

Attachment A

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Attachment A

Overview of Affordable/Inclusionary Requirements in California

The Grounded Solutions Network maintains a database of affordable and inclusionary housing programs nationwide. Information contained in the database is voluntarily supplied by jurisdictions with affordable and/or inclusionary housing programs in place. Because of the way that Grounded Solutions Network has structured the data it only provides a very high-level overview of individual program requirements. The data structure also includes elements, such as density bonuses, that are voluntary under California state law and not inclusionary housing programs. To work with this dataset, County staff added columns that allow for:

- Assigning geographic regions within the state
 - Capitol
 - Central Coast – Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz, and Ventura counties
 - Eastern Sierra
 - Gold Country
 - Inland Empire
 - Northern California
 - San Francisco Bay Area
 - San Joaquin Valley
 - Southern California
- Creating multiple programs when a program has multiple elements with different components, e.g., a city has different affordability requirements if the project is owner-occupied or rental.
- Creating columns to break information into useable information, e.g., (Rental) Multiple Tiers of Income Targeting Detail

Citation: Grounded Solutions Network. (2020). Inclusionary Housing Database. Retrieved from <http://inclusionaryhousing.org/map/>

The Grounded Solutions Network also has an Inclusionary Housing Calculator that allows users to experiment with different program design options and incentives. This allows the user to assess the impacts of different strategies on the overall financial feasibility of a project. The Calculator can be found at: <https://inclusionaryhousing.org/calculator/>

Statewide there are more than 240 programs intended to increase the supply of affordable housing. Of these, approximately 132 are traditional inclusionary housing programs. On average, projects with 8 or more new units are required to make approximately 14% of the units affordable. Programs on the central coast are similarly triggered at 8 units but require 16% affordability. In addition to the County's IHO, seven cities in the County have adopted IHOs. Of the seven cities within Monterey County, on average IHO compliance is triggered when a project proposes 9 or more units, and when triggered, 18% of the proposed units are required to be affordable.

The County's current IHO, adopted in 2003, requires all residential development with three or more units to make 20% of the units affordable. The affordability requirement is further broken down to require 6% of the units be affordable to very low-income households, 6% be affordable to low-income households, and 8% be affordable to moderate-income households. The 2010 Inland General Plan requires an additional 5% of units be affordable for workforce-income households. The County's IHO requirements are more than the average requirements statewide. The following

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information is from the Inclusionary Housing Database and helps put the County's Inclusionary Housing Ordinance requirements in perspective.

Region	Type of Program Mandatory or Voluntary	Number of Programs	Average Minimum Project Size	Average Affordable Set-Aside Requirement
Capitol		8		
	Linkage/Impact Fee Program	7		
	Mandatory Program	7		
	Traditional Inclusionary Housing	1		
	Mandatory Program	1		
Central Coast		34	8	16.42%
	Linkage/Impact Fee Program	4		
	Mandatory Program	4		
	Traditional Inclusionary Housing	30	8	16.42%
	Mandatory Program	25	8	16.32%
	Voluntary Program	5	6	17.50%
Eastern Sierra		1		
	Linkage/Impact Fee Program	1		
	Mandatory Program	1		
Gold Country		9	10	10.00%
	Linkage/Impact Fee Program	1		
	Mandatory Program	1		
	Traditional Inclusionary Housing	8	10	10.00%
	Mandatory Program	7	10	10.00%
	Voluntary Program	1	10	10.00%
Inland Empire		7	8	11.25%
	Linkage/Impact Fee Program	2		
	Mandatory Program	2		
	Traditional Inclusionary Housing	5	8	11.25%
	Mandatory Program	5	8	11.25%
Northern California		10	9	10.88%
	Linkage/Impact Fee Program	2		
	Mandatory Program	2		
	Traditional Inclusionary Housing	8	9	10.88%
	Mandatory Program	7	9	10.71%
	Voluntary Program	1		12.00%
San Francisco Bay Area		126	7	14.76%
	Density Bonus	8	5	15.00%
	Voluntary Program	8	5	15.00%
	Linkage/Impact Fee Program	55		10.00%
	Mandatory Program	55		10.00%
	Traditional Inclusionary Housing	63	8	14.84%
	Mandatory Program	54	8	14.95%
	Voluntary Program	9	7	13.80%
San Joaquin Valley		3	10	12.50%
	Traditional Inclusionary Housing	3	10	12.50%
	Mandatory Program	3	10	12.50%
Southern California		46	6	13.57%
	Density Bonus	2	4	

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Region			
Type of Program	Number of	Average Minimum	Average Affordable
Mandatory or Voluntary	Programs	Project Size	Set-Aside Requirement
Mandatory Program	1	3	
Voluntary Program	1	5	
Linkage/Impact Fee Program	10		
Mandatory Program	10		
Traditional Inclusionary Housing	34	6	13.57%
Mandatory Program	29	7	13.75%
Voluntary Program	5	4	10.00%
Grand Total	244	7	14.28%

Type of Program	Number of	Average Minimum	Average Affordable
Mandatory or Voluntary	Programs	Project Size	Set-Aside Requirement
Central Coast	34	8	16.42%
Monterey County	8	9	18.38%
Traditional Inclusionary Housing	8	9	18.38%
Mandatory Program	8	9	18.38%
City of Greenfield	1	5	20.00%
City of King City	1	20	15.00%
City of Marina	1	20	20.00%
City of Monterey	1	6	20.00%
City of Salinas	1	10	12.00%
City of Seaside	1	2	20.00%
City of Soledad	1	5	20.00%
County of Monterey County	1	3	20.00%
San Benito County	2	6	20.00%
Traditional Inclusionary Housing	2	6	20.00%
Mandatory Program	2	6	20.00%
City of Hollister	1		
City of San Juan Bautista	1	6	20.00%
San Luis Obispo County	4	2	5.00%
Linkage/Impact Fee Program	2		
Mandatory Program	2		
City of San Luis Obispo	1		
County of San Luis Obispo	1		
Traditional Inclusionary Housing	2	2	5.00%
Mandatory Program	2	2	5.00%
City of Arroyo Grande	1	2	5.00%
City of Atascadero	1		
Santa Barbara County	7	7	15.33%
Traditional Inclusionary Housing	7	7	15.33%
Mandatory Program	5	8	14.40%
City of Buellton	1		15.00%
City of Carpinteria		5	12.00%
City of Goleta	1	5	20.00%
City of Lompoc	1	10	10.00%
City of Santa Barbara	1	10	15.00%
County of Santa Barbara	1		
Voluntary Program	2	5	20.00%

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Type of Program Mandatory or Voluntary	Number of Programs	Average Minimum Project Size	Average Affordable Set-Aside Requirement
City of Goleta	1	5	20.00%
County of Santa Barbara	1		
Santa Cruz County	8	7	17.00%
Linkage/Impact Fee Program	2		
Mandatory Program	2		
City of Watsonville	1		
County of Santa Cruz	1		
Traditional Inclusionary Housing	6	7	17.00%
Mandatory Program	5	7	17.50%
City of Capitola	1		
City of Santa Cruz	2		20.00%
City of Watsonville	1	7	15.00%
County of Santa Cruz	1	7	15.00%
Voluntary Program	1	7	15.00%
County of Santa Cruz	1	7	15.00%
Ventura County	5	9	15.00%
Traditional Inclusionary Housing	5	9	15.00%
Mandatory Program	3	9	15.00%
City of Oxnard	1	10	10.00%
City of Port Hueneme	1	10	25.00%
City of Thousand Oaks	1	6	10.00%
Voluntary Program	2		
City of Oxnard	1		
City of Santa Paula	1		