

County of Sacramento Affordable Housing Ordinance Fact Sheet

What is it?

As part of the Housing Element of the General Plan, the County of Sacramento adopted an affordable housing policy requiring that fifteen percent (15%) of new residential developments be affordable to extremely low, very low, and low income households. The policy was implemented by the adoption of an affordable housing ordinance on December 8, 2004 which added Chapter 22.35 to Title 22 of the Sacramento County Code and became effective on January 20, 2005. The ordinance has been amended twice.

What does it apply to?

Development projects in the unincorporated County of Sacramento that contain five or more residential units have an affordable housing obligation if they are requesting any of the following entitlements:

- Tentative subdivision map
- Rezone
- Use permit including a use permit for a condominium conversion
- Development plan review
- Special development permit

How do I meet my affordable housing obligation?

The ordinance provides a variety of ways to meet an obligation. **Depending on the size and other characteristics of the development project**, options include constructing affordable units, providing free land for affordable developments, or paying a fee.

How do I comply?

If the ordinance applies to your project, you must submit an Affordable Housing Plan with your planning application. The Sacramento Housing & Redevelopment Agency (SHRA) has developed Affordable Housing Plan templates that a developer simply completes and submits with their planning application. To discuss your options or to request an affordable housing template, contact SHRA at the number below.

How many copies?

Submit five (5) signed copies (with appropriate exhibits) of the affordable housing plan to the County of Sacramento Planning Department.

Is there an Entitlement Fee for the AHP?

An affordable housing plan entitlement fee is due and payable at the time of submission. To determine the amount of the fee, please contact the County Planning Department front information counter at (916) 874-6221.

Who can help me if I have questions?

If you have questions on your affordable housing obligation or wish to request an Affordable Housing Plan template, please contact SHRA at (916) 440-1328 and request “technical assistance for the County’s Affordable Housing Program”. www.shra.org