

Sacramento Regional Compact for Production of Affordable Housing (Adopted by SACOG Board March 18, 2004)

SUMMARY

The Sacramento Regional Compact for Production of Affordable Housing (Compact) is a voluntary pilot program for jurisdictions within the SACOG region to meet a minimum production standard of affordable housing. Implementation of the Compact would not be dependent on approval by the state legislature; however, legislation would be sought to provide specified state incentives.

Jurisdictions joining the Compact would agree to meet an affordable housing production standard by any means they deem appropriate, but within any guidelines set forth by the Compact. Specifically, jurisdictions would adopt the following production goals:

PRODUCTION STANDARD

At least 10% of all new housing construction in participating jurisdictions would meet an affordability standard. The 10% goal would be guided by the following rules:

- At least 4% of all new housing construction will be affordable to very low-income families.
- At least 4% of all new housing construction will be affordable to low-income families.
- If necessary, up to 2% of the 10% goal could be met by housing affordable to moderate-income families.
- The "4-4-2 standard" can be met through a combination of new construction and substantial rehabilitation.
- All housing used to meet the "4-4-2 standard" must be under regulatory affordability agreement.
- Jurisdictions may elect to include or exclude units that are under development agreement or vested maps at the time of joining the Compact.

JOINING THE COMPACT

Sacramento area jurisdictions interested in joining the Compact would need to do the following:

- The governing body of the jurisdiction would be required to pass a resolution agreeing to the goals and conditions of the program.
- Provide annual reports to SACOG on their progress in meeting the Compact's goals.
- Agree that the production standard would be in place until December 31, 2010.

SACOG will conduct an annual assessment and make necessary changes to the program and the goals.

STATE INCENTIVES

As incentives for participating jurisdictions that meet or exceed the production goals specified in the Compact, SACOG would seek legislation as follows:

- Directly allocating \$10 million of the state's \$75 million Workforce Housing Reward Program funds to the SACOG region.
- Allowing self-certification of state-required Housing Element.