



Jurupa Valley Inclusionary Housing Program

In August 2022, Jurupa Valley adopted an Inclusionary Housing Ordinance requiring developers to reserve a certain number of units within residential development projects for lower-income households. This bulletin provides an overview of the provisions within the City's Inclusionary Housing Program. For any questions relating to the Inclusionary Housing Ordinance, please contact the city's Community Development Department or email us at HousingInfo@JurupaValley.org.

INCLUSIONARY HOUSING REQUIREMENTS

The following provides a summary of key standards required under the ordinance for new residential development in the city. Residential developments include lots or units that will be offered for sale or rent. Section 9.267.030 of the Municipal Code addresses certain development that is not covered by the ordinance.

Number Of Units Required

- All residential development projects are required to provide at least 7% of the total units to be restricted for low and moderate-income households.
- All inclusionary units must be rented or sold at an affordable housing cost. The unit distribution requirement is that 25% shall be affordable to moderate-income, 25% to low-income, and 50% to very low-income households.
- Inclusionary unit requirements apply to all residential development projects (rental or for sale), including mixed-use projects.
- When calculating, fractional units ≥ 0.5 must be rounded up to the next whole number.

Affordability Duration

- Rental Units - 55 years.
- For-Sale Units - 45 years.

ALTERNATIVE MEANS OF COMPLIANCE

The ordinance allows for the City Council to authorize "alternative means of compliance" when it is found that the alternative meets the intent of the city's Inclusionary Housing Ordinance. These alternative means of compliance are summarized below.

Alternative #1: Payment of In-Lieu Fee

Rather than constructing inclusionary units, applicants may instead pay a fee prior to the issuance of the first building permit for the project. The fee is as calculated below:

- \$2.50 per net square foot, with net square feet equal to all livable floor area including garages. Developers should confirm the fee with the Community Development Department.

Alternative #2: Off-Site Construction

Circumstances may arise in which the public interest would be better served by allowing some or all the required inclusionary units to be developed at an alternative site.

- Inclusionary units provided off-site must be in the same general area of the city as determined by the Director of Community Development.
- A building permit will not be issued for the project until the inclusionary units off-site are under construction.

Alternative #3: Land Dedication or Conveyance

An applicant may offer to dedicate or convey land to the city, situated on-site or off-site.

- Land must be within the City's boundaries.
- The applicant must provide an analysis, which demonstrates that the property is free from environmental contamination.
- The land must be offered for dedication or conveyance at the time of development application submittal. If the offer is accepted, other conditions apply as described in JVMC 9.267.070 (B).

Alternative #4: Conversion of Market Rate Units to Affordable

An applicant may convert existing market rate units within the city to affordable units in an amount equal to or greater than the required on-site inclusionary housing requirement, including any needed rehabilitation to ensure compliance with building, health, and safety standards.

Alternative #5: Preservation of At-Risk Housing

Applicants may also purchase long-term affordability covenants on an existing deed-restricted affordable housing project at imminent risk of contract termination and conversion to market-rate housing. The number of units preserved must be equal to or greater than the required on-site inclusionary housing requirement.

Alternative #6: Affordability Level Credit

The developer can construct fewer than the allocated units if the units will be at a deeper affordability level.

Alternative #7: Innovative Alternatives

Innovative alternatives will be evaluated and considered on a case-by-case basis.

IHO PLAN & AFFORDABILITY AGREEMENT

Upon approval of the project, the applicant must submit an Inclusionary Housing Ordinance (IHO) Plan, detailing how the provisions of the Inclusionary Housing Ordinance will be implemented.

The affordability agreement is a legally binding, recorded agreement between the applicant and the City to ensure that the inclusionary requirements of a residential development are satisfied, whether through the provision of inclusionary units or through an approved alternative method.

- Once the residential development including allocated units has received its final discretionary approval, the applicant must file their IHO Plan, including payment of any processing and monitoring fees, with the Community Development Department for approval and finalization of the affordability agreement.
- A building permit will only be issued after the Director has approved the IHO Plan and any required affordability agreement, or other contracts, has been recorded encumbering the project site.
- A certificate of occupancy will only be issued after the approved IHO Plan has been fully implemented.

For more information or to schedule an appointment, please call (951) 332-6464 or e-mail planninginfo@jurupavalley.org or housinginfo@jurupavalley.org.