



Apartment prototype

For example:

An **80 unit RD-20 complex on 4 acres** that makes 10% of its units (8 units) accessible to people with disabilities is eligible for :

+15% bonus (**12 additional units**)

The project can now contain **92 total units**, which amounts to a site density of **23 units per acre**.

Note: Projects that also take advantage of State Density Program may be eligible for an even greater unit increase.

For more information, contact
the Office of Planning and
Environmental Review

Planning & Environmental Review

Related Questions:

Email: sacplan@sacounty.net

Sacramento County Building Assistance Center

827 7th Street, Sacramento, CA 95814

Room 102

Hours: M-F 8:30 a.m. – 4:30 p.m.

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Hours: M-F 8:00 a.m. – 5:00 p.m.



SACRAMENTO COUNTY'S
**HOUSING
INCENTIVE
PROGRAM
(HIP)**
FOR MULTIFAMILY
DEVELOPERS





Rendering of Anton Arcade Apartments

What is the Housing Incentive Program (HIP)?

The HIP provides **density bonus incentives** to projects for providing residential units for individuals with special needs.

The program was enacted as part of Sacramento County's 2013 Housing Element and is codified in **Zoning Code Section 6.5.5**.

How does a project qualify?

- New development of at least **5 housing units** on properties in the County's unincorporated area that are **zoned RD-20 and above, mixed use, or commercial**
- **10%** of the project units must include one of the following:
 - 3 or more bedrooms
 - Accessible units (per Z.C. Section 6.5.5.C.1)
 - Studio for-rent apartments with 400 sq. ft. or less
 - Age-restricted senior housing
 - Income-restricted housing
 - Military veteran-restricted housing
 - Transit accessibility (all project units within ¼ mile of transit stop)
 - Specified amenities within ½ mile of all project units (per Z.C. Section 6.5.5.E.8)



Apartments in Gold River

How can HIP benefit you?

Eligible projects are allowed density increases of:

- **15%** for projects in **RD-20** zones or a **commercial** zone
- **10%** for projects in **RD-25, RD-30, and RD-40** zones

Applicants can also request **one waiver of a multifamily development standard** (e.g. maximum building height, or a setback, or a parking requirement).

The HIP can also be combined with the State Density Program for additional unit bonuses.