

County of Sonoma
**AFFORDABLE HOUSING PROGRAM
FOR RESIDENTIAL DEVELOPMENT
(INCLUSIONARY PROGRAM)**

PURPOSE

The purpose of the Affordable Housing Program is to require that all residential development participate in the County's affordable housing program through one of a variety of options. Affordable units may be constructed as part of the project, an in-lieu fee may be paid, or an alternative action may be approved, such as the dedication of property for construction of affordable units. Several density bonus programs and incentives are provided to reduce housing costs and increase the potential to provide affordable housing.

APPLICABILITY

The Affordable Housing Program applies to all residential development, including construction of a single family home on an individual lot. Individual home builders may either pay an in-lieu fee or may construct a second dwelling unit, farm family unit, agricultural employee or farm worker housing unit.

PERMIT REQUIREMENTS

The property owner or developer selects the method of participation in the County's Affordable Housing Program and submits the selected option with their first application for permits or approvals for the project.

SUMMARY OF REQUIREMENTS AND EXEMPTIONS

- At least 20 percent of the units in an ownership development must be affordable, ½ of which must be for low income households and ½ for moderate income households.
- At least 15 percent of the units in a rental project must be affordable to low and very low income residents, or 10 percent of the units must be affordable to very low and extremely low income households.
- As recommended in the Housing Element, an in-lieu fee may be paid in place of construction of the affordable units on-site.
- The in-lieu fee (see attached) is a fraction of the estimated subsidy cost of providing the affordable units, is graduated based on the size of the new home, and is paid at the time of building permit issuance. **Completed building permit plan check applications submitted prior to October 1, 2005 will not be subject to the fee.**
- Small homes of 1,000 square feet or less are exempt from these requirements. Residential remodels, including additions of up to 1,000 square feet, are also exempt.
- Residential replacement units are exempt if the size of the new home is not more than 1,000 square feet larger than the home being replaced.