

# INCLUSIONARY HOUSING PLAN

For the

## SACRAMENTO PINES

### **Introduction**

Sacramento LLC is the owner and developer (the "Developer") of certain real property in the City of Sacramento known as Sacramento Pines (the "Development Project") on which it proposes to build on 10.22± Gross acres, located at the Northeast Corner of Calvine Road and Franklin Blvd., a 168 unit multi family residential development, in the South Sacramento Community Plan area. Discretionary entitlements requested for the project include a:

- Negative Declaration;
- Mitigation Monitoring Plan; and
- Plan Review

### **Proposed Inclusionary Housing Plan**

The Development Project is subject to the requirements of the Mixed Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 which requires that ten percent (10%) of the units in a residential development project be affordable to very low income households and five percent (5%) to low income households (the "Inclusionary Requirements" and "Inclusionary Units").

A very low income household is one that is restricted to occupancy by households with incomes that, at the time of occupancy, do not exceed fifty percent (50%) of the Sacramento area median income (including utility allowance), adjusted for family size. Rents for these units shall not exceed one twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size.

A low income household is one that is restricted to occupancy by households with incomes that, at the time of occupancy, do not exceed eighty percent (80%) of the Sacramento area median income (including utility allowance), adjusted for family size. Rents for these units shall not exceed one twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size.

Pursuant to the City Code Section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") setting forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Residential Development must be approved prior to or concurrent with the approval of legislative, or as applicable in this case, adjudicative entitlements for the Project. This document constitutes that Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary

Requirement. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Residential Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA ") and recorded against the Development Project site. The Inclusionary Housing Agreement will describe with particularity the site, building schematics and size of the Inclusionary Units, pursuant to Section 17.190.110 C. The Inclusionary Housing Agreement shall be consistent with this Plan.

The Developer proposes that the Residential Project include 168 multi-family units. Based on this submission, the Inclusionary Requirement is 17 units affordable to very-low income households and 8 units affordable to low income households.

If the project approvals for the Sacramento Pines property decrease or increase the number of residential units, this Plan will be amended to reflect a number equal to five percent (5%) Low Income Units and ten percent (10%) Very Low Income Units of the total residential units in the Sacramento Pines entitlements.

### **The Inclusionary Component**

The 25 Inclusionary Housing Units will be rental apartment units within the overall rental project. The Inclusionary Units will be a mixture of one, two and three bedroom units in proportion to the overall mixture in the project to accommodate diverse family sizes.

The term of affordability for the Inclusionary Housing Units will be a minimum of 30 years from the date of Certificate of Occupancy.

### **Proposed Phasing/Linkages for Inclusionary Units**

- Approval of discretionary entitlements for the Sacramento Pines Apartments will be contingent upon the approval of the Inclusionary Housing Plan.
- The Inclusionary Housing Agreement shall be executed and recorded prior to the issuance of any building permits for the Sacramento Pines Apartments.
- The Inclusionary Units will be developed concurrently with the development of the overall project.

### **Amendment and Administration of this Inclusionary Housing Plan**

This Inclusionary Housing Plan shall be administered by the Planning Director with the advice of the Executive Director of SHRA. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code section 17.190.030.