

## City of Woodland - Spring Lake Specific Plan

*full policy can be obtained from the Woodland Community Development Department*

<b>Applicable Projects</b>	All residential projects in the Spring Lake Specific Plan area.
<b>Required Set-Aside</b>	<p><i>Single-Family Project:</i> 10% of all units must be affordable to low-income households.</p> <p><i>Multi-Family Project:</i> 10% of all units must be affordable to low-income households and 20% to very low-income households <u>or</u> 25% of all units must be affordable to very low-income households.</p> <p>(Fractions of units are rounded up.)</p>
<b>Phasing</b>	Affordable units must be constructed concurrently with market-rate units.
<b>Unit Location and Design</b>	<p><i>Single-Family Units:</i> Affordable units may be smaller than market-rate units to a minimum living area of 850 ft<sup>2</sup>, however a mix of bedroom numbers and square footage among units is desired.</p> <p><i>Multi-Family Units:</i> Affordable units should be comparable to market-rate units in quality, amenities, size, and number of bedrooms and should be dispersed throughout the project.</p>
<b>Term of Affordability</b>	<p><i>Single-Family Units:</i> Must be affordable for a minimum of 10 years. Affordability requirement is reset with each resale to a qualified low-income buyer when the unit is sold within 10 years of purchase. After 10 years, unit may be resold at a market-rate, with the silent second mortgages repaid to City on an equity share basis.</p> <p><i>Multi-Family Units:</i> Permanently.</p>
<b>Affordability Enforcement</b>	<p><i>Single-Family Units:</i> Deed restrictions are recorded against each lot, ensuring the re-sale to a low-income purchaser for at least 10 years.</p> <p><i>Multi-Family Units:</i> Regulatory Agreements are recorded for each multi-family project ensuring permanent affordability as well as compliance with all policy requirements.</p>
<b>Alternatives to On-Site Construction</b>	<p>Alternative methods may be used only when the City determines that building required inclusionary units on-site is infeasible and the alternative method meets the objectives of the City's affordable housing plan.</p> <p><b>Sale of Land to Non-Profit Developers.</b> May sell sufficient single-family lots to satisfy the inclusionary requirement to a non-profit developer at an affordable price, if it will enable the non-profit developer to build and sell units at a price affordable to low-income families. Affordable units must be built concurrently with market-rate units.</p> <p><b>Land Dedication.</b> May make an irrevocable offer to dedicate sufficient land within the SLSP area to satisfy the inclusionary requirement for single-family or multi-family units. Land must be feasible for development, appropriately zoned, and fully improved. Land dedicated for single-family for-sale units must result in single-family for-sale units, not multi-family rental units. Inclusionary units built on dedicated land must be built concurrently or prior to market-rate units.</p> <p><b>Credit for Land Dedication of Very-Low Income Lots.</b> May convey lots to a non-profit developer approved by the City who will build affordable units to be sold to very-low income households. Developers will receive a 2 for 1 credit for each dedicated very-low income lot to be applied to the project's inclusionary requirement. Use of this option is limited to an initial overall cap of five lots within the entire SLSP area. <i>(As of October 2003, the cap had been reached and this alternative method is no longer an option at this time. However, it is possible that the City may increase this cap at some point in the future.)</i></p>

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<b>Alternatives Cont.</b>	<b>Transfer of R-15 Obligation.</b> Developers of R-15 for-sale multi-family sites may combine the very low-income affordability obligation of their R-15 site(s) and transfer the required amount of units to an R-20 or R-25 site within other SLSP area holdings. The number of very-low income units that can be transferred is limited by the financial feasibility of the resulting project as determined by the City.
	<b>In Lieu Fee.</b> For detached for-sale projects under 50 units, may pay an in-lieu fee to satisfy the affordable housing obligation. This option is only allowed where substantial evidence demonstrates that the alternative would result in a taking of the property.
<b>Incentives</b>	<b>Density Bonus.</b> 25% State density bonus.
	<b>Fee Waiver.</b> In single-family projects where affordable units are constructed concurrently with the market-rate unit, will receive a 100% waiver of building plan check fees (not impact fees).
<b>Responsibility for Filling and Monitoring Units</b>	<i>For-Sale Units:</i> Developer is responsible for marketing for-sale units and selecting buyers. <i>Multi-Family Units:</i> Developer is responsible for ensuring rental units are leased according to affordability requirements dictated in regulatory agreement. Community Development Department will monitor annually for compliance.
<b>Fees</b>	<ul style="list-style-type: none"> <li>For every single-family market-rate unit, must pay an off-site affordable housing fee. Fee is currently \$1,100 per unit and may range up to \$1,300 per unit.</li> <li>Must pay an annual monitoring fee for multi-family inclusionary units of \$540 plus \$25 per unit after first 6 units.</li> </ul>
<b>Process</b>	<ol style="list-style-type: none"> <li>Submit plan for how inclusionary housing requirements will be fulfilled along with application for tentative map to Planning Department.</li> <li>Planning Department will review plan and make recommendations to the Planning Commission for approval, conditional approval, or rejection of plan.</li> <li>After tentative map is approved, prepare Inclusionary Housing Agreement. (See SLSP Affordable Housing Plan for a detailed explanation of all items that must be included in Agreement.)</li> <li>Agreement is approved by City.</li> <li>Inclusionary Housing Agreement must be approved before final map is approved or building permits are issued.</li> </ol>
<b>Local Public Funding</b>	<i>Buyer:</i> Silent second mortgage available to buyers of affordable units. <i>Developer:</i> City will assist with HOME and tax credit applications. May possibly apply for CDBG funds, if project falls in line with City's CDBG funding priorities.
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*The City of Woodland has a city-wide inclusionary housing ordinance in place. However, the City is currently working to update that ordinance to bring it in line with the requirements detailed in the Spring Lake Specific Plan.*