# SECTION 3.0 HOUSING ELEMENT

# **SECTION 3.0 HOUSING ELEMENT**

#### HOUSING CONCEPT

Newer development in many cities, including Woodland, is a lesson in extremes. There are a considerable number of lower density, suburban-style single family homes in contemporary development patterns, and there are large clusters of garden-style apartments, and often not much in between.

Contrast this to older, traditionally designed neighborhoods from the early to mid 1900's where a mix of housing lead to a mix of people. The latter example, which is promoted by the General Plan goals and policies, has been labeled by some in the literature as "life cycle" housing<sup>1</sup>. The idea behind life cycle housing is that people can, theoretically, remain in or near their neighborhood their whole life, as they age and go through different demographic cycles of their lives. Diversity in housing stock and affordability accommodates the diverse needs of the population from apartments and townhouses of various sizes, to small "starter" homes and cottages, to estate-style housing, to second units ("granny flats"), to age-restricted senior housing and congregate care.

Life cycle housing makes good business sense. By tapping many market segments, land absorption occurs more rapidly, which is a factor in increased developer profit. Diverse housing creates its own demand as families move up through the market. The fact that families are able to do this within their familiar community is another plus. The social network (what is often referred to as "small town" atmosphere) can remain in tact, as children, adults, and seniors all live within a neighborhood.

The SLSP is intended to be a "life cycle" community. It consists of primarily residential development that includes a wide range of housing types, densities, sizes, and affordability, including very high end estate-style housing and housing for very low income households as well.

The Land Use Element of this Specific Plan (Section 2.0) addresses housing in general, and provides development regulations and design requirements for all types of housing allowed and encouraged under the Plan. This section, therefore, focuses on housing affordability.

# **HOUSING GOALS AND POLICIES**

The SLSP requires that all development within the Plan area accomplish the following planspecific housing objectives:

CITY OF WOODLAND

December 18, 2001

SPRING LAKE SPECIFIC PLAN
Section 3.0 Housing Element

This brief discussion borrows heavily from the publications of Reid Ewing, including *Best Development Practices: A Primer for Smart Growth*, no date. The term "life cycle" housing is coined by Mr. Ewing in his publications.

**Objective H-1:** Offer housing for all segments of the population.

**Objective H-2:** Offer a true mix of types of housing product and density of housing.

**Objective H-3:** Achieve an average net residential density of across the Plan area of

six dwelling units per acre or greater.

**Objective H-4:** Design subdivisions and homes to be energy saving and pedestrian

friendly.

**Objective H-5:** Provide both for-sale detached, and rental units for restricted income

households.

Objective H-6: Use all available government housing programs to broaden and

deepen the housing and income mix.

The citywide goals, policies, and programs of the General Plan Housing Element, as well as the regulatory requirements of the City's Affordable Housing Ordinance (Chapter 6A of the Municipal Code) provide a framework for meeting affordable housing needs. The key features of these requirements as related to this Specific Plan are discussed below.

 35 percent of all housing units shall be multi-family (Action 3.I of the General Plan Housing Element, page 2-41)

In the City of Woodland, multi-family units are defined by density, with no restrictions on unit type (attached vs. detached). Densities of over 8 dwelling units per acre are considered multi-family. Of the total units planned for in this Specific Plan, 29 percent would be multi-family units under the City's definition. An additional 74 affordable rental units will be provided elsewhere in the City via an Off-Site Affordable Housing Fee to be charged of all single family market-rate units. These additional units reflect a mechanism negotiated by interested parties for addressing the difference between the citywide 35percent objective for multi-family in the General Plan and the 29-percent proportion of multi-family in the Specific Plan, which was determined by the City Council to be an appropriate share for the Spring Lake area. The 74 units reflect the affordable portion (30 percent) of the additional multi-family units (6 percent of 4,037 total units) that might have otherwise been required. It was additionally agreed that two-thirds (66.5 percent or 49 units) of these off-site units will be permanently affordable low-income units and the remaining one-third (33.5 percent or 25 units) will be permanently affordable very low income units. With the addition of these off-site affordable units, the resulting number of affordable units will equal those that would have otherwise been achieved under the 35 percent citywide number. The City Council has found this to be substantially consistent with the General Plan requirement.

For new single family units, 10 percent must be low income and there is a goal that

10 percent will be moderate income. For new multi-family units, 15 percent must be very low and 10 percent must be low, or 20 percent must be very low. (Action 3.bb and 3.cc of the General Plan Housing Element, page 2-46; Section 6A-3-40.A.2 and 6A-3-50.B.1 of the Affordable Housing Ordinance)

The Specific Plan requires 10 percent of the single family units and of the multi-family units to be affordable to low income families, and 20 percent of the multi-family units to be affordable to very low income families. With the exception of the requirement for the moderate-income category, this breakdown results in a slightly greater overall affordability in the Spring Lake area than would have been achieved under the General Plan requirement. Not counting the off-site units, the number of resulting low income units is the same and the number of very low income units is 2.3 percent greater. Because the City has traditionally been able to achieve moderate-income units without market adjustments, affordable housing advocates have concurred that modifying the affordability requirement as proposed is beneficial. The Off-Site Affordable Housing Fee will result in an additional 74 affordable units off-site, on top of this.

#### **INCOME ELIGIBILITY**

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD):

Income Category	Percent of Median Income		
extremely low income	0 to 30 percent		
very low income	0 to 50 percent		
low income	51 to 80 percent		
moderate income	81 to 120 percent		
above moderate	above 120 percent		

The standard measure is the county-wide median household income for households of four persons. This means each City within the County must use the median income figure, irrespective of the actual income levels the City may experience. For 2000, the County median for a family of four is \$54,900. Using the County's median income, the following maximum yearly income can be assumed for determining eligibility by the various income categories:

Income Category	Maximum Qualifying Income		
	(2000 Yolo County family of 4)		
extremely low income	\$16,470		
very low income	\$27,450		
low income	\$43,920		
moderate income	\$65,880		
above moderate	>\$65,880		

Based on these maximum qualifying incomes, affordable mortgage (or rent) can be

calculated by making assumptions about percent of income that can be used for housing (typically held to 30 to 35 percent), down-payment or deposit, and (for purchase housing only) interest rates including principle, interest, taxes, and insurance (PITI). Other costs such as loan costs, appraisal costs, and/or credit reports are also relevant.

These calculations change frequently based on the annual County median income, the interest rate at the time, and various lender and governmental programs that assist with down-payments, and loan costs.

#### AFFORDABILITY REQUIREMENT

# **Citywide Objective**

For every 100 residential units built, the following breakdown is required Citywide under the General Plan:

# 65 single family units (65 percent of total)

52 market rate single family units (80 percent of subtotal)

6.5 low income single family units (10 percent of subtotal)

6.5 moderate income single family units (10 percent of subtotal)

# 35 multi-family units (35 percent of total)

26.25 market rate multi-family units (75 percent of subtotal)

5.25 very low income multi-family units (15 percent of subtotal)

3.5 low income multi-family units (10 percent of subtotal)

#### TOTAL: 100 units

Note, alternatively that the developer can opt to provide 20 percent of the total multi-family units as very low income units. This would change the breakdown of the multi-family units as follows:

#### 35 multi-family units (35 percent of total)

28 market rate multi-family units (80 percent)

7 very low income multi-family units (20 percent of total)

#### **Specific Plan Requirements**

As compared to the calculations above, for every 100 residential units built, the Specific Plan requires the following breakdown:

#### 71 single family units (71 percent of total)

63.9 market rate single family units (90 percent of subtotal)

7.1 low income single family units (10 percent of subtotal)

0.0 moderate income single family units (0 percent of subtotal)

# 29 multi-family units (29 percent of total)

20.3 market rate multi-family units (70 percent of subtotal)

5.8 very low income multi-family units (20 percent of subtotal)

2.9 low income multi-family units (10 percent of subtotal)

# TOTAL: 100 units

Note, alternatively that the developer can opt to provide 25 percent of the total multi-family units as very low income units. This would change the breakdown of the multi-family units as follows:

# 29 multi-family units (29 percent of total)

21.75 market rate multi-family units (75 percent)

7.25 very low income multi-family units (25 percent of total)

Since the multi-family/single family split is already built into the Specific plan planned land uses, the affordability requirements are achieved on a subdivision-by-subdivision, project-by-project basis, based on the density category of the project:

- For sites designated R-3 through R-8, 90 percent of the total number of units may be market rate, and a minimum of 10 percent must be affordable for low income families.
- For sites designated R-15 through R-25, 70 percent of the total number of units may be market rate, a minimum of 20 percent must be affordable for very low income families, and a minimum of 10 percent must be affordable for low income families; OR 75 percent may be market rate and a minimum of 25 percent affordable for very low income.

Subject to the requirements of this section, affordable units triggered by each subdivision are expected to be provided within that subdivision ("on-site") with the exception of R-3 and R-4 projects which may make land dedications.

### **Summary Comparison**

In summary, for every 100 units the following affordable yield would result:

**General Plan (Citywide)**Specific Plan
10 low income units
10 low income units

3.5 very low income units 5.8 very low income units

6.5 moderate income units 0 moderate income units

The Specific Plan will additionally result in 74 off-site affordable units, and is expected to result in moderate income units within market rate prices. Because of the features built into the Plan to increase affordability "by design" (see Summary of Specific Plan Housing

Features on subsequent pages), the City has concluded that the market will result in moderate income units without the need for specific requirements in the Plan. As such, the Plan achieves consistency with the General Plan with regard to moderate units through development regulations and site design requirements.

#### SPECIFIC PLAN HOUSING DESCRIPTION

#### **Density Categories**

The Plan proposes seven density categories for the SLSP: 3 dwelling units per acre (du/ac)(R-3), 4 du/ac (R-4), 5 du/ac (R-5), 8 du/ac (R-8), 15 du/ac (R-15), 20 du/ac (R-20), and 25 du/ac (R-20). The General Plan allows a range of one unit per acre to 25 units per acre. The range of densities allowed within Specific Plan density categories spans the same range anticipated in the General Plan -- 1 du/ac through 25 du/ac. This wide range will enable a variety of housing products from one-acre estate-style homes to small "starter" houses (less than 1,000 square feet) and apartments of all sizes. Table 3.1 provides maximum and minimum units yields by density category.

The City seeks to revive "affordable" housing of yesteryear in the form of some small detached homes, bungalow courts, corner duplexes, townhouses, and other types of housing that used to be prevalent in neighborhoods, in addition to traditional single family for-sale housing. Therefore, the Plan encourages the construction of these types of housing products, rather than traditional "garden-style" apartments which are often the only housing type seen in multi-family densities. Assuming that all of the R-20 and R-25 units developed as traditional apartments, this would result in 680 (16.8 percent) apartment units within the Plan area. Within the R-15 density, as many as 491 additional apartment units could result, however, the City hopes instead to see alternative unit-types, such as those described above result in this category.

# **Affordability Requirement**

Using the City's affordability requirements as applied to the proposed Specific Plan land use mix (4,037 units), the following break-down of affordability by unit must be provided within the Specific Plan:

#### 2,866 single family units (71 percent of total)

2,579 market rate single family units (90 percent of 71 percent) 287 low income single family units (10 percent of 71 percent)

#### 1,171 multi-family units (29 percent of total)

820 market rate multi-family units (70 percent of 29 percent)
234 very low income multi-family units (20 percent of 29 percent)
117 low income multi-family units (10 percent of 29 percent)

or

#### **TABLE 3.1** SPRING LAKE SPECIFIC PLAN **Maximum and Minimum Yield Table**

Land Use Category	Acreage	Density (Min/Max)	Base Unit Yield <sup>4</sup>	Max Second Unit Yield <sup>2</sup>	Duplex Unit Yield	Possible Range of Units <sup>5</sup>
R-3	121.1 acres	1 du/ac	121 units	121 units	0 units <sup>1</sup>	121 to 242
		3 du/ac	364 units	364 units	0 units <sup>1</sup>	364 to 726
R-4	101.9 acres	3.1 du/ac	306 units	306 units	0 units <sup>1</sup>	306 to 612
		4 du/ac	407 units	407 units	0 units <sup>1</sup>	407 to 814
R-5 302.7 ac	302.7 acres	4.1 du/ac	1,241 units	1,241 units	248 units <sup>3</sup>	1,489 <sup>14</sup> to 2,482
		5 du/ac	1,512 units	1,512 units	302 units <sup>3</sup>	1,814 <sup>14</sup> to 3,024
R-8	73.2 acres	6 du/ac	439 units	439 units	0 to 88	439 to 966
		8 du/ac	583 units	583 units	0 to 117	583 to 1,283
Land Use Category	Acreage	Density	Base Unit Yield	Max Detached Units	Max Attached Units	Possible Range of Units
R-15	32.7 acres	10 du/ac	327 units	327 units	327 units <sup>6</sup>	327 units
		15 du/ac	491 units	491 units	491 units <sup>6</sup>	491 units
R-20	24.3 acres	18 du/ac	437 units	437 units	437 units	437 units
		20 du/ac	455 units	455 units	455 units	455 units
R-25 <sup>8</sup>	9.0 acres	23 du/ac	209 units	209 units	209 units	209 units <sup>8</sup>
		25 du/ac	225 units	225 units	225 units	225 units <sup>8</sup>

Possible range<sup>12</sup> of base units: 3,080 to 4,037

Possible range<sup>12</sup> of detached units: 2,832 to 3,735<sup>9</sup>

Possible range<sup>12</sup> of second units: 0 to 2,866<sup>10</sup>

Possible range<sup>12</sup> of duplex units: 496 to 1,014<sup>6</sup>

Possible range<sup>12</sup> of attached units: 496 to 2,185<sup>11</sup>

Possible range of total units: 3,328 to 7,018<sup>5,13</sup>

SOURCE: TSCHUDIN CONSULTING GROUP, March 23, 2001.

Not allowed in this category.

Allowed by right in all single family categories.

<sup>3</sup> Mandatory on 50 percent of the corner lots in the R-5 categories. This reflects one half the number of duplexes, since the other half is already included in the base unit yield. Based on minimum lot width and block length regulations (Table 2.3), the Plan would allow a range of 6 to 14 lots per block. Therefore, the range of corner lots is about every 3 to 7 lots, or every fifth lot on average.

Maximum base yield reflects maximum unit count on Specific Plan Land Use Map (Figure 2.1).

<sup>&</sup>lt;sup>5</sup> Although this is the possible range, the City does not consider this to be the likely or reasonably foreseeable range. The City considers the reasonably foreseeable range to be the base yield (4,037 units), plus the minimum mandatory duplexes (248 additional units), plus 10 percent of the potential second units (287 units). This is based on the City's experience with implementation of the State mandated density bonus program contained in Section 65915 of the Government Code and general demand for second residential units.

This represents twice the number of duplex lots shown in sixth column.

<sup>&</sup>lt;sup>7</sup> Minimum and maximum number of units from fourth column.

<sup>&</sup>lt;sup>8</sup> Within this category, a minimum of 20 percent of the units are encouraged to be for seniors.

<sup>9</sup> Does not include second units, which may be attached or detached. Minimum and maximum number of base units minus one half the number of mandatory

<sup>10</sup> Up to 100 percent of the single family lots can have a second unit by right. In the City's experience, about 10 percent of these units are likely to be realized.

<sup>11</sup> Does not include second units, which may be attached or detached. Low end of range = minimum number of duplexes. High end of range = all multi-family units plus the maximum number of duplex units.

These ranges are not additive.

<sup>13</sup> Low end of range = minimum number of base units plus one half the number of duplex units. High end of range = maximum range of units in seventh column.

<sup>&</sup>lt;sup>14</sup> Base yield plus one half the number of duplex units.

878 market rate multi-family units (75 percent of 29 percent) 293 very low income multi-family units (25 percent of 29 percent)

TOTAL: 4,037 units

A range of 580 to 638 units would be affordable under this scenario, or a 14.4 to 15.8 percent of the total. Additionally, the Off-Site Affordable Housing Fee program will result in 74 additional affordable multi-family rental units on specified sites within the City's Redevelopment Area. Two-thirds (66.5 percent) of these units would be affordable to low income households and the remaining one-third (33.5 percent) would be affordable to very low income households. With the 74 off-site affordable apartments, total affordability for the SLSP is 17.6 percent.

# Off-Site Affordable Housing Fee

An additional 74 affordable rental units will be provided outside of the Specific Plan area, within the City Redevelopment Area, via an Off-Site Affordable Housing Fee. This fee will be charged of all single family market-rate units, and has been programmed into the financing plan for the Spring Lake area.

These additional units reflect a mechanism negotiated by affordable housing advocates within the City for addressing the difference between the citywide 35-percent objective for the proportion of multi-family units Citywide, and the 29-percent proportion of multi-family units required in the Specific Plan. The 29 percent share was determined by the City Council to be an appropriate split for the Spring Lake area, given other competing housing goals such as the need also for estate-style lots. The 74 units reflect the affordable portion (30 percent) of the additional multi-family units (6 percent of 4,037 total units) that might have otherwise been required. It was additionally agreed that two-thirds (66.5 percent or 49 units) of these off-site units will be permanently affordable low-income units and the remaining one-third (33.5 percent or 25 units) will be permanently affordable very low income units. With the addition of these off-site affordable units, the resulting number of affordable units will equal those that would have otherwise been achieved under the 35 percent citywide number.

These off-site units will be located at one or more of several sites within the Redevelopment Area that have been tentatively identified as feasible "receiver" sites. A list of 17 sites totalling 62.5 acres that was prepared by City staff was reviewed by key affordable housing advocates in the community, and narrowed down to three primary sites and three alternate sites upon which such development would be most feasible. As a part of developing the Spring Lake Specific Plan Affordable Housing Program that is required in order to implement this Specific Plan, the details for establishing and collecting the Off-Site Affordable Housing Fee, and for ensuring the timely and feasible acquisition of the site(s) and construction of the off-site units will be identified.

# **Summary of Specific Plan Housing Features**

There are a number of requirements of the Plan that relate to housing mix, and result in affordability "by design" rather than by mandate. These requirements also increase the livability of the neighborhood and ensure that all types of projects will "fit" more seamlessly into neighborhoods. These include:

- Seven density categories that range from 1 du/ac to 25 du/ac that enables a variety of housing products from one-acre estate-style homes to small homes and apartments.
- A requirement that second units be allowed by right in all single family density categories (R-3, R-4, R-5, and R-8). This is the equivalent of a 100 percent density bonus in all single family categories.
- A requirement that 50 percent of the corner lots in the R-5 category be duplexes or half-plexes. This is the equivalent of a 50 percent density bonus for corner lots in the R-5 category which comprises over 37 percent of all the housing in the Plan.
- A requirement that R-15 density units must be designed to appear like single family housing from the street. "Garden apartment" style design is not allowed in this density range.
- A restriction that holds the maximum number of attached units in a project to 125.
- A land use plan that locates density near neighborhood centers, the Spring Lake Center, neighborhood commercial services, bus routes, and the pedestrian/bicycle loop pathway system thus increasing non-vehicular mobility within the Plan area, and into the downtown.
- Development regulations that result in a variety of lot sizes and product sizes.
- Decreasing lot size and setback requirements as density categories increase.
- The ability to use private local streets under appropriate circumstances, built to a narrower pavement standard.
- Regulatory language within this Specific plan that ensures a more seamless integration of affordable units into market rate housing and neighborhoods in general. Examples include deed disclosure, lot posting, and by-right construction.
- Minimum 5.8 percent affordability for very low incomes families (0 to 50 percent of the mean family income).

- Minimum 10 percent affordability for low income families (51 to 80 percent of mean).
- An additional 74 off-site affordable multi-family rental units.
- Multi-family housing is allowed by right subject only to site plan/design review to verify design consistency.

#### AFFORDABLE HOUSING PROGRAM

This Plan is intended to be substantively consistent with and fully implement the relevant goals and policies of the General Plan Housing Element and the Affordable Housing Ordinance. The following Specific Plan housing regulations are intended to provided further elaboration of those citywide goals and policies.

- 3.1 Prior to approval of the first tentative map within the SLSP area, an Affordable/Special Needs Housing Plan (Housing Plan) shall be prepared for the Specific Plan and submitted to the City for review and approval. The Housing Plan shall indicate how a fair-share of the affordable/special needs housing obligation will be satisfied by each residential project/subdivision. The Plan shall include the following:
  - Requirement that areas for land donation and/or other sites for construction of affordable housing be identified as a part of the tentative map application for each property.
  - b. Documentation of how the numbers and required affordability of units will be met.
  - c. Deleted.
  - d. Criteria for size and design of units to meet special needs housing.
  - e. Mechanisms for ensuring affordability for the longest feasible period of time. Rental units must be permanently affordable. For-sale units shall be affordable for the longest feasible period of time.
  - f. Documentation of substantial compliance with the Affordable Housing Ordinance.
  - g. Mechanisms for reservation, protection, and disclosure of lots for affordable projects.
  - h. Establishment of an "Off-Site Affordable Housing Fee" program to be charged on all single family market-rate units (2,579), of a sufficient dollar

amount to result in the development (acquisition and construction) of 74 additional affordable multi-family (apartment) units comprised of 49 low income units (66.5 percent) and 25 very low income units (33.5 percent). It is anticipated that the Redevelopment Agency will receive and allocate these funds. These off-site units will be constructed on one or more of several sites within the Redevelopment Area that have been tentatively identified as feasible "receiver" sites.<sup>2</sup> The details for establishing and collecting the Off-Site Affordable Housing Fee, and for ensuring the timely and feasible acquisition of the site(s) and construction of the off-site units shall be identified as a part of this Program.

- 3.2 Specific sites for affordable units within the SLSP shall be identified at the time of subdivision and disclosed on all deeds and in real estate documents for underlying and adjoining subdivisions, marketing brochures, and via signage posted at the sites.
- 3.3 To the greatest extent feasible, affordable housing of all types shall keep pace with the construction of single family market rate housing as development occurs within the Plan area. Single family developers who construct the required affordable units concurrent with their base development shall receive an automatic 100 percent waiver of all Building plan check fees and all Building permit fees (not impact fees) for the affordable units (this excludes reinspection fees). This does not preclude a developer of affordable housing from requesting waivers of other fees as allowed under City Ordinance.
- 3.4 Each applicant shall execute an Inclusionary Housing Agreement with the City to document participation in the program, if applicable.
- 3.5 Affordable units shall be located (scattered) throughout the Plan area to the greatest feasible extent.
- 3.6 Of the required affordable units that will be detached and/or for-sale units, the applicant is required to build them unless it can be demonstrated pursuant to the Affordable Housing Ordinance that it is not feasible to do so, in which case the developer may (with the City's approval) dedicate the designated lots to the City for transfer to a qualified builder or construction program (see Section 6A-3-50[B][2][b] of the Affordable Housing Ordinance). For projects of less than 50 units total, where

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<sup>&</sup>lt;sup>2</sup> In a prior siting study prepared by City staff (October 2000), 17 sites totalling approximately 62.5 acres within the Redevelopment Agency were identified as possible receiver sites. In subsequent negotiation with affordable housing advocates, these sites were narrowed to three preferred receiver sites (Sites #10, 15, and 17), and three secondary receiver sites (Sites #9, 11, and 12). In February 2001 the site-study was refined by staff and the site numbering changed. The new identifiers for the preferred sites are Sites #9, 13, and 14. The new identifiers for the secondary sites are #8, 10, and 11. More information on these sites is available from the Community Development Department.

the City has determined that the development is "not suitable" for the affordable units pursuant to Section 6A-3-50(B)(2)(a) of the Ordinance, in-lieu fees may be paid if an Affordable Housing Trust Fund is in place, and there is certainty that the required units for which the in-lieu fees are being paid will actually be built on a designated site in the proximate area, in a timely fashion consistent with the Ordinance and Specific Plan.

Title for affordable for-sale units built by the applicant shall not transfer to the Yolo County Housing Authority (pursuant to Section 6A-3-50.B.1.b of the City Code), but rather, the unit shall remain on the open market, with deed restrictions and income qualifications to preserve affordability for the longest feasible period. Sales of these units will be overseen by the City of Woodland or its designee.

- 3.7 Of the required affordable units that will be attached and/or rental units, the applicant is required to build them unless it can be demonstrated pursuant to the Affordable Housing Ordinance that it is not feasible to do so, in which case the developer may (with the City's approval) dedicate the designated lot to the City for transfer to a qualified builder or construction program (see Section 6A-3-40[B][1]).
- 3.8 Notwithstanding whatever programs/methods are ultimately used to implement the affordable housing obligation, the required end result is that the calculated number of affordable units will be built in a timely fashion and be spread throughout the Plan area, including throughout each neighborhood.
- 3.9 Dedication sites shall be a minimum of 2 acres unless the parties agree to a smaller site. All infrastructure must be delivered to the site (e.g. sewage, utility access; street access; etc.) and in place at the time of the dedication. Credit for the dedication shall be based on the base zoning (e.g. R-5, R-8, R-15, etc.) of the property and shall not include possible density bonus units.
- 3.10 This Plan recognizes that the 25 percent density bonus allowed under Government Code Section 65915 is a matter of right for qualified projects.
- 3.11 The affordability requirement for each project and/or subdivision is to be met on the project site to the greatest feasible degree. Smaller units, for the purposes of meeting the affordable housing requirement, are considered consistent within the base zoning. Affordable units must meet the otherwise applicable zoning requirements. For example, a developer could meet the affordable requirements for 100 R-5 units by carving out an area for 10 for-sale units at R-15 density. Those 10 units would be subject to the R-15 development regulations. No rezone would be required to do this on R-5 land -- a rezoning is not triggered. The maximum size of any cluster of affordable units developed pursuant to this regulation shall not exceed ten units (e.g. 10 detached; 5 duplexes; 2 four-plexes and 1 duplex; etc.).
- 3.12 The development of affordable units on a project site for R-3 and R-4 category

projects is not required or anticipated (though it is allowed) due to financial infeasibility. It is expected that R-3 and R-4 subdivisions will make land dedications within the Specific Plan area pursuant to Section 6A-3-50(B)(2)(b) of the Affordable Housing Ordinance and this Plan, and may build such affordable units or may pay in-lieu fees if the Ordinance criteria can be satisfied.

- 3.13 The formula for calculating in-lieu fees, which applies only to projects of less than 50 units, shall assume a minimum square footage of no less than 850 square feet (as opposed to the 1,500 square foot figure identified on page 4 of the Affordable Housing Ordinance.
- 3.14 Affordable units shall be the same ownership-type as the base units that generate the need (e.g. for-sale for for-sale; rental for rental) Affordable units may be attached or detached. Single family affordable units may be smaller than the single family market-rate units that trigger the requirement, to a minimum size of 850 square feet. Multi-family affordable units may not be smaller than the multi-family market-rate units that trigger the requirement. Multi-family affordable units must be of an equal and comparable size to the market rate units in any given rental development, with similar amenities. Because affordable multi-family rentals are more apt to be commingled with market-rate multi-family rentals, they should not be distinguishable from the market rate units.
- 3.15 As modified herein, the Affordable Housing Ordinance shall be applied to all residential development within the SLSP.