

# Sebastopol Housing Element Update:

## Draft Housing Element Presentation



07/26/2022

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1. Housing Element Requirements
2. Engagement, Outreach, and Input
3. Goals, Policies, and Program
4. Assessment of Fair Housing
5. Housing Sites and RHNA
6. Next Steps

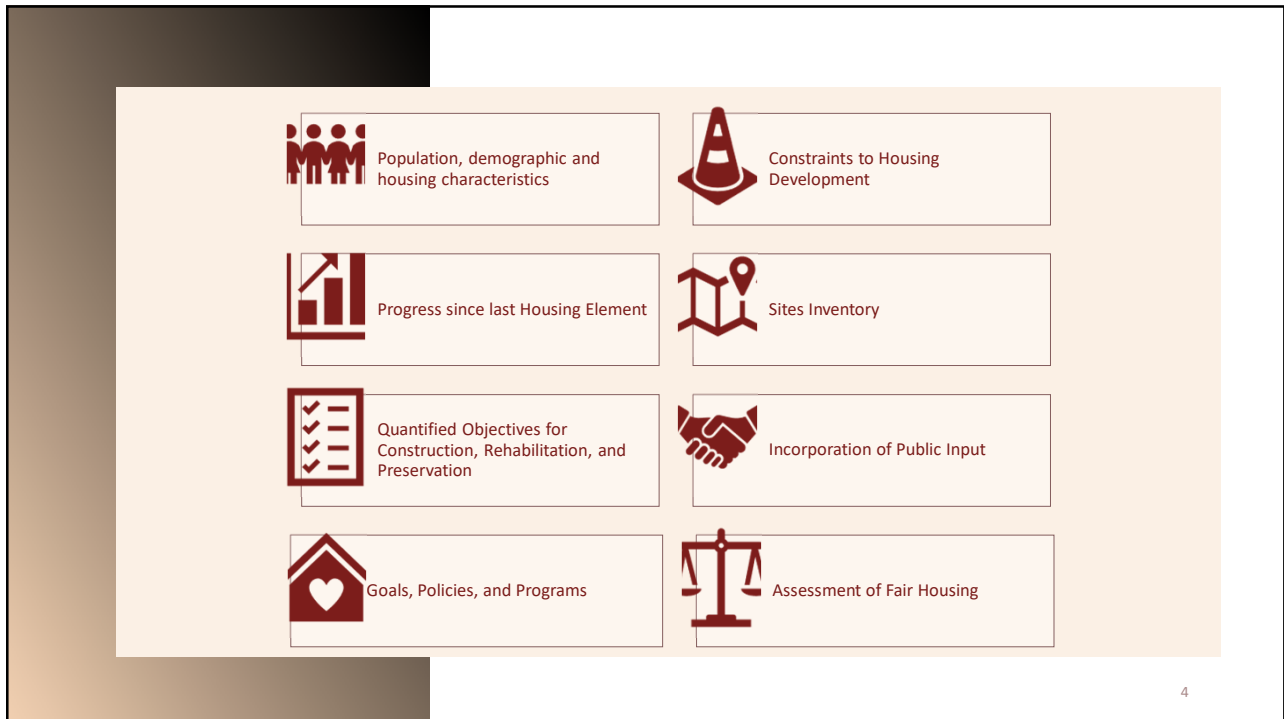
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# HOUSING ELEMENT REQUIREMENTS

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# ENGAGEMENT, OUTREACH, AND INPUT



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### COMMUNITY INPUT

- Two Community Surveys (273 responses total for English + Spanish)
- Conversations at Farmers Market
- Flyering
- Information on Webpage

### STAKEHOLDER INPUT

- Developers, business owners, advocacy groups, community-based organizations, school district
- Survey

### CITY COUNCIL INPUT

- Input on big policy ideas and big program changes
- ADUs, No Net Loss, Rezoning, Quantified Objectives

CITY OF SEBASTOPOL


## COMMUNITY OPINION SURVEY



Your input is needed as Sebastopol prepares to update the General Plan Housing Element.

Please take our quick survey to provide your valuable feedback about housing needs in our City.

Scan the QR code or visit our Housing Element Webpage to find the survey in Spanish, English, and to stay up to date with all other Housing Element Update news.




English:




En Español:





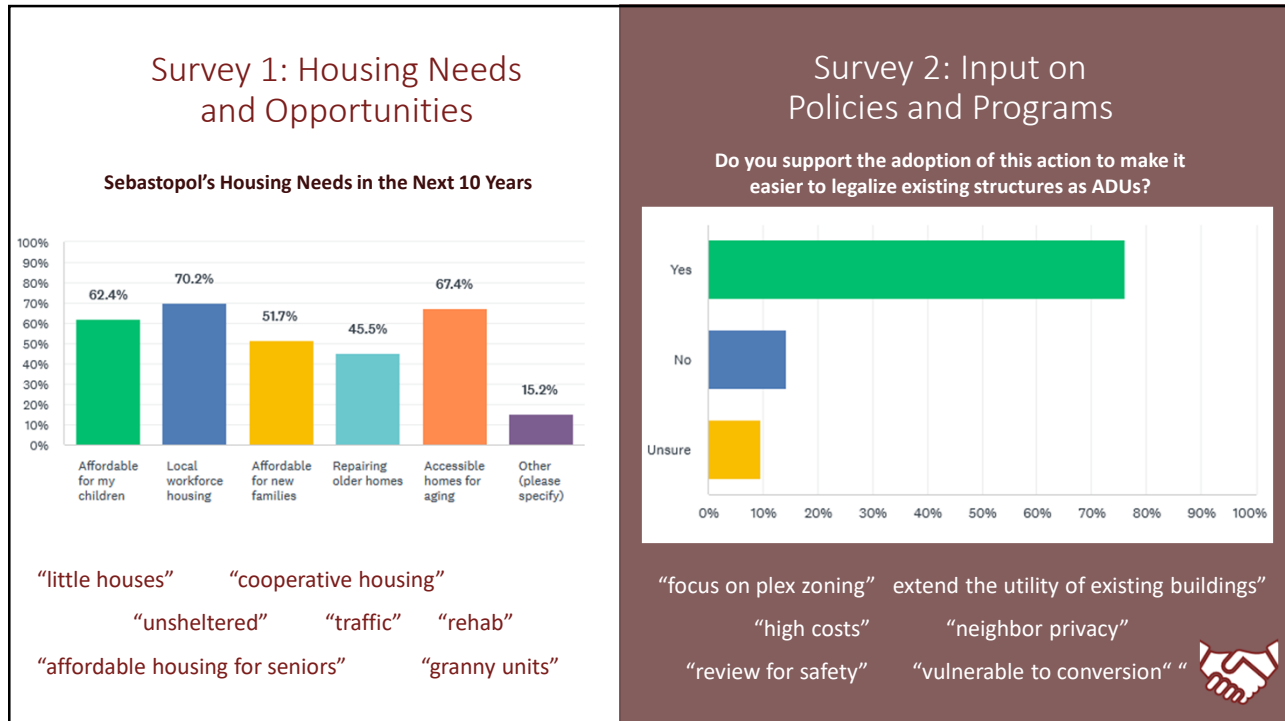


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# GOALS, POLICIES, AND PROGRAMS



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## GOALS FOR 2023-2031 HOUSING ELEMENT

A. Facilitate the Development of Housing

B. Remove Governmental Constraints

C. Housing Conservation

D. Fair Housing



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### Goal A: FACILITATE THE DEVELOPMENT OF NEW HOUSING

#### POLICIES

- A-1 Maintain sufficient inventory of suitable sites
- A-2 Maintain an administrative list of additional sites that can be added to the Inventory (“back-up list”)
- A-3 Encourage a variety of housing types – multi-family, townhomes, ADUs, mixed use, etc.
- A-4 Promote the development of new housing units affordable to extremely low, to moderate-income households and housing units that are affordable to/appropriate for special needs households



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## Goal A: FACILITATE THE DEVELOPMENT OF NEW HOUSING

### Programs to Encourage a Variety of Housing

- Objective Design Standards and SB9 standards (on-going) (A3.1, 3.3)
- Adopt a Workforce Housing Overlay Zone (A3.4)
- Encourage, Facilitate, and Support Development of ADUs (A3.5)
- Support Efforts of Housing Developers (A3.2)

### Programs to Facilitate Affordable Housing

- Encourage/Promote Density Bonus Incentives (A4.1)
- Fee Mitigation (A4.2)
- Support Applications for Affordable Housing Funding (A4.3)



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## Goal B: REMOVE CONSTRAINTS TO HOUSING

### POLICIES

- B-1 Monitor City's codes and procedures
- B-2 Expedite review and permitting of affordable housing
- B-3 Ensure staff and decision-makers are up to date on housing law
- B-4 Ensure easy access to housing development information



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## Goal B: REMOVE CONSTRAINTS TO HOUSING

### Programs to Remove Constraints

- Monitor effectiveness of City Codes and Programs (B1.1)
- Streamline Reasonable Accommodation procedure (B1-2)
- Expedite processing of Affordable housing projects (B2.1)
- Monitor Housing Trends, Laws, and Issues (B3.1)



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## Goal C: HOUSING CONSERVATION

### POLICIES

- C-1 Monitor units at-risk of losing affordability restrictions.
- C-2 Ensure safe, habitable housing without discrimination
- C-3 Provide rehabilitation assistance to eligible homeowners
- C-3 Promote energy efficiency in housing



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## Goal C: HOUSING CONSERVATION

### Programs

- Safeguard Affordable Housing Inventory (C1.1)
- Provide Rehabilitation assistance to eligible homeowners through CDC programs (C2.1)
- Provide Information and Promote Energy Conservation. Adopt CalGreen Tier 1 for energy conservation (C3.1)



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## Goal D: ENSURE FAIR ACCESS TO HOUSING

### POLICIES

- D-1 Promote and Affirmatively Further Fair Housing opportunities throughout the community
- D-2 Encourage long-term and permanent affordability of lower and moderate-income and special needs housing
- D-3 Educate community about fair and affordable housing
- D-4 Improve housing opportunities for special needs households
- D-5 Promote programs that offer lower-income households homeownership opportunities



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## Goal D: ENSURE FAIR ACCESS TO HOUSING

### PROGRAMS

- Administer Housing Services and Provide Outreach, in partnership with Sonoma County CDC (D1.1)
- Provide Landlord Education in partnership with Sonoma County CDC (D2.1)
- Amend Code to allow By-Right Permanent Supportive Housing and Low-barrier Navigation Centers, consistent with State Law (D2.2)
- Pursue First-time Homebuyer Programs and Affordable Homeowner Resources (D3.1)
- Require Replacement Housing Units when required by AB1397 (D4.1)



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# FAIR HOUSING



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## Assessment of Fair Housing

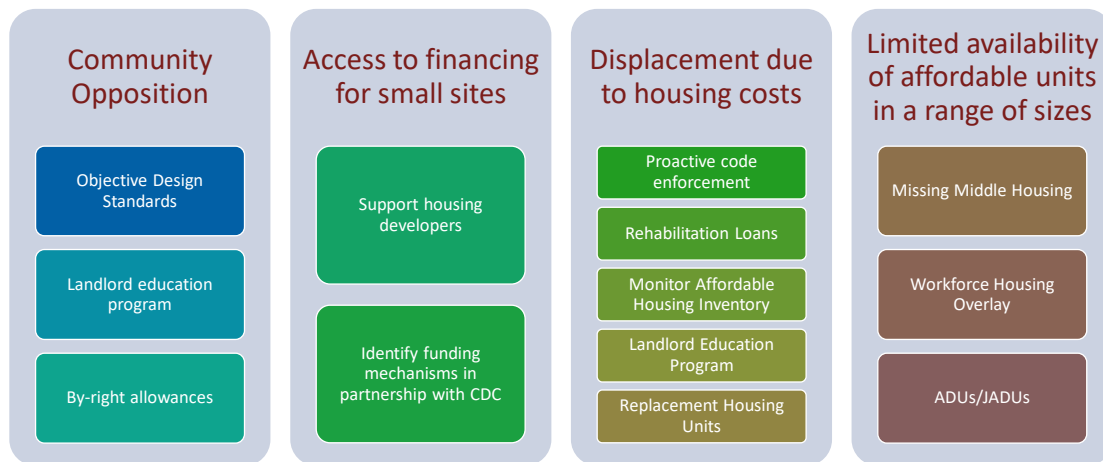
1. Enforcement and Outreach Capacity
2. Segregation and Integration Patterns and Trends
3. Areas of Concentrated Poverty and Affluence Across Racial and Ethnic Groups
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs, including Displacement



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## Fair Housing Issues and Contributing Factors: Neighborhoods are at-risk of becoming exclusive



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## Fair Housing Issues and Contributing Factors: Limited Fair Housing Enforcement and Outreach

### Lack of Language Access

Webpage for Fair Housing information

Annual Fair Housing Workshop

Coordinate with Stakeholders

### Lack of Resources

Webpage for Fair Housing information

Annual Fair Housing Workshop

Coordinate with Stakeholders

Tenant Education



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## Housing Sites and RHNA



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## RHNA: Regional Housing Needs Allocation

|                        | Very Low Income (VLI) | Low Income (LI) | Moderate Income (MI) | Above Moderate Income (AMI) | Total |
|------------------------|-----------------------|-----------------|----------------------|-----------------------------|-------|
| <b>RHNA Allocation</b> | 55                    | 31              | 35                   | 92                          | 213   |

Sebastopol is expecting to meeting its RHNA through the following means:

- ADU development projections
- Planned, approved, and pending projects projected to develop during the planning period
- Adequate sites identified in the Sites Inventory, including sites on vacant and non-vacant land



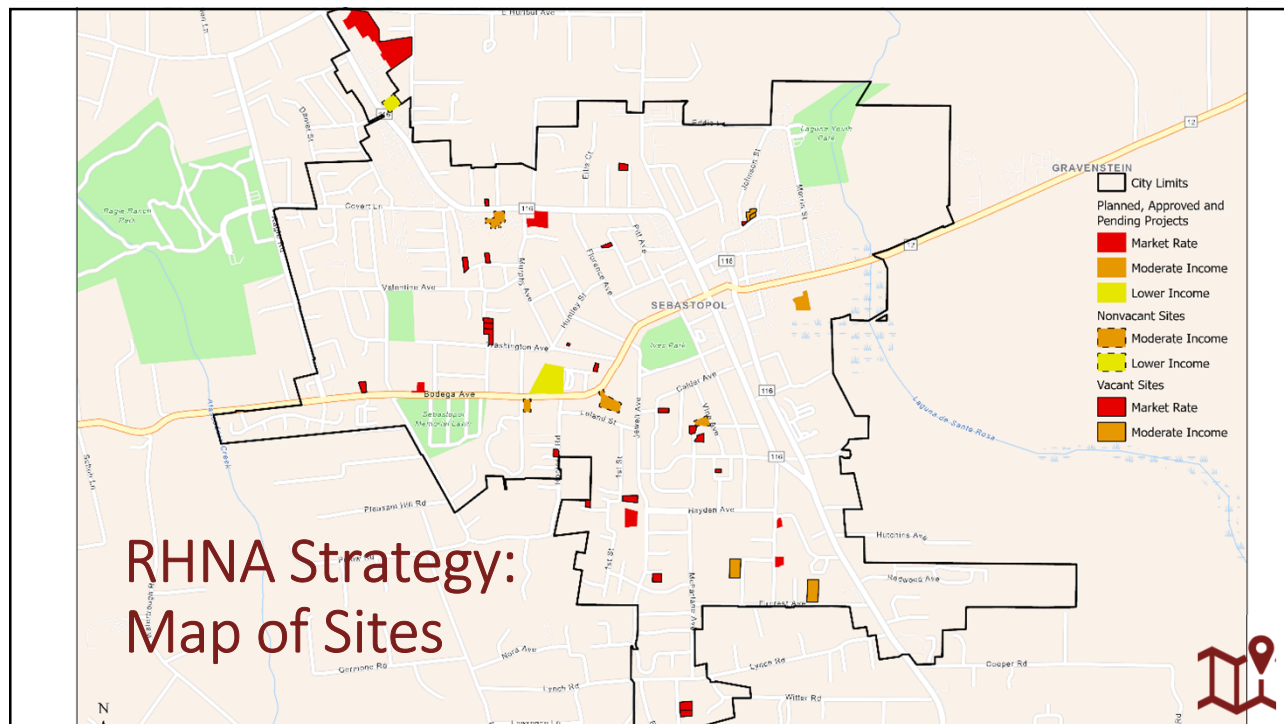
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## RHNA Strategy: Table

|  | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|--|-----------------|------------|-----------------|-----------------------|-------|
| <b>RHNA Allocation</b>                 | 55              | 31         | 35              | 92                    | 213   |
| <b>RHNA Credits: Pipeline</b>          | 60              | 23         | 15              | 107                   | 205   |
| <b>RHNA Credits: ADU Projections</b>   | 15              | 15         | 15              | 15                    | 60    |
| <b>Housing Site Capacity: Vacant</b>   | 0               | 0          | 9               | 38                    | 47    |
| <b>Housing Site Capacity Nonvacant</b> | 0               | 9          | 26              | 20                    | 55    |
| <b>Total Units (Credits + Sites)</b>   | 75              | 47         | 65              | 180                   | 367   |
| <b>RHNA Surplus</b>                    | 20              | 16         | 30              | 88                    | 154   |
| <b>% Buffer</b>                        | 36%             | 52%        | 86%             | 96%                   | 72%   |



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## NEXT STEPS

August 2 – Presentation to City Council

Housing Element Public Feedback through August 22

Finalize Draft Housing Element w/public feedback


Submit to HCD for Review of Housing Element September

Revisions as Required by HCD

Adoption of Housing Element in Early 2023!

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**PROVIDE  
FEEDBACK!**

Provide Feedback on the draft through August 22 using one of the following contact methods:

Email [Preferred City Email Address] EP1  
Call [Preferred City Phone Number]  
Send mail to 7120 Bodega Ave, Sebastopol, CA 95472 EP0

Written comments can also be provided directly to HCD at [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov).

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## Slide 27

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**EPO** Will you have people that want to see this as an option?

Elliott Pickett, 2022-07-26T23:54:17.160

**EP1** Kari info

Elliott Pickett, 2022-07-26T23:54:25.956