



Workforce Housing
Sherri Danoff to: BPedrotti

12/03/2015 08:09 PM

Hi Brian,

Maximum lot size and dwelling unit size for affordable housing, plus and discouragement of expensive and little used fireplaces, would result in less costly housing and less need for subsidy.

An Affordable Housing Overlay LU Category, applied to areas near cities, would best assure that workforce housing is built. (This would improve the ratio of workforce / non-workforce housing and reduce work commutes, etc.)

Thanks for consideration of the above,

Sherri

**San Luis Obispo Association of REALTORS®
Local Government Relations Committee**

Feedback on County Workforce Housing Ordinance and Guidelines

Questions

1. What was the decision making behind only deed restricting the first sale of a workforce housing unit to owner occupants vs requiring all subsequent sales to owner occupants?
2. What was the decision making behind only deed restricting the first sale to workforce housing income standards?
3. What offer preferred treatment of an exclusive use easement which extends a yard area over property lines? (WFH Guidelines p. 17) This could lead to potential boundary or encroachment issues between neighbors.
4. Does a development have to be 100% workforce or is a mix of market rate and workforce allowed? If a mixed development is allowed, consider requiring workforce housing units to be interspersed amongst market rate units so a certain part of the development is not stigmatized as the workforce housing area.
5. Section 22.30.477 B.3.b. – How long shall an owner occupy a workforce unit as their primary residence? (2 years, longer?)
6. Section 22.30.477 D.3.c. – Why does the outdoor area need to be rectangular and not just a gross square footage area?
7. Section 22.30.477 D.5? (there is no subsection 5) – Units of 801-1,000 square feet shall have 1.5 parking spaces. How does a builder supply half a parking space?
8. Section 22.30.477 D.7.d – Why does a residence's front door need to be oriented toward the street?
9. What is to prevent a buyer of a workforce housing unit to turn around and immediately sell the unit at market rate?
10. Can the inclusionary housing requirement be eliminated altogether from a workforce housing development if a specific number of workforce housing units are created? The inclusionary housing requirement could put further strain on a developer who is already operating under thin margins to build a workforce housing product.

Recommendations

11. Consider a minimum size for balconies.
12. Consider increasing the minimum lot width to more than 15 feet. Such a small lot width is not practical or desirable given property setback requirements. Even with a minimal 3' setback on interior lots, a 9' wide home (based on exterior walls) is not a desirable product type.

Attachment 5 - Exhibit E - Comments and Letters

13. The availability of workforce housing is not viewed as a short term issue. Consider extending the sunset date of acceptance of a subdivision past January 1, 2021.
14. Consider an equity share model similar to the City of San Luis Obispo's program which is being implemented at the Moylan Terrace subdivision.
15. Consider allowing shared foundations or common walls with an air space gap between units, which would help accommodate zero lot lines and increased density. Currently drafted standards do not appear to allow for a development like Moylan Terrace.



May 4, 2016

Supervisor Lynn Compton, 4th District Supervisor
County Government Center
San Luis Obispo, CA 93408a

Dear Supervisor Compton:

The SCAC took the following actions at its April 25, 2016 meeting:

DRC2015-00101 Baker – Proposed Conditional Use Permit / development plan for a self-storage – The SCAC recommended acceptance of this proposal without reservations.

Workforce Housing Ordinance - SCAC recommend against approval of the Workforce Housing Ordinance based on increased population densities and parking space reductions. The council felt the parking space reductions would only be viable if adequate public transportation was available in the South County.

Additionally, the SCAC expresses skepticism that creation of affordable housing for an initial owner, but not after the initial owner sells, has a positive long term impact on the affordability of workforce housing.

SCAC Annual Budget - The council approved it's 2016/2017 annual budget and directed the Treasurer to apply for a \$1,000 grant from the County.

On behalf of the South County Advisory Council,

A handwritten signature in black ink that reads "A. F. Herbon".

Art Herbon,
SCAC Chairman