



ORDINANCE NO. 2019-5

AN ORDINANCE OF THE CITY COUNCIL OF THE TOWN OF FORT JONES AMENDING SECTION 18 OF THE FORT JONES MUNICIPAL CODE RELATING TO THE AFFORDABLE HOUSING INCENTIVES AND BONUS DENSITY FOR THE TOWN OF FORT JONES.

Chapter 18.36 - AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES

18.36.010 - Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the city.

18.36.020 - Applicability.

When a developer enters into an agreement pursuant to Government Code Section 65915 consisting of at least one of the following:

- A. Five percent of units restricted to very low-income households; or
- B. Ten (10) percent of the total units of a housing development restricted to low-income households; or
- C. Ten (10) percent of the total for-sale of a common interest housing development restricted to moderate-income households; or
- D. The project donates at least one acre of land with the appropriate general plan, zoning, permitting, and approvals and access to public facilities needed for such housing to the city for very low-income units; or
- E. The project is restricted to seniors.

The developer shall be eligible for housing density bonuses and incentives as listed in Government Code Section 65915.

18.36.030 - Application and approval.

Any person requesting a housing density bonus, incentives, or concessions shall apply for a development agreement. Density bonus, incentives, or concessions shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus, incentive and/or concession.

18.36.040 - Planning commission recommendation.

Prior to council action on a development agreement providing a housing density bonus or incentives, the commission, if applicable, shall consider the development agreement and make a recommendation to the council.

18.36.050 - Determination of housing density bonus or incentives.

The project developer may specify the requested housing density bonus or incentives; however, the city may agree to provide a housing density bonus or incentives other than those requested, so

long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

18.36.111 – If any provision of this chapter, or of any section hereof, is determined to be void or unenforceable, the remainder thereof shall remain in full force and effect.

18.36.112 – This ordinance shall take effect and be in force thirty (30) days after its passage.

18.36.113 – This ordinance, or a summary hereof prepared by the City Administrator, shall be published in the Siskiyou Daily News, a newspaper of general circulation in the Town of Fort Jones, within fifteen (15) days after its passage.

I HEREBY CERTIFY the foregoing ordinance was introduced for first reading at a Special Meeting of the City Council of the Town of Fort Jones held the 21st day of October 2019, and thereafter adopted at a Regular Meeting of said Council held the 12th day of November, 2019, by the following vote to wit:

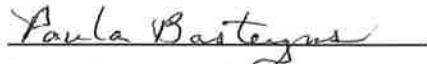
AYES: C. Flynn, K. Tasem, M. DeCausmaker, M. Garcia, B. Beckwith

NOES: *NONE*

ABSENT: *NONE*

ABSTAIN: *NONE*

ATTEST:



Paula Basteys, City Clerk



Chris Flynn, Mayor