

AFFORDABLE HOUSING INCENTIVE PROGRAM SUPPLEMENTAL APPLICATION



Overview

This 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 housing types that are eligible for this program:

- **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.

<u>REQUIRED MATERIALS ACCOMPANYING COMPLETED APPLICATION</u>	
<input type="checkbox"/>	Completed Supplemental Application. All sections of this application must be completed prior to submittal.
<input type="checkbox"/>	General Project Application and Associated Submittal Exhibits/ Materials. For additional information on required entitlements and associated submittal items, please see the Sacramento County Zoning Code User Guide .
<input type="checkbox"/>	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.

County of Sacramento
 Planning and Environmental Review (PER)
 827 7th Street, Room 225
 Sacramento, CA 95814

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 (DENSITY BONUS) –
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Office Use Only

PART A. SITE INFORMATION		
Zoning Designation:		
Project Size (acres):		
Total Unit Count Allowed By Zoning:		
PART B. PROGRAM ELIGIBILITY CRITERIA		
The project proposes five or more housing units.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>The constructed project will contain at least one of the following (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> At least 10 percent of the total units of the Housing Development as target units affordable to Low Income Households; <input type="checkbox"/> At least five (5) percent of the total units of the Housing Development as target units affordable to Very Low Income Households; <input type="checkbox"/> Senior Citizen Housing Development including a mobile home park age-restricted to senior citizens (no affordable units required); <input type="checkbox"/> At least 10 percent of the total units in a for-sale Common Interest Development affordable to Moderate Income Households; <input type="checkbox"/> 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); <input type="checkbox"/> 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); <input type="checkbox"/> 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); <input type="checkbox"/> The project donates at least one acre of land for the development of very low income units pursuant to Section 6.5.4.G; <input type="checkbox"/> Redevelopment of Existing Dwelling Units pursuant to Section 6.5.4.I; <input type="checkbox"/> Conversion to Condominiums pursuant to Section 6.5.4.J; or <input type="checkbox"/> 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. 	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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PART C. PROJECT INFORMATION			
Total Number of Units Proposed:			
Project Type (choose applicable):			
<input type="checkbox"/> Income Restricted			
Total Number of Target (restricted) Units:			
Associated Income Category: Please state N/A for any of the housing unit types not proposed by the project.	Type of Housing Unit	Number of Target Units	Percentage of Total Target Units
	Very Low Income (VLI)	_____	_____
	Lower Income (LI)	_____	_____
	Moderate Income (MI) common interest development	_____	_____
<input type="checkbox"/> Senior Citizen Housing <input type="checkbox"/> Special Needs Housing <input type="checkbox"/> Low Income College Student Housing			
Number of Target (restricted) Units:			
Associated Income Category ^{1,2,3} :			
<input type="checkbox"/> Land Dedication			
Size of proposed land to be donated (acres):			
<input type="checkbox"/> Child-care Facility Provided			
Size of child care facility (square feet):			
<input type="checkbox"/> Conversion to Condominiums			
Percentage of Total Units to be restricted:			

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Associated Income Category:	
PART D. INCENTIVES	
Maximum Density Increase Allowed (% over max) ⁴ :	
Total Density Increase Proposed (% over max):	
Number of Incentives/Concessions Allowed ⁵ :	
Description of Concessions/Incentives/Waivers Proposed:	Please describe in tables below.

Requested Concessions/Incentives ^{5,6}	Description of how this incentive will result in an identifiable and actual cost reduction to provide for affordable housing:
#1:	
#2:	
#3:	
#4:	

Requested Waivers to Development Standards ^{5,6}	Description or documentation explaining how imposition of said development standard would result in physically precluding the development of the proposed affordable Housing Development project:

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- ¹ 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.
- ²Special Needs Housing units shall be provided as very low income units per Government Code 65915(b)(1)(E).
- ³Low Income College Student units shall be provided as lower income units per Government Code 65915(b)(1)(F)(i)(II).
- ⁴ A project's eligibility for a density bonus is determined by the criteria set forth in Zoning Code Section 6.5.4.D.1.
- ⁵A 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.
- ⁶ Attach additional pages if necessary.