

	Jurisdiction	Effective Date	Incentives for Developers
Ordinance 1	Contra Costa County Division 82 - Affordable Housing	7/1/2020	<p>822-2.404 Affordable Unit Density Bonus: If a project includes moderate income, lower income, very low income, or senior housing units at levels beyond those required by Chapter 822-4, a developer may request a density bonus under this section and may request incentives or concessions pursuant to Section 822-2.408.</p> <p>822-2.406 Land Donation Density Bonus: When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land as provided for in Government Code Section 65915(h), the applicant shall be entitled to a density bonus in accordance with Government Code Section 65915(h).</p> <p>822-2.408 - Incentives and concessions: The incentives or concessions to which an applicant is entitled shall be determined in accordance with Government Code Section 65915(d)(2).</p> <p>822-2.414 Child care facilities: When an applicant proposes to construct a housing development and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the county shall grant either of the following: (1)An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; (2)An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.</p>

<p>Ordinance 2</p>	<p>Contra Costa County Chapter 822-4 - Inclusionary Housing</p>	<p>1/1/2020</p>	<p>822-4.418 Incentives: For any project where inclusionary units are required by this chapter, a developer may request a density bonus for providing the required inclusionary units. The developer may request a density bonus in an amount equal to or less than fifteen percent of the total units in the development, including the inclusionary units provided in the development. A developer who requests a density bonus for providing inclusionary units is entitled to a density bonus in the requested amount, up to the maximum fifteen percent. A developer is not entitled to any incentives or concessions under Chapter 822-2, except for incentives that may otherwise be granted pursuant to subsection (c) of this section. If a project includes moderate income, lower income, very low income, or senior housing units at levels beyond those required by this chapter, a developer may request a density bonus under Section 822-2.404 and may request incentives or concessions under Section 822-2.408. If requested under this subsection, the density bonus to which a developer is entitled will be calculated in accordance with subsection (d) of Section 822-2.404. The county may grant one or more of the following affordable housing development incentives in order to mitigate the financial impact of this chapter's requirements on a particular residential development:(1)Fee deferrals or waivers.(2)Provision of housing set-aside funds, tax exempt financing, or other financial assistance.(3)Modification of zoning or development standards.</p>
<p>Ordinance 3</p>	<p>Sacramento County</p>	<p>3/27/2014</p>	

<p>Ordinance 4</p>	<p>Placer County</p>	<p>10/6/2020</p>	<p>15.65.110 Affordable housing incentives:</p> <p>(1) In the case of new residential and nonresidential projects which meet the affordability requirements specified in Section 15.65.060 through the actual construction of affordable and employee units, up to one hundred (100) percent of development-related application and processing fees shall be waived for affordable units constructed in connection with such residential project. This waiver does not include impact fees unless an alternative funding source has been identified. In addition, the project hearing body, may consider, on a case-by-case basis, the provision of additional incentives as provided by law or in the housing element of the Placer County general plan.</p> <p>(2) Deed Restricted Accessory Dwelling Units. In the case where a property owner or developer voluntarily opts to deed-restrict an accessory dwelling unit that is seven hundred fifty (750) square feet or greater in size for affordability, said unit shall be exempt from payment of building permit fees and those fees identified in Placer County Code Chapter 15, Articles 15.28 (County Road Network) and 15.34 (Parks and Recreational Facilities Fees). Verification that the unit is a deed restricted accessory dwelling unit must be rendered in writing to the county prior to exemption from fees.</p> <p>(3) Modification of Planning and Public Works Development Standards. The county may modify, to the extent feasible and in light of the proposed uses, those standards which include, but are not limited to parking, lot coverage, road widths, curb and gutter, and sidewalks. No modification will be considered that may compromise standards relating to public health and safety, drainage considerations or standards resulting from state and federal requirements.</p>
<p>Ordinance 5</p>	<p>Nevada County</p>	<p>03/05/2023 (Draft)</p>	<p>Sec. L-II 3.16 Residential Density Bonuses and Incentives for Affordable and Senior Citizen Housing: As required by California Government Code Section 65915, and as provided by policy in Chapter 8 of the Nevada County General Plan, the purpose of this Section is to provide density bonuses and other incentives, concessions, or waivers for certain housing</p>

			<p>projects affordable to lower income, very low income, senior citizen housing, and moderate income housing projects.</p> <p>If an applicant elects to construct a housing development with at least fifty (50) percent of the total units for workforce housing, the density bonus shall be twenty (20) percent of the total number of allowed housing units without the density bonus.</p> <p>a. In order for a project to qualify for a density bonus under this Subsection, it must meet the following minimum standards:</p> <ol style="list-style-type: none"> 1. No less than fifty (50) percent of the adult tenants must work fulltime within the boundaries of the County of Nevada. 2. No less than twenty-five (25) percent of the units shall target the sixty to eighty percent (60 80%) median family income range. <p>b. If an applicant elects to construct a housing development with at least ten (10) percent of the total dwelling units for transitional foster youth, disabled veterans, or homeless persons, the density bonus shall be thirty-five (35) percent of the total number of allowed housing units without the density bonus and the applicant may request one (1) incentive or concession.</p> <p>c. If an applicant elects to construct units for low income households with one hundred (100) percent of the total dwelling units, exclusive of manager’s unit(s), except that up to twenty (20) percent of the total units in the development may be for moderate income households, the density bonus shall be eighty (80) percent of the number of units for lower income households and the applicant may request four (4) incentives or concessions. If the housing development is located within one-half mile of a major transit stop, as defined in Section 21155 of the Public Resources Code, there shall be no maximum density, the applicant may request four (4) incentives or concessions, and the applicant shall also receive a height increase of up to three additional stories, or 33 feet.</p>
Ordinance 6	LA County	9/14/2023	
Ordinance 7	City of Emeryville	7/6/1905	

Ordinance 8	City of Santa Clara	2/22/2018	
Ordinance 9	City of Long Beach	10/7/2021	<p>21.67.060 Inclusionary Housing Standards and Incentives:</p> <p>(1) Inclusionary housing units included in a residential development resulting from the conversion of a use from a residential rental development to a residential ownership development shall be offered for sale to current and qualified tenants of the inclusionary units, and shall otherwise comply with the inclusionary housing guidelines.</p> <p>(2) Construction appearance and quality: Inclusionary units shall be comparable in exterior appearance and overall quality of construction to market-rate units in the same housing development. Interior finishes and features may differ from those provided in the market-rate units, so as long as the finishes and features are durable, of good quality, and consistent with contemporary standards for new housing.</p> <p>(3) Bedroom Mix and Unit Size: The number of bedrooms and the size of the inclusionary units shall be proportional to or greater than the number of bedrooms and size of the market-rate units, consistent with any adopted inclusionary housing guidelines.</p> <p>(4) Location: The inclusionary units shall be located so as not to create a geographic concentration of inclusionary units within the residential development.</p> <p>(5) Amenities: The inclusionary units shall have the same amenities as the market-rate units included within the affordable rent or affordable sales price for the inclusionary unit. For example, residents of the inclusionary units shall have the same access to and enjoyment of common open space, parking, storage, and other facilities in the residential development, and residents of the inclusionary units shall not be charged more than affordable rents or affordable sales prices as for the use of such facilities and amenities.</p> <p>(6) Density bonus: The developer of a residential development providing all required inclusionary units upon the same site as the market-rate units may, at the developer's sole option and concurrently with the submittal of the inclusionary housing plan, submit a written request for a density bonus, waivers, modification of parking standards, or other regulatory</p>

			incentives pursuant to Government Code Section 65915 et seq., and the provisions of Chapter 21.63 of the Long Beach Municipal Code, if the residential development meets all of the applicable requirements to qualify for a density bonus.
Ordinance 10	City of Morgan Hill	8/9/2018	<p>14.04.120 On-Site Inclusionary Housing Incentives:</p> <p>The developer of a Residential Project providing all required Inclusionary Units on the same site as the Market-Rate units may, at the developer's option and concurrently with the submittal of the Affordable Housing Plan and the earlier of the zoning or Planning Permit application, submit a written request for one or more of the following on-site inclusionary housing development incentives:</p> <p>(1) Density Bonus: The Residential Project may receive a density bonus if the Residential Project includes affordable units in accordance with the threshold requirements for density bonus pursuant to California Government Code Section 65915 et seq. For Residential Projects qualifying for a density bonus pursuant to this subsection, the City shall, upon request of the Applicant at the time of application for the First Approval, authorize a density bonus in the amount specified in California Government Code Section 65915 et seq. unless such a density bonus would cause an adverse impact to the public health, safety and welfare, including but not limited to historic or natural resources, or the environment. The City shall not provide any other incentives or concessions, other than those listed in this Section 14.04.120, in addition to such density bonus unless otherwise required by law.</p> <p>(2) Reduction in Minimum Setback Requirements: The Developer may request a reduction in the minimum setback requirements for the Residential Project, provided such reduction will not cause an adverse impact to the public health, safety and welfare, including but not limited to historic or natural resources, or the environment.</p> <p>(3) Alternative Unit Type: The Developer may request to provide Inclusionary Units that are of a different unit type than the Market-Rate units to be constructed within the Residential Project; provided however, the Inclusionary Units shall have the same bedroom count in the same percentage distribution as the Market-Rate units.</p> <p>(4) Alternative Interior Design Standards: The Developer shall provide the same amenities within the Inclusionary Units as provided in the Market-Rate units, but may request to provide different but functionally equivalent amenities for the Inclusionary Units; provided however, residents of Inclusionary Units shall have access to all common areas of the Residential Project equal to the access provided to residents of Market-Rate units.</p>

<p>Ordinance 11</p>	<p>City of San Diego</p>	<p>12/13/2022</p>	<p>§142.1309 Incentives for On-Site Inclusionary Dwelling Units (1) An applicant may submit a written request for density bonus, waiver, or incentives pursuant to California Government Code Section 65915 and Chapter 14, Division 7, Article 3 of the San Diego Municipal Code if the development meets the minimum thresholds for density bonus pursuant to California Government Code Sections 65915 – 65918. (2) If an applicant has complied with this Division by providing all the inclusionary dwelling units required by this Division on the same premises as the market-rate dwelling units, then the inclusionary dwelling units shall be exempt from the payment of Development Impact Fees pursuant to Section 142.0640 of the San Diego Municipal Code.</p>
<p>Ordinance 12</p>	<p>City of Folsom</p>	<p>3/27/2007</p>	<p>17.104.070 Incentives and assistance: (1) Request for Incentives and Assistance: The developer of a development project which is subject to the inclusionary housing provisions of this chapter may request, and the city, in its sole discretion, may grant or deny the provision of inclusionary incentives as set forth in this section and other provisions of the Folsom Municipal Code. (2) Fee Waivers or Deferrals: The city may grant to a developer a program of waivers, reductions or deferrals of development fees, administrative and financing fees for inclusionary units as provided in Chapter 16.60 of the Folsom Municipal Code. (3) Modification of Planning and Public Works Development Standards: To the extent feasible in light of the uses, design, and infrastructure needs of the development project, modifications for inclusionary units may include: a. applicable public works development standards contained in the Folsom Municipal Code, such as alternative standards relating to road widths and parking; and b. applicable planning standards contained elsewhere in this code such as minimum lot size, alternative housing types, lot coverage, locational and other requirements for approval of duplexes and half-plexes. Nothing in this provision is intended to permit deviation from the nature and character of buildings erected in the historic district and design shall be consistent with the design guidelines adopted for that portion of the city. (4) Density Bonuses: The city may grant to a developer fulfilling its inclusionary housing requirement through either on site or off-site development a density bonus as provided in Chapter 17.102 of the Folsom Municipal Code. As referenced in Chapter 17.102 of the Folsom Municipal Code, the definition of “housing development” shall be interpreted to include both the market rate and inclusionary unit components of a development project.</p>

			<p>(5) Inclusionary Housing Credits: A developer may submit as part of the inclusionary housing plan a proposal to provide more affordable housing units or donate additional land in connection with a development project than the 15 percent required under this chapter, and may credit the additional amount of land or additional number of affordable housing units against future projects subject to the provisions of this chapter which are proposed in the city. Credits may be transferred or sold to any other person or entity subject to compliance with following conditions:</p> <p>a. The transfer or sale of the credits shall not interfere with one of the goals of the ordinance codified in this chapter which is to provide affordable housing dispersed throughout the city of Folsom.</p> <p>b. Any credits must be applied to another development project within 5 years of issuance of a certificate of occupancy for the inclusionary unit(s) or implementation of an alternative method of meeting the inclusionary housing requirement (i.e., land dedication) which gives rise to the credit. For purposes of this section, “applied” shall mean that the credits are committed for use at a development project and included in a developer’s proposed inclusionary housing plan. A developer who has not used, transferred or sold credits within the time specified in this section may apply to the city for a 1 year extension on the life of the credits. A request for extension of credits shall be reviewed by the city council who shall grant or deny the request for extension. The city council shall consider progress and efforts the developer has made to utilize the credits during the previous 5 years, the impact on affordable housing if the extension is granted, any proposals for use of the credits should the extension be granted and other relevant factors.</p> <p>c. Inclusionary units receiving monetary subsidies through the city shall not receive credits unless the city has been reimbursed for its financial assistance.</p> <p>(6) Mixed Use: In order to provide additional opportunity for development of inclusionary units, residential development that would fully or partially fulfill the inclusionary housing requirement of a development project may be implemented in conjunction with commercial or office use in the central business (C-2), general commercial (C-3), and business and professional office (BP) zoning districts as consistent with applicable provisions of the Folsom</p>
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