

HOUSING our COMMUNITY

A 2019 Town Hall Series
Sponsored by the City of Sonoma



What Are We Doing?

Town Halls to establish the foundation for informed community discussion.

LEARN

Housing 101 – Done!

DISCUSS

Industry panel to discuss options and best practices Tonight!

EXPLORE

Community Workshop to outline and prioritize potential solutions (June 20th)

HOUSING OUR COMMUNITY
TOWN HALL SERIES



LEARN Housing 101
April 25, 6:00 - 8:00 PM
Basic terms, drivers and factors that influence housing. A lively presentation of trends, facts, and emerging solutions, followed by informal Q+A.

DISCUSS Housing Experts Panel
May 16, 6:00 PM - 8:00 PM
Moderated panel discussion with experts who build and finance affordable and market rate housing - with a focus on practical, real world examples followed by a moderated Q+A.

EXPLORE Community Workshop
June 20, 6:00 PM - 9:00 PM
Interactive community workshop to discuss what housing we need and where in City limits.



Attend all Three!
Stone Hall, Vintage House
264 First Street East, Sonoma CA 95476
Food, Drink & Childcare for School-Age Children Provided.
Sponsored by the City of Sonoma.

www.sonomacity.org/housing-our-community

Why Are We Here?

“Sonoma is a beautiful, environmentally friendly, and safe place, widely recognized as one of the most desirable cities in Northern California to live, visit, and do business.

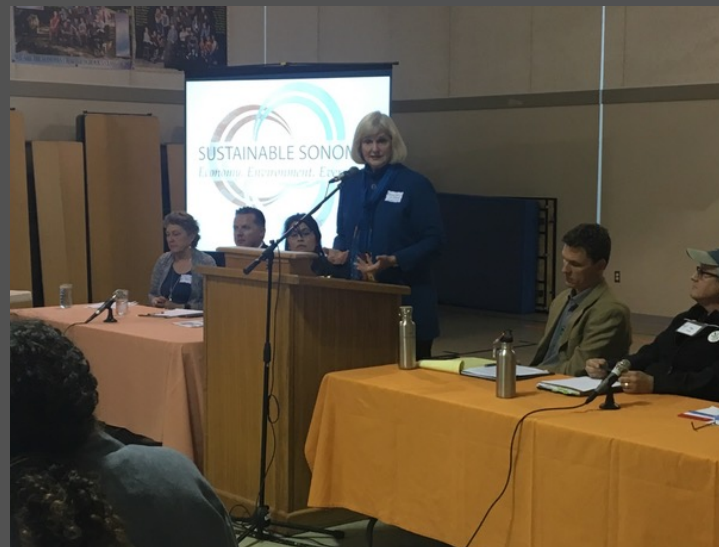
Ours is a diverse community where residents and their children can and want to remain.”

(City Council Vision Statement from Sonoma 2020 General Plan)

What do we hope to accomplish?

- Expand local understanding of terms and tools
- Demonstrate implications of certain policy choices
- Highlight competing imperative of density and conservation
- Share solutions others are trying
- Shift focus for more action, less study
- Create a willingness to experiment

Sustainable Sonoma 'Learning Lab'





California Housing Legislation Highlights

as of April 4, 2019

FASTER APPROVALS

AB 1484

Development fees published and constant throughout project approval process.

SB 330

Faster approvals for housing & zoning changes; no parking requirements; statewide ban on downzoning.

AB 1485 & AB 1706

Incentives and faster approvals for moderate-income housing built with prevailing (union) wage labor.

UPZONING

SB 50

Upzoning near jobs, good schools, and mass transit.

SHELTERS

SB 48

By-right approval for homeless shelters.

AB 723

Property tax exemption for housing leased for 35+ years to nonprofits in Alameda or Contra Costa County.

SCA 3

Ends inheritance of Prop 13 tax break, unless heir lives in the house.

TAX POLICY

CC-BY Alfred Twu
mail@firstcultural.com

more details at tinyurl.com/2019housingbills

BALLOT MEASURES

SCA 1

Eliminates requirement that public housing be approved by ballot measure.

ACA 1

Allows bonds for housing & infrastructure to pass with a 55% majority.

TRANSPORT

AB 1568

Ties transport funding to housing production.

AB 725

Limits use of sprawl as way to meet housing planning goals.

FUNDING

AB 10

Expands Low Income Housing Tax Credit funding program by \$500 million per year.

AB 11 & SB 5

Creates new local funding agencies for affordable housing, infrastructure, and community investment.

DATA

AB 1483

Creates housing production database.

AB 724

Creates rental housing database.

AB 857

Allows cities to create Public Banks.

FUNDING

AB 1487

Creates Housing Alliance for the Bay Area, regional entity to raise \$1.5 billion via ballot measure for affordable housing.

SB 18

Funds for legal aid and rent assistance.

LEGAL AID

SB 329

Requires landlords to accept Section 8 vouchers.

MOVE-IN ASSISTANCE

AB 437

Move-In Loans for security deposit and first month's rent.

AB 53

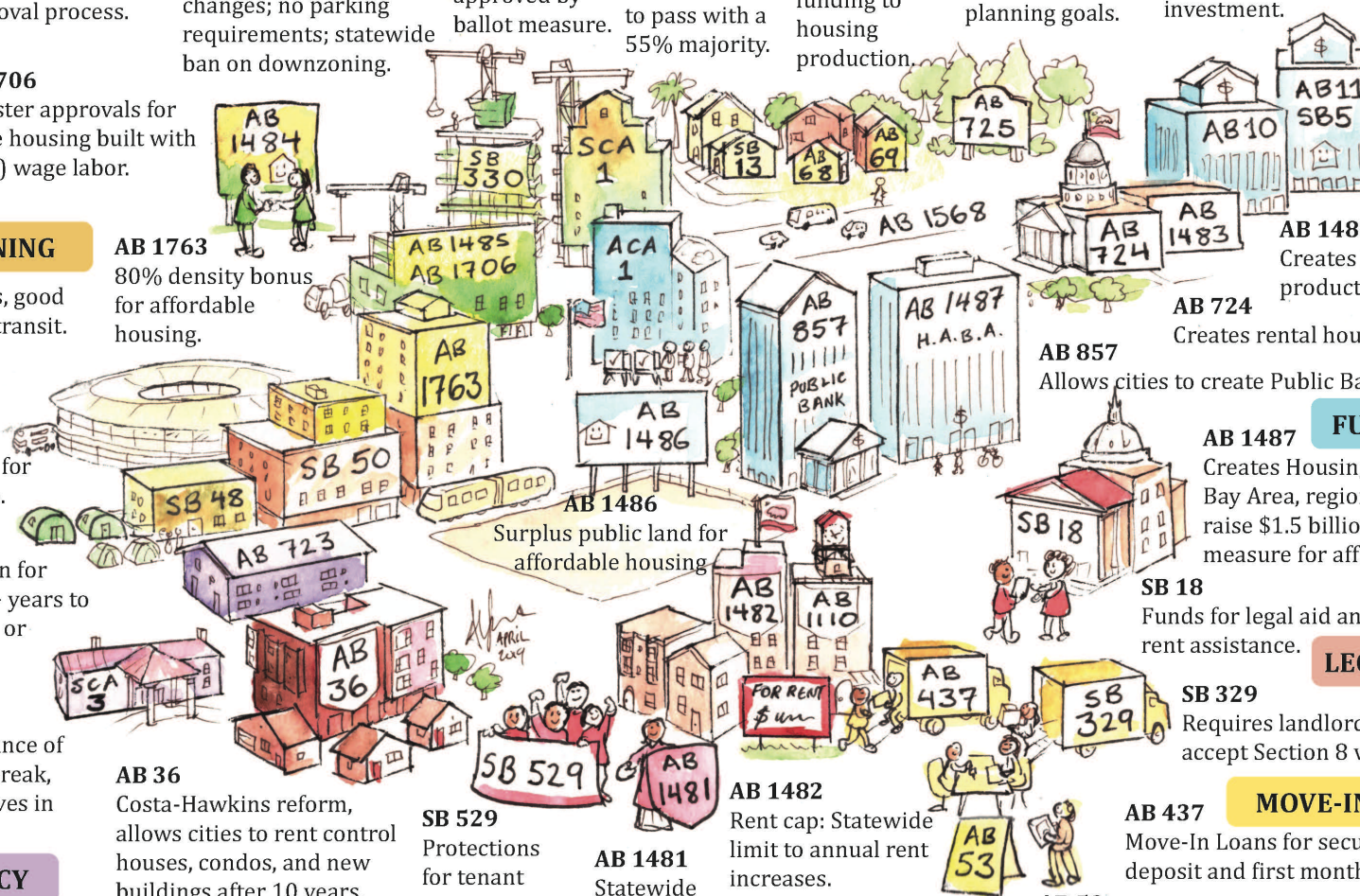
Ban the Box: no questions on criminal record on initial rental applications.

ACCESSORY DWELLING UNITS

SB 13, AB 68, & AB 69

Simplifies process of approvals and allows more houses to add Accessory Dwelling Units.

Surplus public land for affordable housing



HOUSING our COMMUNITY: Town Hall Series



Discuss: Real Lessons and Practical Solutions

Jim Heid | FASLA, *Founder*
urbangreen®

© UrbanGreen, 2019 All Rights Reserved



RECAP

BUILDING OUR HOUSING VOCABULARY

urban^{green}®

Terms to Know – It All Starts Here

AH vs ah

AH - Affordable Housing =

Protected pool of price-restricted residential units.

ah - affordable housing =

Market supplied housing that may be more cost effective, but not protected.

Terms to Know – It All Starts Here

Affordable—by-Design =

Market supplied affordable housing that can be rented, sold or operated for less due to design

- Smaller unit size
- Higher density
- Reduced parking requirement
- Attached or multi-family
- Energy efficient or 'green'
- Co-housing strategy to remove market risk

Terms to Know – It All Starts Here

Deed Restrictions

Primary tool by which housing is price protected.

- A restriction on the deed - limits who the housing can be rented or sold to.
- Typical restrictions are income related, but can also can be employment or location based.

Terms to Know – It All Starts Here

AMI

Area Median Income

- How housing affordability is measured and managed
- The primary link to deed restrictions for protecting affordability
- Based on County income and updated annually (HUD-State HCD)
- Indexed by household size

The Language of Affordable Housing

State and City Classification	Income Limits (% of AMI)	General Industry Descriptors	2 Person HH (Upper End)	4 Person HH (Upper End)	Max Purchase Price	Max Monthly Rental (2 bdrm)
Extremely Low	0-30%	Subsidized	\$23,600	\$29,450	N/A	\$590
Very Low Income	30-50%	Affordable	\$39,300	\$49,100	\$200,000	\$983
Low Income	51-80%	Affordable	\$62,850	\$78,550	\$330,000	\$1473
Moderate Income	80-120%	Workforce, Entry, Starter	\$80,700	\$100,900	\$470,000	N/A
Middle Income	121-160%	Missing Middle		\$134,500	\$550,000	N/A
Median Home Value City of Sonoma = \$628,300						

Sources : Income and rental limits County of Sonoma Community Development Commission

Maximum purchase price calculated using 4.5% interest rate, 10% down and NerdWallet Mortgage Calculator. Results will vary depending on individual FICO score, debt ratios and property taxes and insurance

The Language of Affordable Housing

Sonoma County, California

FY 2019 Median Household Income Schedule



Hospitality
employee,
single, two
kids



Teacher,
married,
two kids

HOUSEHOLD SIZE	Extremely LOW 30%	VERY LOW 50%	LOW 80%	MEDIAN 100%	MODERATE 120%
1	22,700	37,800	60,500	65,300	78,350
2	25,950	43,200	69,150	74,650	89,550
3	29,200	48,600	77,800	83,950	100,750
4	32,400	54,000	86,400	93,300	111,950
5	35,000	58,350	93,350	100,750	120,900
6	37,600	62,650	100,250	108,250	129,850
7	40,200	67,000	107,150	115,700	138,800
8	43,430	71,300	114,050	123,150	147,750



City employees, married,
two kids



Medical
personnel,
married,
two kids

This median income schedule is based on the FY 2019 median household income for Sonoma County as determined by the California Department of Housing and Community Development ("HCD"). Household income is adjusted for family size in accordance with HCD standard adjustment factors. The current median income became **effective on May 6, 2019.**

Terms to Know

Inclusionary Housing =

A land use code provision that requires new development to INCLUDE a certain amount of Affordable Housing

- Uses market to help deliver deed-restricted housing
- Can be fulfilled with fee (PILO)
- Can build the units
- Market rate buyers subsidize affordable units

Terms to Know

ADU (Accessory Dwelling Unit)

A residential living unit that is ACCESSORY to the primary residence.

- Attached or detached determines size
- Must have a kitchen
- Must follow land use restrictions for setbacks, height etc