

CODE CHANGES TO EXPAND OPPORTUNITIES FOR HOUSING DEVELOPMENT

Permit Sonoma Housing Team

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CODE CHANGES TO EXPAND OPPORTUNITIES FOR HOUSING DEVELOPMENT

- **Background**
- **Overview**
- **Questions and Feedback**



BACKGROUND

- **Phase One (May 2018)**
 - ▣ **Accessory Dwelling Units**
 - ▣ **Mixed-Use Projects**
 - ▣ **Single Room Occupancy Projects**



OBJECTIVES

- **Expand opportunities for housing in appropriate areas**
 - **City-centered growth**
 - **Designated urban service areas**
- **Increase protections for rental housing**
- **Increase regulatory certainty**

MULTIFAMILY DEVELOPMENT STANDARDS

- **Unified, objective development standards**
- **In Urban Service Areas**
- **“Density unit equivalents” encourage smaller units**
- **Affordable units on-site:**
 - ▣ **Height limits increased to four stories, 45 feet**
 - ▣ **Reduced parking standards**
 - ▣ **By-right subject to design review**

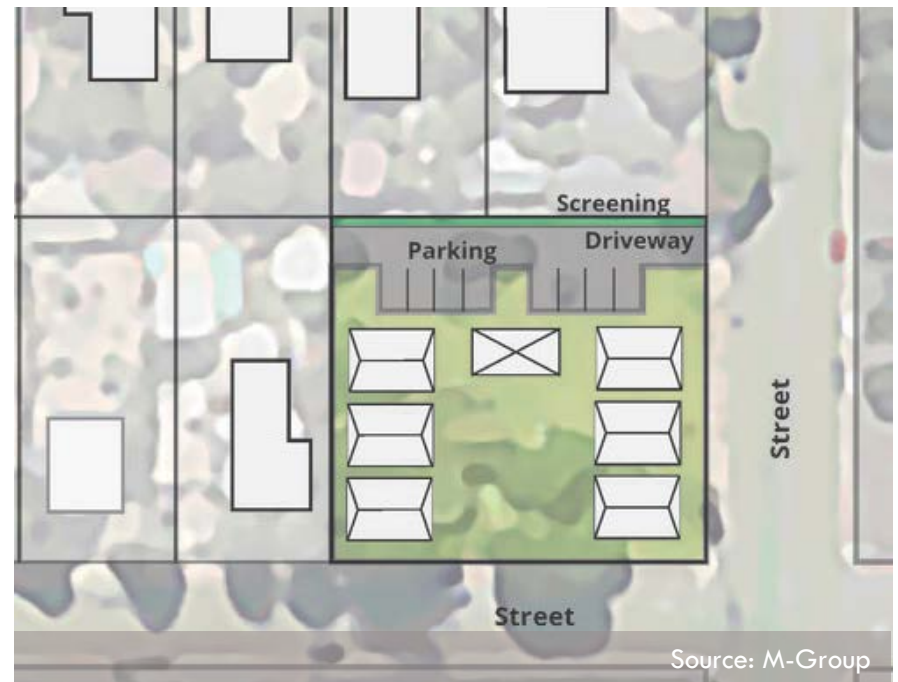
MULTIFAMILY DENSITY UNIT EQUIVALENTS

Apartment Unit Size	Density Units
Micro-apartment or Studio (< 500 sf)	0.33 density unit
One-bedroom (< 750 sf)	0.5 density unit
Two-bedroom	0.75 density unit
Three-bedroom	1.00 density unit
Four or more bedrooms	1.5 density unit

Note: Applies only to multifamily apartments

COTTAGE HOUSING DEVELOPMENTS

- **New housing type to address “missing middle” housing stock**
- **Small units clustered around common open space**
- **Scaled to fit in single-family neighborhoods**



COTTAGE HOUSING DEVELOPMENT STANDARDS

- ❑ **Urban service area and served by sewer**
- ❑ **Minimum parcel size: 6,000 sf, one cottage per 2,000 sf**
- ❑ **Limited to one bedroom and 640 sf**
- ❑ **150 sf of open space per cottage**
- ❑ **One parking space per cottage, one guest parking space per every three cottages**



WORKFORCE HOUSING COMBINING ZONE

- **Create opportunities for workforce housing near jobs and transit**
- **May be applied to parcels in Urban Service Areas with LC, C2, MP, M1, and PF zoning**
- **Permitted use if affordable housing requirements met on-site**

2017 Income Categories in Sonoma County

Persons in Household	Low Income (60% AMI)	Low Income (80% AMI)	Median Income (100% AMI)	Moderate Income (120% AMI)
1	37,020	49,350	58,750	70,500
2	42,300	56,400	67,100	80,550
3	47,580	63,450	75,500	90,650
4	52,860	70,500	83,900	100,700

WORKFORCE HOUSING DEVELOPMENT STANDARDS

- **Parcels must be in urban service area and within 3,000 feet of employment or transit**
- **Rental projects only; use R3 development standards**
- **Density measured in “density units,” up to 30 du/ac**
- **15 percent of units must be <500 sf**
- **No transient occupancy**



Micro-unit in Boston's Factory 63 (Source: Urban Land Institute)

MOBILE HOME PARK CONVERSION

- ▣ **Improved protections for renters in mobile home parks when park is closed or converted to another use, or converted from a rental to an ownership park**



Rancho Grande Manufactured Home Community in Rohnert Park
(Source: Copeland Park Properties, LLC)

- ▣ **Required to show General Plan consistency and adequate replacement rental housing in mobile home park**

STANDARDS FOR CONDOMINIUM CONVERSION

- ▣ **Codifies General Plan Policy HE-1i**
- ▣ **Right of first refusal and long-term leases offered to tenants**
- ▣ **30 percent of units set aside as affordable**
- ▣ **Requires rental vacancy rate in unincorporated County of at least 5 percent**

GENERAL DISCUSSION QUESTIONS



DISCUSSION QUESTIONS

Will these changes be effective in expanding opportunities for housing development and protecting rental housing?

Are any of these changes too specific or restrictive?

Are there any unintended consequences that you think might result from the proposals discussed here?

What further changes to the Code would further expand opportunities, reduce constraints, or otherwise facilitate the development of housing?

TOPICS FOR DISCUSSION



- ▣ **Simplifying Development Standards**
- ▣ **Cottage Housing Developments**
- ▣ **Workforce Housing**
- ▣ **Mobile Home Park and Condo Conversions**

THANK YOU!

More questions or feedback?

Email HousingInitiatives@sonoma-county.org

