

**COUNTY OF SONOMA
AGENDA ITEM
SUMMARY REPORT**

Clerk of the Board Use Only
Meeting Date **Held Until**
 ___/___/___ ___/___/___
Agenda Item No: **Agenda Item No:**

Department: Permit and Resource Management
Department

() 4/5 Vote Required

Contact:
Jane Riley

Phone:
(707) 565-7388

Board Date:
April 28, 2009

Deadline for Board Action:
April 28, 2009

AGENDA SHORT TITLE:

Approval of Alternative Equivalent Action under Article 89; [REDACTED] File ORD09-0002.

REQUESTED BOARD ACTION:

Adopt the attached Resolution approving an Alternative Equivalent Action to designate an existing 750 square foot rental unit located at 702 Bellevue Avenue, Santa Rosa as affordable to very-low income households to meet the affordable housing requirement for property located at 1027 Westside Road, Healdsburg; APN 110-010-005; Supervisorial District 4.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES

ADD'L FUNDS REQUIRING BOARD APPROVAL

Estimated Cost \$

Contingencies \$
(Fund Name:)

Amount Budgeted \$

Unanticipated Revenue \$
(Source:)

Other Avail Approp \$
(Explain below)

Other Transfer(s) \$
(Source:)

Additional Requested: \$

Add'l Funds Requested: \$

Explanation (if required):

Prior Board Action(s):

The Board adopted amendments to the Zoning Code to add Article 89, Affordable Housing Program Requirements, on June 7, 2005.

Alternatives - Results of Non-Approval:

The existing unit will not be under an Affordable Housing Agreement, but the applicant will be required to pay in-lieu fees of \$33,116 associated with a new 3,235 square foot home.

Background:

On June 7, 2005, the Board adopted a package of Zoning Code Amendments to implement the policies and programs in the certified General Plan Housing Element. Included in the package of Code Amendments was a new Article 89, Affordable Housing Program and Requirements. This Article sets forth the requirements for participation in the County's Affordable Housing Program. Among other things, it allows the affordable housing requirement to be met through the provision of affordable units on another site, if approved by the Board of Supervisors as an Alternative Equivalent Action (See 26-89-040. G.1.c., attached as Exhibit A). The Board of Supervisors may approve the Alternative Equivalent Action only if they find that it furthers affordable housing opportunities within the county to an equal or greater degree than would payment of the in-lieu fee.

The proposed project application includes the construction of a 3,235 square foot home at 1027 Westside Road, Healdsburg, APN 110-010-005; Supervisorial District 4. The affordable housing in-lieu fee associated with this construction is \$33,116, payable at the time of permit issuance.

The Alternative Equivalent Action includes the provision of an existing one-bedroom rental unit on a parcel located in unincorporated Santa Rosa (702 Bellevue Avenue) as affordable housing for low-income households. An Affordable Housing Agreement (AHA) will be recorded to ensure that the unit remains affordable to low-income households for at least 30 years.

The AHA would restrict the rent on the affordable unit from market rate (\$950 per month, before utilities) to the affordable rental rate of \$778 per month including utilities (estimated utility value of \$51 per month). This equals a subsidy of \$223 per month, or \$2676 per year; over the life of the 30-year affordability contract, the subsidy value in today's dollars is approximately \$80,000, which exceeds the affordable housing in-lieu fee otherwise due.

Attachments:

Draft Board of Supervisors Resolution
EXHIBIT A: Excerpt from 26-89-040 of Sonoma County Code
EXHIBIT B: Proposal Statement

On File With Clerk:

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote: