GENERATION HOUSING

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Sonoma County Board of Supervisors
Board of Supervisors Chambers, 102A,
575 Administration Dr, Santa Rosa

RE: Item 66 and Item 67:

Dear Chair Hopkins, Vice Chair Hermosillo, Supervisors, and Staff,

Accessory Dwelling Unit (ADU) Ordinance Update

Keeping Sonoma County's ordinance aligned with State ADU law is essential to supporting more small, naturally affordable homes. ADUs remain a critical part of the County's housing strategy, expanding lower-cost options and advancing Housing Element goals. We appreciate the County's continued leadership in removing barriers and creating clear, predictable pathways for these homes.

Generation Housing continues to encourage exploration of AB 1033, which allows ADUs to be sold as condominiums. This tool can broaden attainable homeownership, strengthen the tax base, and create modest for-sale units.

Objective Design Standards (ODS) for Housing Development Projects

Generation Housing supports adoption of the ordinance and appreciates the thoughtful work that Permit Sonoma and the Planning Commission have put into this first set of Objective Design Standards. Establishing clear, measurable standards will improve predictability, reduce reliance on subjective design review, and help implement Housing Element Program 12.B as described in the staff report.

As area-specific work moves forward, we encourage continued collaboration with developer partners and housing advocates to ensure that new standards remain feasible, context-sensitive, and consistent with State streamlining requirements.

Lastly, adopting these starter ODS will lay the groundwork for implementing Housing Element Program 15.H and adoption of SB 10, which will rely on objective standards to streamline the approval of small-scale multifamily housing.

We look forward to continued partnership as the County advances the next phases of ODS development.

In partnership,

Stephanie Bowen

Stephanie Picard Bowen
Deputy Director, Generation Housing