

26-89-040 G.

Alternative Equivalent Actions. The Board of Supervisors may, at its sole discretion, approve an alternative equivalent action to the provision of the affordable units on site or payment of the in-lieu fee, as follows.

1. 1. Scope of alternative proposals. Proposals for an alternative equivalent action may include:

a. The dedication of vacant land (see Subsection G.5, Standards for land dedications); or,

b. The construction of affordable rental or ownership units on another site within the unincorporated area of the county; or

c. The acquisition and enforcement of rental or sales price restrictions on existing market rate dwelling units in compliance with this Article.

2. Content of proposal. A proposal for an equivalent alternative action shall show how the requested alternative action will further affordable housing opportunities in the County to an equal or greater extent than the actual provision of the affordable housing units on site in compliance with Subsection C (Number of affordable units required), or payment of the in-lieu housing fee in compliance with Subsection F (Affordable housing in-lieu fee).

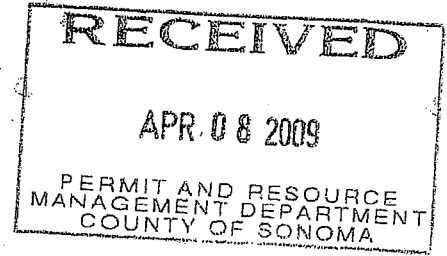
3. Review and approval. Only the Board of Supervisors can approve an equivalent alternative action under this Section. A proposal for an alternative equivalent action may be approved by the Board of Supervisors only if the Board finds that the alternative action will further affordable housing opportunities in the County to an equal or greater extent than the construction of the required affordable units as part of the project or payment of the in lieu housing fee.

4. Performance of Alternative Action. After approval by the Board of Supervisors of a proposal for an alternative action, entitlements for that alternative action must be processed concurrent with the market-rate projects. If the alternative action includes construction of affordable units on another site or the acquisition and enforcement of rental/sales price restrictions on existing market rate units, an affordable Housing Agreement pursuant to Section 26.89.100 shall be recorded for each of those units prior to recordation of any Final Map for, or issuance of any Building Permit within, the market-rate project, and the affordable units shall be constructed or acquired concurrent with, or before, the construction of the market rate units.

ORD 09-0002  
134-076-003

April 7, 2009

Jane Riley, Planner  
County of Sonoma PRMD  
2550 Ventura Ave.  
Santa Rosa, CA 95403-2829



Re: 1027 Westside Road, Healdsburg  
BLD09-0496, Alternative Equivalent Proposal

Dear Jane:

I am writing regarding the requirement for us to address affordable housing in connection with our building permit application.

In that regard, we would like to make an alternative equivalent proposal to provide affordable housing at another property we own. The property is located in the unincorporated area of the County and appears in the County's records as 700 Bellevue Ave., Santa Rosa. There are six units on the property and we designate 702 Bellevue Ave. to be the affordable housing unit. It is a one-bedroom unit with appx. 750 sq. ft. of living area with a market rent of \$950.00 monthly. In return for a waiver of affordable housing fees associated with our permit application, we are willing to execute the documents necessary to insure that the alternative housing meets your requirements.

Enclosed please find the planning application form and a check in the amount of \$395.00 representing the application fee.

Sincerely,

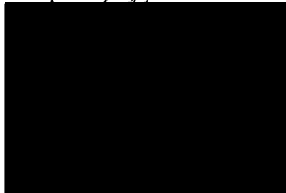


EXHIBIT B