



2025 General Plan

Affordable Housing

Secondary Residential Units

Draft Outline

As Reviewed by Affordable Housing Work Group
September 20, 2007

1. Should secondary units be allowed to be counted as affordable units for meeting inclusionary and/or workforce housing requirements?

Yes, based on the standards and guidelines discussed below.

2. How should secondary units be approved as affordable units? By standard? Through an alternative equivalent action?

Secondary units will be allowed to be counted as affordable units if they comply with the baseline standards and guidelines discussed below. If they comply with the baseline standards, and guidelines, a secondary unit would automatically be approved as an affordable unit. However, the applicant could submit an alternative equivalent action for secondary units for consideration by the review authority, e.g., requesting a lower ratio of secondary units to affordable units in exchange for applying more restrictive deed restrictions to the secondary units.

3. Should secondary units be required to be constructed or just allowed as a permitted use in order to be counted as an affordable unit?

In order for a secondary unit to be counted as an affordable unit, the developer will be required to construct the secondary unit.

4. Should secondary units be allowed to be used to meet 100% of a project's inclusionary and/or workforce housing requirement or just a percentage of the requirement?

Fifty percent (50%) of the required inclusionary and/or workforce housing requirement may be satisfied by the use of secondary units. For example, if the inclusionary requirement is six affordable units, secondary units may be used for three of the six units.

5. Should secondary units be counted as an affordable unit at a 1:1 ratio or should multiple secondary units be required to count as an affordable unit?

The ratio of secondary units to affordable units will be 3:1, that is, three secondary units will be required for each affordable unit. Although affordable units are required to be deed restricted, secondary units provided at the 3:1 ratio will not be required to deed restricted and could be leased at market-rate rents. Further, the property owner will not be required to lease the secondary unit.