

Affordable Housing In-lieu Fees

Eligibility

- Projects subject to the Affordable Housing Ordinance (developments of five or more units)
- Projects of 30 or fewer units and 10 acres or less as of January 1, 1989
- Must demonstrate unique hardship due to the size of the project, subject to the satisfaction of the Planning Commission or City Council

Payment

- \$23,737 per affordable unit
- Fees are pro-rated, not averaged
- Fee adjusted annually based upon building valuation data
- Fees generally paid upon Certificate of Occupancy for first market unit

Use

- In-lieu fees are deposited into the City's Housing Trust Fund
- Monies are used for loans to affordable housing projects, primarily developments on dedicated land
- Loan repayments are returned to the Fund and recycled