

County of Sonoma
WORKFORCE HOUSING PROGRAM

PURPOSE

The purpose of the Workforce Housing Program is to require non-residential developers to participate in the County's affordable housing program. Options for participation include construction of workforce housing on-site or at another location, payment of a workforce housing fee, or other alternatives may be approved such as dedication of land or the provision of an employer-sponsored mortgage assistance program. The Workforce Housing Program implements policy HE-4d of the County's adopted General Plan Housing Element.

APPLICABILITY

The Workforce Housing Program would apply to all new non-residential development, including commercial, offices, retail, agricultural processing and industrial land uses, unless exempt. Exemptions include: small projects, additions and portions of new development up to 2,000 square feet of floor area; remodels, replacements or change in use of existing buildings; public and non-profit projects with a public benefit; projects located in redevelopment areas; and, projects which are currently in the approval process.

PERMIT REQUIREMENTS

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

SUMMARY OF PROVISIONS

- The Workforce Housing requirements are derived from a nexus study which analyzed the average number and income-level of employees for various types of land uses. The study estimated the need for affordable housing created by new development and the public subsidy that would be required to meet that need.
- The study recommended that affordable unit requirements and a workforce housing fee be established for non-residential development to cover 10% of the impact or subsidy cost related to the development as follows:

<u>Land Use Category</u>	<u>Affordable units/1,000 sf</u>	<u>Workforce Housing Fee/sf</u>
Commercial/Office/Hotel	.05	\$2.08
Industrial/R&D/Ag processing	.06	\$2.15
Retail/Services	.09	\$3.59

- The units would be constructed concurrent with development or the fees would be paid at the time of building permit issuance for the non-residential development.
- Because the fee would be a one-time expense that would be financed over the life of the project, the nexus study estimated that the fee would have a minor effect on the tenant's monthly rents of approximately \$.02-\$.03 per square foot.
- Fee levels are to be phased-in over a three year period, beginning October 1, 2005.
- The fee phase-in schedule and a list of use determinations and exemptions is attached.

County of Sonoma
WORKFORCE HOUSING FEE SCHEDULE

Effective October 1, 2005

Type of Use	Fee Per Square Foot (sf) of Building Area¹
Office, Commercial, Hotels	\$0.69
Industrial, Warehousing, Ag Processing	\$0.72
Retail and Services	\$1.96

Effective January 1, 2007

Type of Use	Fee Per Square Foot (sf) of Building Area¹
Office, Commercial, Hotels	\$1.39
Industrial, Warehousing, Ag Processing	\$1.43
Retail and Services	\$2.39

Effective January 1, 2008

Type of Use	Fee Per Square Foot (sf) of Building Area¹
Office, Commercial, Hotels	\$2.08
Industrial, Warehousing, Ag Processing	\$2.15
Retail and Services	\$3.59

Notes

1. The first 2,000 square feet of building floor area is exempt from the workforce fee
2. Beginning on January 1, 2009, these fees shall be automatically increased or decreased on January 1st of each year by a percentage equal to the percentage change in the Engineering News Record, Construction Cost Index for the 12 month period ending on November 30 of the prior year.

**NONRESIDENTIAL LAND USE MATRIX
WORKFORCE HOUSING FEE DETERMINATIONS AND EXEMPTIONS**

NON-RESIDENTIAL USE	OFFICE	RETAIL	IND	OTHER
Agricultural support services			X	
Amusement centers--Indoor only				S
Amusement enterprise—Outdoor				S
Animal or poultry slaughter			X	
Appliance repair shop		X		
Assembly plants			X	
Auto sales, service, rental storage		X		
Bakery or bakery goods store		X		
Bank--Savings and loan	X			
Barber shop, beauty shop		X		
Bed and breakfast inn	X			
Beverage bottling plant (non-wine)			X	
Boarding of horses				E
Boat manufacturing			X	
Bottling or canning of agricultural products grown or processed on site			X	
Bus and other transit terminals, depots, and passenger stations, public and private				S
Bus and other transit vehicle maintenance			X	
Cabinet shop			X	
Cement or clay products manufacturing			X	
Child care center				E
Christmas tree sales lots				E
Church				E
Cleaning, laundry agency		X		
Cleaning plant commercial			X	
Commercial mushroom farming				E
Commercial stables, riding academies, equestrian riding and driving clubs, and hunting clubs		X		
Commercial aquaculture				E
Concrete batch plant			X	
Convenience market		X		
Dairy products processing			X	
Dance, music, voice studio		X		
Delivery service			X	
Drive-in restaurant/food stand		X		
Equipment rental		X		
Florist		X		
Food processing plant			X	
Food store/delicatessen		X		

**NONRESIDENTIAL LAND USE MATRIX
WORKFORCE HOUSING FEE DETERMINATIONS AND EXEMPTIONS**

NON-RESIDENTIAL USE	OFFICE	RETAIL	IND	OTHER
4-H and FFA animal husbandry projects				E
Fuel yard				S
Furniture refinishing			X	
Furniture store		X		
Garment manufacturing shop			X	
Golf course				S
Growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, wholesale nurseries				E
Health club and fitness facilities		X		
Hotel	X			
Incidental cleaning, grading, packing, polishing, sizing and similar preparation of crops				E
Janitorial service company			X	
Junkyard			X	
Laboratory--Medical, dental, optical	X			
Laboratory--Research and experimental			X	
Laundromat--Self service center		X		
Livestock feed yards, animal sales yards			X	
Lumber--Retail		X		
Machine shop			X	
Major medical care facility/hospital				S
Marinas				S
Medical clinic or office	X			
Metal fabrication			X	
Monument works, stone			X	
Mortuary/crematorium				S
Motel	X			
Nursery for flowers and plants		X		
Offices	X			
Parking lot, garage of facility				E
Pest control company			X	
Photographic studio		X		
Preparation of agricultural products			X	
Prescription pharmacy/optician		X		
Printing--Non-retail			X	
Printing and copying--Retail		X		
Private club--Social center				S
Private trade schools		X		
Processing of agricultural product of a type grown or produced primarily on site or in the local area			X	
Promotional or marketing accommodations for private guests	X			
Public utility yard				E
Railroad yard or shops				S
Raising, feeding, maintaining, breeding of farm animals				E

**NONRESIDENTIAL LAND USE MATRIX
WORKFORCE HOUSING FEE DETERMINATIONS AND EXEMPTIONS**

NON-RESIDENTIAL USE	OFFICE	RETAIL	IND	OTHER
Recycling center--Public access			X	
Recycling plant			X	
Repair/body shop			X	
Residential care facility--Nonprofit				E
Residential care facility--Private				S
Restaurant/bar		X		
Retail nurseries		X		
Retail stores and services		X		
Sales/service		X		
School--Nonprofit				E
Service station		X		
Shop for building contractor			X	
Sign shop		X		
Slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards			X	
Storage of unprocessed crops which are grown or animals which are raised on the site ("commodity barns")				E
Storage of processed agricultural products			X	
Tasting rooms, including associated visitor-serving uses		X		
Temporary or seasonal sales and promotion of crops which are grown, or animals which are raised, on the site				E
Tire shop, including recapping		X		
Towing service			X	
Truck and tractor repair			X	
Veterinary office/animal hospital or dog kennel	X			
Wholesale stores and distribution				S
Wine offices	X			
Wine production, including bottling			X	
Wine storage			X	
Wine tank area and crush pads (indoor areas only)			X	
Wine tasting room, visitor center, conference or dining room	X			
Year-round sales and promotion of agricultural products grown or processed in the county		X		

- X Project is subject to fee for nonresidential use category.
S Fee amount determined by planning director on a project-by-project basis.
E Project is exempt from the requirements of Section 26-89-045