

Affordable Housing Program Summary

PROGRAMS	TOOLS / TARGETS / OUTCOMES																							
	ZONING			Density Bonus / Comm. Benefit SB 1818			ADMIN & PROGRAM FINANCING			AFFORDABILITY LEVEL			TARGET DEMOGRAPHICS				TARGET AREA				OUTCOMES			
	Reduced Parking			Development Concessions			In Lieu Inclusionary Fee			Covenant Monitoring			Very Low				Specified Community Corridors				Maximum Number of Affordable Units			
	CCLMIHF (Trust Fund)			In Lieu Inclusionary Fee			Covenant Monitoring			Very Low			Specified Community Corridors				Specified Industrial Areas				Least Residential Neighborhood Impacts			
1. AHIA																								
2. Inclusionary (10 units or more)																								
3. Tax Credit Incentive (Voluntary)																								
4. Cap and Trade (Competitive)																								
5. Live Work																								

1. AHIA	Up to 50 DU/AC x 35% DOBI - Specific commercial and industrial corridors - requires General Plan amendment; * zone change and code amendment.
2. Inclusionary	Up to 35 DU/AC x 35% - All commercial corridors and multi-family areas, mandatory fo rall residential development.
3. Tax Credit	Voluntary large employer business tax rebate. Large employer "opts in" to program to divert 50% of city business tax to affordable housing trust fund, agrees to provide matching funds to construct or preserve affordable housing units.
4. Cap & Trade	Competitive State funding program to develop affordable units for disadvantage communities.
5. Live Work	Expanded zoning incentive to create Live Work units in industrial zones and specified other zones.