

# APPLICATION FOR INCLUSIONARY INCENTIVES

Name of Development Project: \_\_\_\_\_

Number of Very Low Income Inclusionary Units: \_\_\_\_\_ Rental: \_\_\_\_\_ Ownership: \_\_\_\_\_

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Section 17.190.040 of the Mixed-Income Housing Ordinance specifies that the Developer of a Development Project subject to the ordinance's Inclusionary Housing provisions may request the City of Sacramento or the Sacramento Housing and Redevelopment Agency to provide Inclusionary Incentives as set forth in the ordinance, as listed below.

## ***Fee Waivers or Deferrals***

The Fee Waiver and Reduction Program adopted by the City only for residential developments with inclusionary housing obligations establishes a \$4,000 waiver for Very Low Income inclusionary housing units and \$1,000 for each Low Income inclusionary housing unit, subject to a \$500,000 annual appropriation by the City. (Chapter 17.195 of the city code.) Reservations for fee waivers will be based on the date of execution of the Inclusionary Housing Agreement. Number of Very Low Income Inclusionary Housing Units for which City of Sacramento fee waiver or reductions are requested: \_\_\_\_\_

Number of Low Income Inclusionary Housing Units for which City of Sacramento fee waiver or reductions are requested:

The Regional Sanitation District, as part of Sacramento County's Impact and Development Fee Waiver and Deferral Program, waives regional sanitation impact fees for very low-income units whose eligibility is certified by the Sacramento Housing and Redevelopment Agency (SHRA), and defers such fees for qualified low-income housing. Program use is capped at 200 units per year and an application fee is charged by the county. Waiver or deferral of regional sanitation impact fees is not restricted to inclusionary housing units. Both rental and for-sale units are eligible. Does the Developer request SHRA's review to certify to the County of Sacramento that the very low income and low income restricted units meet the County's requirements?

Yes \_\_\_\_\_ No \_\_\_\_\_

Other fee waiver programs: the California Housing Finance Agency (CHFA) School Facility Fee Reduction Program for new construction. CHFA operates school fee reduction programs for homebuyers and rental housing projects wherein school fees paid by the developer are partially rebated to qualifying homeowners and rental housing units. Program information and application forms are found on CHFA's website at [www.chfa.gov.ca](http://www.chfa.gov.ca). Modification of Planning and Public Works Development Standards

The Developer may request modifications affecting the Inclusionary Units in public works development standards (such as road widths, curbs, gutters and parking), and planning standards such as minimum lot size, alternative housing types and other minor deviations in lot coverage, location and other requirements, as specified in Section 17.190.040(B). Requests are hereby made for the following modifications in development standards:

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Are the modifications identified on a tentative map or parcel map? If so, please identify the maps.

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## ***Interior Finish Reductions***

The Developer may request less expensive finishes and appliances for the Inclusionary Units, as appropriate in light of project design. Requests are hereby made for the following modifications in interior finishes:

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Are the modifications included in a Planning Director's Special Permit? If so, please identify the applicable special permit.

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## ***Density Bonus***

The Developer may request a Density Bonus, as provided in state density bonus law, provided that the affordability requirements are those of Section 17.190.030 (A)(1) and (2) of the Mixed Income Housing ordinance. Market rate units produced as part of a Density Bonus do not increase the Inclusionary Housing component. (The city's density bonus ordinance is in final draft.) A request is hereby made for a Density Bonus of \_\_\_\_\_ percent of \_\_\_\_\_ residential dwelling units, producing a total of \_\_\_\_\_ market rate units.

## ***Local Public Funding***

The Developer may apply to SHRA for local public funding by providing the financial and planning information necessary to evaluate the eligibility and suitability of the project. Applications for multifamily direct loans or tax-exempt mortgage revenue bonds may be found in SHRA Multifamily Lending Guidelines and Mortgage Revenue Bond policies, respectively. If the inclusionary housing relies on external subsidies (e.g., mortgage revenue bonds, low income housing tax credits) that information must also be included in the application to SHRA. Multifamily guidelines and bond policies may be obtained from SHRA's development services department at 440-1328, located at 630 I Street, 2nd Floor, Sacramento 95814. Mortgage assistance for very low income and low income households is a program to be recommended for adoption in April 2001 in order to increase homeownership in the city. SHRA's downpayment and closing cost assistance as well as mortgage credit certificates are available over-the-counter through participating lenders. Homeownership information may be obtained by calling SHRA's loan processing department at 264-1500, located at 1013 Seventh Street, 2nd Floor, Sacramento 95814.

A request will be made for Local Public Funding for (type of project, estimated amount, and type of assistance)