

County of Sonoma
REVISIONS TO THE DENSITY BONUS REQUIREMENTS

PURPOSE

The purpose of the County's Housing Opportunity density bonus program is to encourage the production of affordable units by increasing the allowable residential density and providing incentives to reduce housing costs. The Housing Opportunity Program requirements are proposed to be revised to allow smaller scale projects to qualify. The minimum unit requirement is proposed to be revised from 5 units to 4 units. Single family projects are also proposed to be allowed to qualify for a Type C Density Bonus in the R2 district.

APPLICABILITY

The County's Housing Opportunity Area density bonus programs apply only to projects in the Urban Service Areas that provide affordable units. The Type A Program (Multi-family) applies only to multi-family units in the R2 and R3 zoning districts and Type C Program (Single-family) applies to single family residential projects in the R1, R2 and PC zones.

PERMIT REQUIREMENTS

A request for a density bonus is required at the time an application for a development permit is submitted. A Housing Plan that details the type, location, size, bedroom count, and affordability levels for each unit is required. The application must specify any incentives that the developer is requesting in addition to the increase in density. Upon approval of the project, an Affordable Housing Agreement is required.

SUMMARY OF NEW PROVISIONS

- Type A Multi-family projects with a total of 4 units could qualify for a 100% increase in the allowable density up to a maximum of 24 units per acre if at least 40% of the units are restricted to lower income rentals.
- Type C Single family projects with a total of 4 units could qualify for a density bonus up to a maximum of 11 units per acre, if 20% of the units are restricted to lower income households and the remaining units are restricted to moderate income households.
- Single-family projects on sites with R2 (Medium Residential) zoning may also qualify for a Type C density bonus.