



Planning & Building Department

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Inclusionary Housing Program Information

Land Use Code Section 20.20.030

Overview of Inclusionary Housing Program

In order to provide affordable housing in a dispersed manner throughout the community, the City of Healdsburg requires certain residential development projects to include units that are affordable to very low-, low- and moderate-income households. These are known as “inclusionary” units.

Projects subject to the Inclusionary Housing Program

The following types of projects are subject to the Inclusionary Housing Program:

- Construction of one or more residential units
- The construction of a residential unit that replaces a residence that was destroyed or demolished if the replacement dwelling is more than 1,299 square feet larger than the original dwelling

Projects exempt from the Inclusionary Housing Program

The following projects are exempt from the Inclusionary Housing Program:

- Construction of a residential unit that replaces a residence that was destroyed or demolished within two years prior to the application for a building permit for the new residential unit if the that the exterior floor area of the dwelling is not increased by 1,300 square feet or more
- Secondary dwelling units constructed pursuant to Land Use Code Section 20.20.010
- Guest houses, as defined by the Land Use Code

Inclusionary Housing Program requirements

Projects of 7 or more units

Residential development projects consisting of 7 or more units or lots are required to sell or rent at least 15% of the total number of new dwelling units or lots to moderate-, low- and very low-income households at affordable prices or rents (“inclusionary units”).

Of these inclusionary units, two-thirds shall be made available for very low- and low-income households and one-third shall be made available for moderate-income households.

The inclusionary units may be provided in the following ways:

- Construction of the inclusionary units within the project
- Construction of the units on another site within the city

If the final decision-making body finds that construction of the inclusionary units is not feasible or appropriate, the inclusionary requirement may be met by:

- Payment of in-lieu fees for each non-inclusionary unit in the project, based on the unit's size (see attached fee table). The in-lieu fee is payable at the time of building permit issuance.
- In-lieu dedication of land for affordable housing purposes.
- Other equivalent methods which meet the intent of the General Plan Housing Element as determined acceptable by the final decision-making body for the project.

Projects of 6 or fewer units

Residential development projects consisting of 6 or fewer units or lots may fulfill their inclusionary requirement through the payment of in-lieu fees, the dedication of land or other equivalent methods.

Eligible households for inclusionary housing

Target households for inclusionary units are defined by the Land Use Code as follows:

Moderate-income household. A household earning an income from 81 to 120 percent of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

Low-income household. A household receiving an income from 51 to 80 percent of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

Very low-income household. A household receiving an income less than or equal to 50 percent of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

The area median income for Sonoma County in 2005 is \$74,600 for a family of four. This income figure is adjusted annually.

Maximum sales prices or rents for inclusionary units

Sales prices and rents for inclusionary units are limited to 30% of the gross annual household income of the target group. For example, a low-income family with a gross annual income of \$40,600 should pay no more than \$1,015 per month for housing. For rental units, total housing costs include the monthly rent payment and utilities. Total housing costs for ownership units include the mortgage payment (principal and interest), homeowners association dues, taxes, mortgage insurance and any other related assessments.

Length of affordability restrictions

Inclusionary units must be reserved for occupancy by the targeted households for at least 45 years for ownership units and 55 years for rental units.

Development requirements for inclusionary units

The inclusionary units should be an integral part of the project and must also comply with the following development standards:

- Required affordable units shall be constructed concurrently with the construction of market rate units, unless an alternative schedule based upon extenuating circumstances is adopted as part of project approval.

- For those residential development projects which are required to provide 10 or more inclusionary units, at least 10 percent of the inclusionary units shall have three or more bedrooms.
- The size (square footage) and amenities of inclusionary units may differ from the market rate units provided that all other zoning and building codes are met. However, the exterior design of the inclusionary units shall be reasonably consistent and compatible with the total project design in terms of appearance, materials and finish quality, as determined through the design review process.
- Secondary dwelling units may not be counted towards meeting the inclusionary housing requirement.

This information is provided as a general summary of the city's Inclusionary Housing Program. Please refer to Land Use Code Section 20.20.030 for detailed requirements or contact the Planning Department for more information.

In-Lieu Fee Sliding Scale October 17, 2005

Unit Square Footage	Total Per Unit Fee
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1300	exempt
1300	\$2,455
1310	\$2,505
1320	\$2,555
1330	\$2,605
1340	\$2,655
1350	\$2,705
1360	\$2,755
1370	\$2,805
1380	\$2,855
1390	\$2,905
1400	\$2,955
1410	\$3,005
1420	\$3,055
1430	\$3,105
1440	\$3,155
1450	\$3,205
1460	\$3,255
1470	\$3,305
1480	\$3,355
1490	\$3,405
1500	\$3,455
1510	\$3,605
1520	\$3,755
1530	\$3,905
1540	\$4,055
1550	\$4,205
1560	\$4,355
1570	\$4,505
1580	\$4,655
1590	\$4,805
1600	\$4,955
1610	\$5,105
1620	\$5,255
1630	\$5,405
1640	\$5,555
1650	\$5,705
1660	\$5,855
1670	\$6,005
1680	\$6,155
1690	\$6,305

Unit Square Footage	Total Per Unit Fee
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1700	\$6,455
1710	\$6,605
1720	\$6,755
1730	\$6,905
1740	\$7,055
1750	\$7,205
1760	\$7,355
1770	\$7,505
1780	\$7,655
1790	\$7,805
1800	\$7,955
1810	\$8,105
1820	\$8,255
1830	\$8,405
1840	\$8,555
1850	\$8,705
1860	\$8,855
1870	\$9,005
1880	\$9,155
1890	\$9,305
1900	\$9,455
1910	\$9,605
1920	\$9,755
1930	\$9,905
1940	\$10,055
1950	\$10,205
1960	\$10,355
1970	\$10,505
1980	\$10,655
1990	\$10,805
2000	\$10,940
2010	\$11,075
2020	\$11,210
2030	\$11,345
2040	\$11,480
2050	\$11,615
2060	\$11,750
2070	\$11,885
2080	\$12,020
2090	\$12,155
2100	\$12,290

Unit Square Footage	Total Per Unit Fee
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2100	\$12,425
2110	\$12,560
2120	\$12,695
2130	\$12,830
2140	\$12,965
2150	\$13,100
2160	\$13,235
2170	\$13,370
2180	\$13,505
2190	\$13,640
2200	\$13,775
2210	\$13,910
2220	\$14,045
2230	\$14,180
2240	\$14,315
2250	\$14,450
2260	\$14,585
2270	\$14,720
2280	\$14,855
2290	\$14,990
2300	\$15,000