



## **Affordable Housing Project Incentives**

The current Housing Element includes several Housing Programs that assist in facilitating the construction of affordable housing developments. The updated element will include the same or similar programs.

- Expedited review of all development and building permits
- Density Bonus
- Waiver of development review, building permit, park and other fees
- The availability of funds collected through the in-lieu housing fee program

**Housing Program 2.1.2** Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with low- and moderate-income housing requirements.

**Housing Program 2.2.2** The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant funds or the City's in-lieu housing fund.

**Housing Program 3.1.1** Provide a streamlined "fast-track" development review process for proposed affordable housing developments.

**Housing Program 3.1.2** When a residential developer agrees to construct housing for persons and families of very low, low and moderate income above mandated requirements, the City shall either (1) grant a density bonus as required by state law, or (2) provide other incentives of equivalent financial value.

**Housing Program 3.1.3** Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low, low- and moderate-income housing in proportion to the number of low- and moderate-income units in each entire project.