDR	20.7	0.000 ACU/DW	6.4 AC REQUIRED	0 AC PROVIDED	6.4 AC SHORTFALL
2 MD	0.0	0.000 ACU/DW	0.0 AC REQUIRED	0 AC PROVIDED	0.0 AC SHORTFALL
2,003 DW	364.7	0.000 ACU/DW	28.0 AC REQUIRED	28.0 AC PROVIDED	0.0 AC SHORTFALL

REQUIREMENT (EX GROSS) (USE)

TYPE	LAND SIZE	ACRES	ACRE REQUIRED	ACRE PROVIDED	ACRE SHORTFALL
1,432 VDR	15.4	0.000 ACU/DW	69.0 MINUTES/100 PER ES	0	69.0
621 HDR	20.7	0.000 ACU/DW	150.0 MINUTES/100 PER ES	0	150.0
2,003 DW	364.7	0.000 ACU/DW	28.0 AC REQUIRED	28.0 AC PROVIDED	0.0 AC SHORTFALL

REQUIREMENT (EX GROSS) (USE)

TYPE	LAND SIZE	ACRES	ACRE REQUIRED	ACRE PROVIDED	ACRE SHORTFALL
1,432 VDR	15.4	0.000 ACU/DW	144.0 MINUTES/100 PER ES	0	144.0
621 HDR	20.7	0.000 ACU/DW	85.0 MINUTES/100 PER ES	0	85.0
2,003 DW	364.7	0.000 ACU/DW	28.0 AC REQUIRED	28.0 AC PROVIDED	0.0 AC SHORTFALL

REQUIREMENT (EX GROSS) (USE)

TYPE	LAND SIZE	ACRES	ACRE REQUIRED	ACRE PROVIDED	ACRE SHORTFALL
1,432 VDR	15.4	0.000 ACU/DW	292.0 MINUTES/100 PER ES	0	292.0
621 HDR	20.7	0.000 ACU/DW	144.0 MINUTES/100 PER ES	0	144.0
2,003 DW	364.7	0.000 ACU/DW	28.0 AC REQUIRED	28.0 AC PROVIDED	0.0 AC SHORTFALL

NOTE: AC/ARE = ACROSS TWO EXCLUSIONS: AIRPORT AND MAJOR COLLEGE ROAD CORRIDORS.

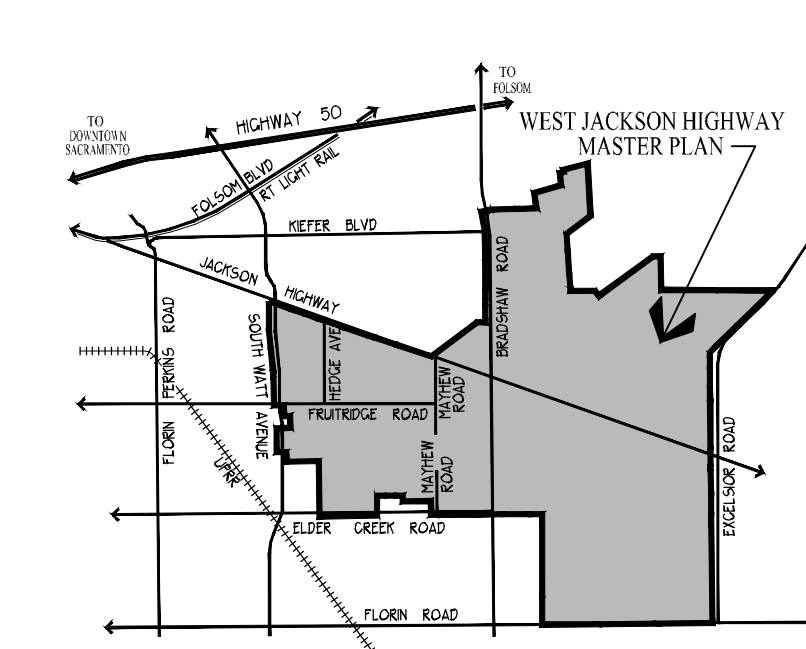
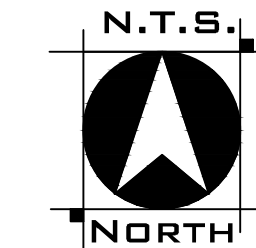
FPA C: SMALLER USES WITH PARKS OVER 100 ACRES ARE TO BE LOCATED WEST OF VINEYARD ROAD AND THE OTHER TWO EXCLUSIONS. FPA C PARKS TO BE LOCATED EAST OF VINEYARD ROAD.

LAND USE SUMMARY									
KEY	LAND USE	AC*	DENSITY & FAR RANGES	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.		
	VLDL	VERY LOW DENSITY RESIDENTIAL	115.6	1.0 - 4.0	2.0	230			
	LDR	LOW DENSITY RESIDENTIAL	1,955.1	3.0 - 10.0	5.0	9,774			
	MDR	MEDIUM DENSITY RESIDENTIAL	58.6	10.0 - 20.0	14.0	820			
	HDR	HIGH DENSITY RESIDENTIAL	121.2	25.0 - 40.0	30.0	3,636			
	MU	MIXED USE	112.5	25.0 - 35.0	30.0	*2,024			
	C	COMMERCIAL		0.20 - 2.00 FAR			0.25	**1,235.12	
	E	EMPLOYMENT	290.7	0.25 - 1.25 FAR			0.25	3,165.72*	
	I	INDUSTRIAL	543.0	0.25 - 1.25 FAR			0.30	7,095.92*	
	HS/MS/ES	SCHOOL	132.0						2,017.69*
	P	PARK	219.3						
	OS	OPEN SPACE ^① including credits ^② transferable credits	1,489.7						
	OS/UF	OPEN SPACE/URBAN FARM	392.5						
	INS	INSTITUTIONAL [†]	78.9						
	ART	ARTERIAL/COLLECTOR ROADS	229.8						
	TOTAL		5,913.3 AC			16,484 DU		13,504.47 SF	AC

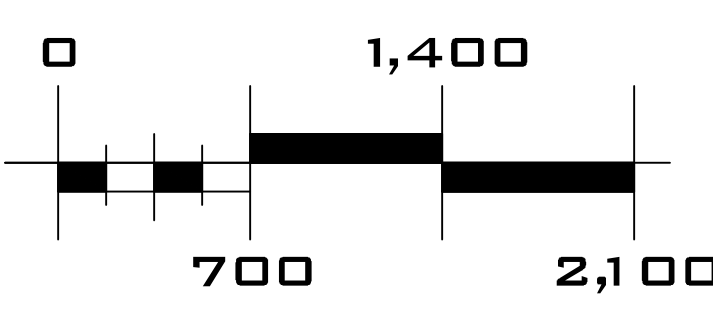
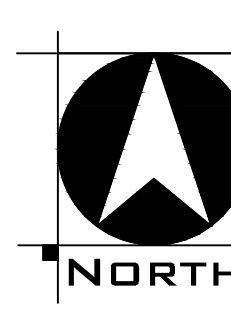
* DWELLING UNIT/FARMINER CALCULATED BY USING 4% OF MU ACREAGE
 ** SQUARE FOOTAGE CALCULATED BY USING 100% OF MU ACREAGE

This Land Use Plan is for preliminary planning purposes only. Boundary, land uses and street alignment are subject to change prior to final mapping and design. A final figure exclude Arterial and Major Collector Roads.

LOCATION MAP



NOTE:
*ACTUAL PAR
MAY VARY BA
REQUIREMENT
APPROVALS.



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