

City of Sebastopol Housing Element



HCD Review Draft
September 2, 2022



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Section I: Introduction & Summary

1.1 INTRODUCTION

The Housing Element of the Sebastopol General Plan presents goals, policies, programs, and supporting information related to the provision of housing for existing and future residents of the City. The purpose of the Housing Element is twofold:

1. to present specific policies and actions for housing development to meet Sebastopol's specific, identified housing needs; and
2. to meet regional standards and achieve State certification, pursuant to statutory requirements.

1.2 DEFINITION AND PURPOSE

The Housing Element of the General Plan is a detailed statement of the housing goals, policies, programs, and quantified objectives for the City. The Element is based on a comprehensive technical assessment of existing housing policies and programs; current and projected housing needs, especially related to low-income households and special needs populations; an analysis of market, environmental, governmental, and other factors which constrain housing production; an assessment of fair housing; an inventory of sites available for housing development; and programs and policies that can enhance housing production and access to housing.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials. Specifically, the Housing Element sets forth how the City will address the need for housing, especially by low- and moderate-income families, and special needs families and individuals. The Housing Element also provides housing-related data and information to the public.

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

State law requires that the General Plan include an integrated, consistent set of goals and policies. The City of Sebastopol's General Plan contains elements relating to land use, circulation, community services and facilities, conservation and open space, noise, community design, safety, economic vitality, community health and wellness, and housing. The 2022 Housing Element provides goals, policies, and implementation measures that are consistent with all other elements of the General Plan. As the General Plan is amended in the future, the City will ensure the Housing Element remains consistent with the General Plan.

New State law requires that the Safety Element be updated to address climate adaptation upon revision of the Housing Element. The City updated its Local Hazard Mitigation Plan in 2021 to address climate adaptation and incorporates this into the Safety Element by reference to ensure compliance with this requirement. The City will provide a copy of the Housing Element to the water and sewer service providers and has coordinated with these agencies regarding the State-mandated water and

sewer service priority for housing projects that will help Sebastopol in meeting its regional housing need for lower-income households (Government Code Section 65589.7).

1.4 PUBLIC PARTICIPATION

Housing issues affect the entire community and can be confusing and contentious. State requirements about what Housing Elements must allow may seem at odds with long-standing community values. The public participation requirement of Housing Element law presents an opportunity to engage constituents in defining housing issues, and in creating solutions that both meet the needs of the community and the requirements of state law.

The 6th Cycle Housing Element Update has been undertaken during the COVID-19 global pandemic. Public outreach, which is the cornerstone of the preparation process, had to be adjusted to allow and encourage meaningful public participation and input without requiring community members to meet or gather in-person. Staff and consultants made use of multiple in-person and digital platforms to facilitate public input throughout the update process and carefully considered community input in the development of the Housing Element.

Through this outreach, City staff received nearly 300 survey participants, written and verbal public comments, and engaged in-person with local residents. Most agree that housing affordability, traffic, and homelessness are urgent concerns that need to be addressed and that strategies to solving these issues is to encourage a variety of types of housing focusing on creating affordable and senior housing downtown, and infrastructure improvements to address the traffic issues. Public participation opportunities were provided as outlined below:

The City conducted a series of public presentations to the Planning Commission discussing new housing laws and the Regional Housing Need Allocation process on the following dates:

- April 28, 2020: Housing Law Presentation, providing context and information on new laws.
- October 13, 2020: Regional Housing Need Allocation Update
- December 8, 2020: Regional Housing Need Allocation Update

The City conducted workshops with housing developers as part of a series of presentations on innovative housing models and new housing development. These presentations included the following:

- April 13, 2021: EAH, a non-profit affordable housing developer based in Marin County
- April 27, 2021: Burbank Housing, a non-profit affordable housing developer based in Sonoma County, with two housing communities in Sebastopol
- May 11, 2021: MidPen Housing, the developer for the San Francisco Sunset District teacher housing project
- May 25, 2021: Eden Housing, an affordable housing developer and operator based in Hayward, CA, that has partnered with several Sonoma County communities.

The City conducted two virtual community workshop meetings open to the public:

- September 28, 2021: where major elements of the Housing Element Update process, updates to Housing Element law, and the City's current Regional Housing Need Allocation were presented via a PowerPoint presentation. The public was invited to provide initial comments regarding the Housing Element Update process and general housing needs in the City.
- March 7, 2022: workshop at the City Council meeting to discuss the draft housing strategy where the Planning Director and the consultant presented information about the Draft Housing Strategy and state laws, the public had an opportunity to provide comments and feedback.

Stakeholder interviews were conducted in January with separate meetings for representatives of educational employees, health services, and developers.

Surveys were conducted for the public and stakeholders to participate:

- October 22 through December 27, 2021: Community survey on housing needs, 179 respondents.
- December 6 through January 17, 2022: Stakeholder survey on housing and development needs. 24 respondents.
- March 30 through April 15, 2022: Policies and Community Input survey. 94 respondents.

Outreach to equitably promote the Housing Element update surveys, stakeholder interviews, and public meetings included:

- Email contact lists provided by the City, plus survey respondents
- Social media postings on City of Sebastopol Facebook and Nextdoor pages in English and Spanish
- [Housing Element Update webpage](#) which provides information and links to active surveys and upcoming meetings, information about past update activities, and the [Housing 101 video](#) with versions in English and Spanish
- Bilingual flyers, with short URLs and QR codes posted at a variety of businesses and organizations in the city
- Tabling event at the Sebastopol Farmers Market on November 21, 2021

The public draft Housing Element was made available on July 21, 2022 and distributed through the City newsletter on July 22, 2022. Throughout the public comment period, the City conducted outreach through public workshops at the City Council and Planning Commission, email reminders to the public and stakeholders, and through in-person tabling at the local Gravenstein Apple Fair. A detailed accounting of community outreach efforts and their incorporation into the Housing Element are included in Appendix A and Appendix B of the Housing Element.

1.5 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized into four main sections:

- **Section 1** introduces the overall Housing Element update effort, a summary of housing needs and constraints, a Fair Housing summary, and a review of

the effectiveness of the 2022 Housing Element and the City's progress in its implementation.

- **Section 2** sets forth the City's Housing Strategy, which is comprised of the Goals, Policies, and Programs that it intends to implement over the next 8-year planning cycle. The City's Quantified Objectives are also included in Section 2.
- **Section 3** presents a detailed Housing Sites Inventory, including development capacity assumptions used and an analysis of recent development in the City, and compares this inventory to the City's projected housing needs.
- **Section 4, the Technical Background Report**, provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental, governmental, and environmental constraints to affordable housing provision, a discussion of special needs populations, and an assessment of fair housing. This section also contains 4 appendices that include detailed information on public engagement and community input and pre-certified housing and demographic data provided by the Association of Bay Area Governments (ABAG).

1.6 DEFINITION OF TERMS

Throughout the Housing Element, a variety of technical terms related to income levels are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

- **Above Moderate-Income Households** – Households earning over 120 percent of the County AMI, adjusted for household size.
- **Affordable Housing** – Housing which costs no more than 30 percent of a low-, very low-, or extremely low-income household's gross monthly income. For rental housing, the residents may pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.
- **Area Median Income (AMI)** – The income figure representing the middle point of County household incomes, adjusted for household size. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2022, the AMI for a four-person household in County of Sonoma was \$112,800.
- **Extremely Low-Income Households (ELI)** – households earning not more than 30 percent of the County AMI, adjusted for household size.
- **Federal Poverty Threshold** – issued by the Census Bureau and varies by family size, number of children, elderly. There is no geographic variation. For 2021, the poverty threshold for a single person under age 65 was 14,097, for

a three-family unit with two children, it was \$21,831. (Note: this differs from the Federal Poverty *Guidelines* issued by Health & Human Services).

- **Low-income Households** – households earning between 51 and 80 percent of the County AMI, adjusted for household size.
- **Missing-Middle Housing** – a range of house-scale buildings with multiple units compatible in scale and form with detached single-family homes.¹
- **Moderate-income Households** – households earning 81 to 120 percent of the County AMI, adjusted for household size.
- **Low Barrier Navigation Center** - a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing.
- **Plexes** – a single structure that contains more than one dwelling unit. The units share common walls, and each typically has an outside entrance. Examples include duplex, triplex, quadruplex, etc.
- **Supportive Housing** - permanent housing that is paired with comprehensive services and case management
- **Very Low-Income Households (VLI)** – Households earning between 31 and 50 percent of the County AMI, adjusted for household size.

1.7 DATA SOURCES

The 2021 Housing Element Update makes full use of the pre-certified data package provided by the Association of Bay Area Governments (ABAG), which is contained in its entirety in the Section 4 Technical Background Report. In addition to the ABAG dataset, the following sources of data were used to help identify historic patterns of segregation, assess constraints to housing and the market conditions in Sebastopol, and to better identify specific housing needs:

- U.S. Census Bureau, Decennial Census; 2010, 2019, 2020
- U.S. Census Bureau, American Community Survey 2019 5-Year Estimates
- U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
- U.S. Department of Agriculture, Census of Farmworkers; 2002, 2007, 2012, 2017
- U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 first-quarter industry employment
- U.S. Department of Housing and Urban Development (HUD), Consolidated Housing Affordability Strategy (CHAS), 2013-2017 release

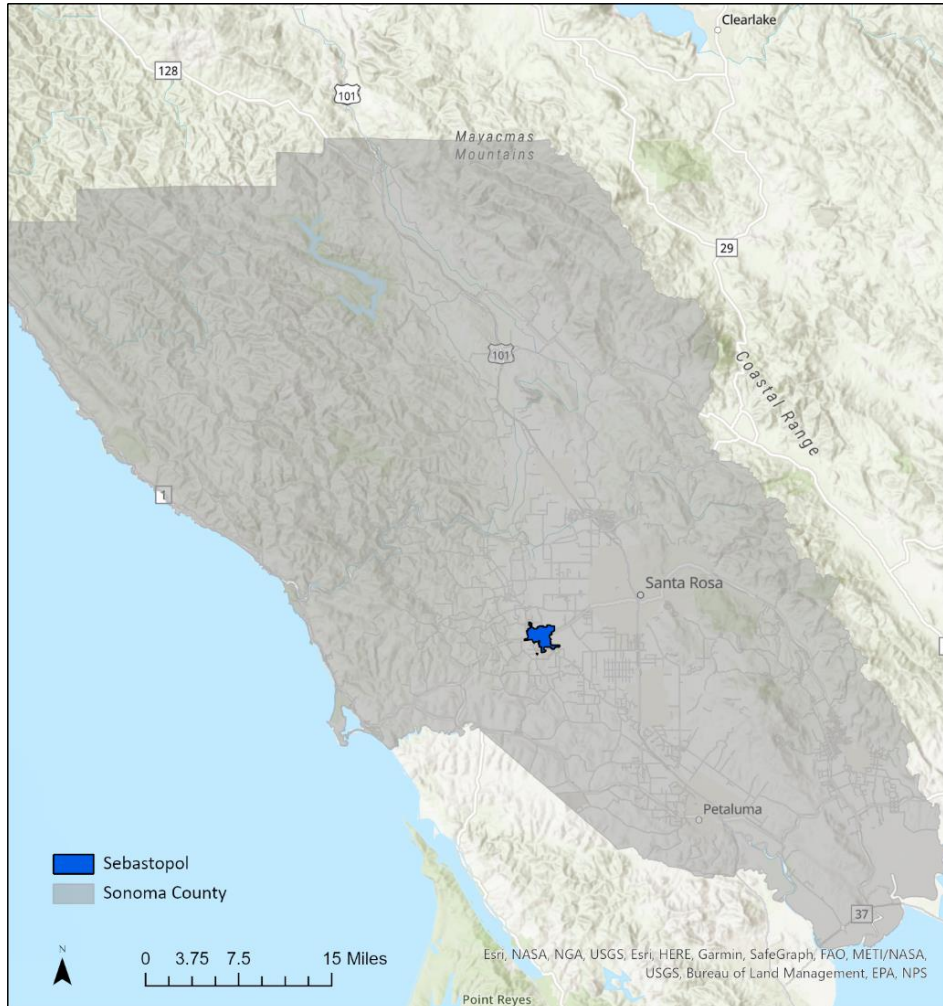
¹ MissingMiddleHousing.com

- U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
- U.S. Department of Housing and Urban Development, Section 202/811 Supportive Housing Programs, 2010 Program Fact Sheet
- U.S. House of Representatives, US Code Low-Income Housing Preservation and Resident Homeownership, accessed January 1, 2022
- U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
- California Tax Credit Allocation Committee, Opportunity Area Index, 2020, 2022
- California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022
- California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
- California Department of Housing and Community Development, 5th Cycle Annual Progress Report Permit Summary, 2020
- California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)
- California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020
- Association of Bay Area Governments, 2021
- UC Berkeley, Urban Displacement Project
- County of Sonoma, Sonoma County Affordable Housing Inventory, 2022
- County of Sonoma, Homeless Census Comprehensive Report, 2020
- County of Sonoma, Sonoma County Housing Authority Programs, 2022
- County of Sonoma, Income and Rent Limits, 2022
- County of Sonoma, Sebastopol City Profile and Projection Report, 2019
- County of Sonoma, Grand Jury Report, 2022
- City of Sebastopol, Local Hazard Mitigation Plan, 2021
- City of Sebastopol, Pay Rates & Ranges, 2021
- City of Sebastopol, Municipal Code, 2022
- City of Sebastopol, Master Planning Fee Schedule, 2020
- City of Sebastopol, Affordable Housing Complexes by Household Type, 2021
- City of Sebastopol, Development Impact Fee Program, 2021

- De Novo Planning Group, Sebastopol General Plan Update Existing Conditions Report, 2014
- De Novo Planning Group, Final Environmental Impact Report for the Sebastopol 2016 General Plan Update, 2016
- Harris & Associates, City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021
- California Forward, 2016
- Turner Center, “Making It Pencil: The Math Behind Housing Development”, 2019
- FHL Bank San Francisco, Affordable Housing Program General Fund, 2022
- Realtor.com, accessed January 18, 2022
- Coldwell Banker, accessed January 18, 2022
- Redfin, accessed January 18, 2022
- Zillow, accessed January 18, 2022
- Property Shark, Vacant Lands, 2021
- CoStar Group, 2022
- Burbank Housing, 2022
- CoreLogic, 2022
- GoBridgit.com, 2022
- 24/7 Wall Street, Cost of Living in Sebastopol, California by Comen, E., & Stebbins, S.

1.8 COMMUNITY PROFILE

Figure 1: Location of Sebastopol within Sonoma County



Source: County of Sonoma

The City of Sebastopol is located approximately 5 miles southwest of Santa Rosa and approximately 15 miles away from Bodega Bay and the Sonoma County coast. It is 1,197 acres in land area and is largely built out. Sebastopol is located on the edge of the coastal foothills and is considered part of Western Sonoma County.

At the time of its incorporation in 1902, Sebastopol was primarily built up around the local apple industry. These origins can be seen today in the City's historical neighborhoods, in the outlying agricultural lands, and in the importance of local community agriculture. Throughout the twentieth century, the local apple industry experienced an economic decline and the City continued evolving into what it is today: the artistic and creative hub of Sonoma County, a vibrant community with involved citizens in a beautiful region, and a semi-rural town with deep connections to surrounding agricultural lands and the nearby Pacific Coast.

Sebastopol strives to keep its small-town charm, unique character, and strong sense of community. The city is a member of Cittaslow which translates to "slow town," an international nonprofit membership organization and movement employed by small

cities to preserve the identity of their cultural values. For example, the Formula Business Ordinance, established in 2018, prohibits formula businesses, defined as those with 25 or more establishments, in the downtown area. Sebastopol’s downtown businesses are primarily locally owned and provide a unique shopping experience.

Sebastopol has established an Urban Growth Boundary (UGB) to prevent sprawl, ensure adequate infrastructure is available for development, and to protect the natural environment. This UGB was approved by Sebastopol voters in 1996, and in 2016, the urban growth boundary was reaffirmed for an additional 25 years.

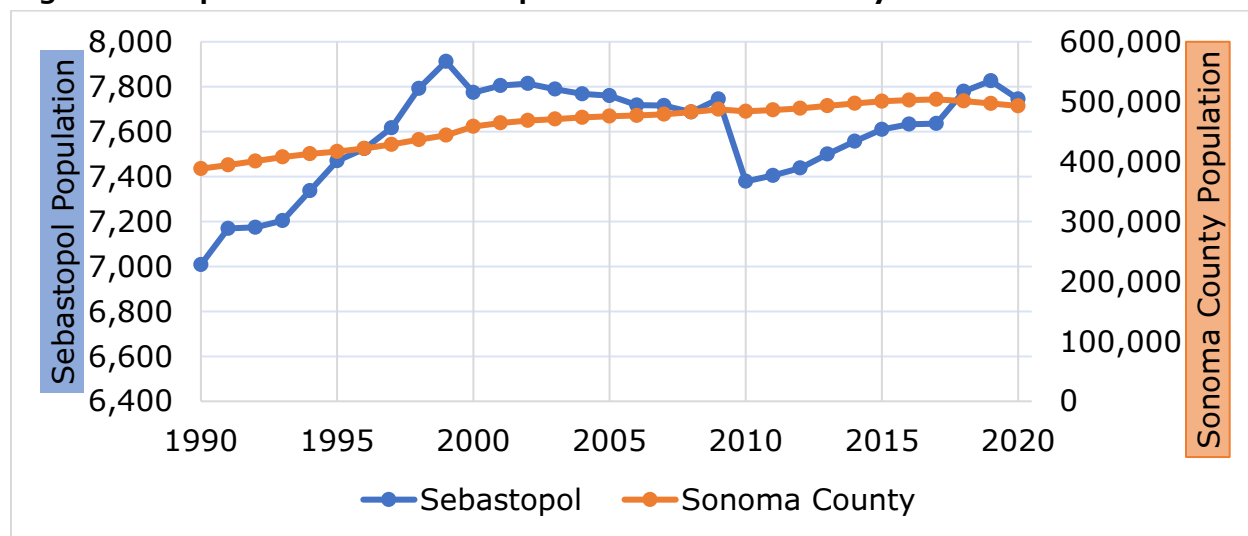
1.9 HOUSING NEEDS AND DEMOGRAPHICS

As the City ages and demographics change, different housing needs have arisen, and new programs are needed to meet changing demands. This section explores the characteristics and the housing needs of Sebastopol residents and helps to provide direction in updating the goals, policies, and programs found within this Housing Element. A full analysis of housing needs and demographics is contained in the Technical Background Report, within Section 4.2

1.9.1 Population Characteristics and Trends

Sebastopol’s population increased 10.5% between 1990 and 2020, from a population of 7,008 to 7,745. In comparison, the populations of Sonoma County and the Bay Area grew 27.0% and 29.4% respectively during the same period. The City’s population generally increased from 1990 through 1999, decreased from 1999 through 2010, and increased from 2010 through 2019. The population of Sebastopol makes up 1.6% of Sonoma County.

Figure 2: Populations of Sebastopol and Sonoma County over Time



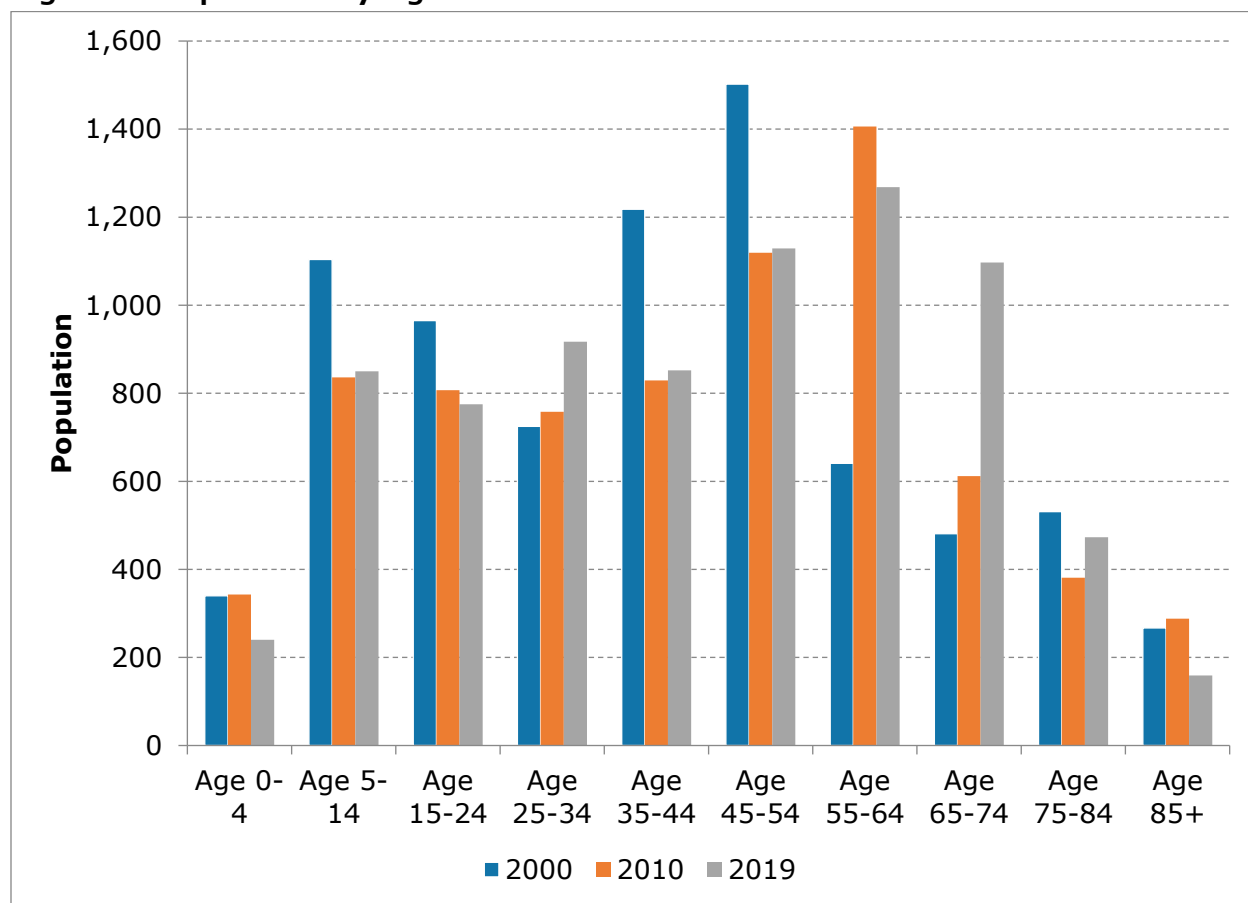
Source: California Department of Finance, E-5 series

Note: For some jurisdictions, a break may appear between 2009 (estimated data) and 2010 (census count data). DOF uses the decennial census to benchmark subsequent population estimates

Age Composition

The median age in Sebastopol in 2000 was 40.6; by 2019, this figure had increased to around 47 years. From 2010 to 2019, the share of the population younger than 15 years decreased from 18.6% to 14.0% while the share of the population aged 65 or greater increased from 16.5% to 22.3%. The lack of housing available and affordable for young families, combined with a naturally aging population base, has resulted in a nearly 30 percent decrease in the number of households with children (under age 18) since the peak in 2000. This reflects a local need for stable and affordable housing available to the aging population and young families.

Figure 3: Population by Age over Time



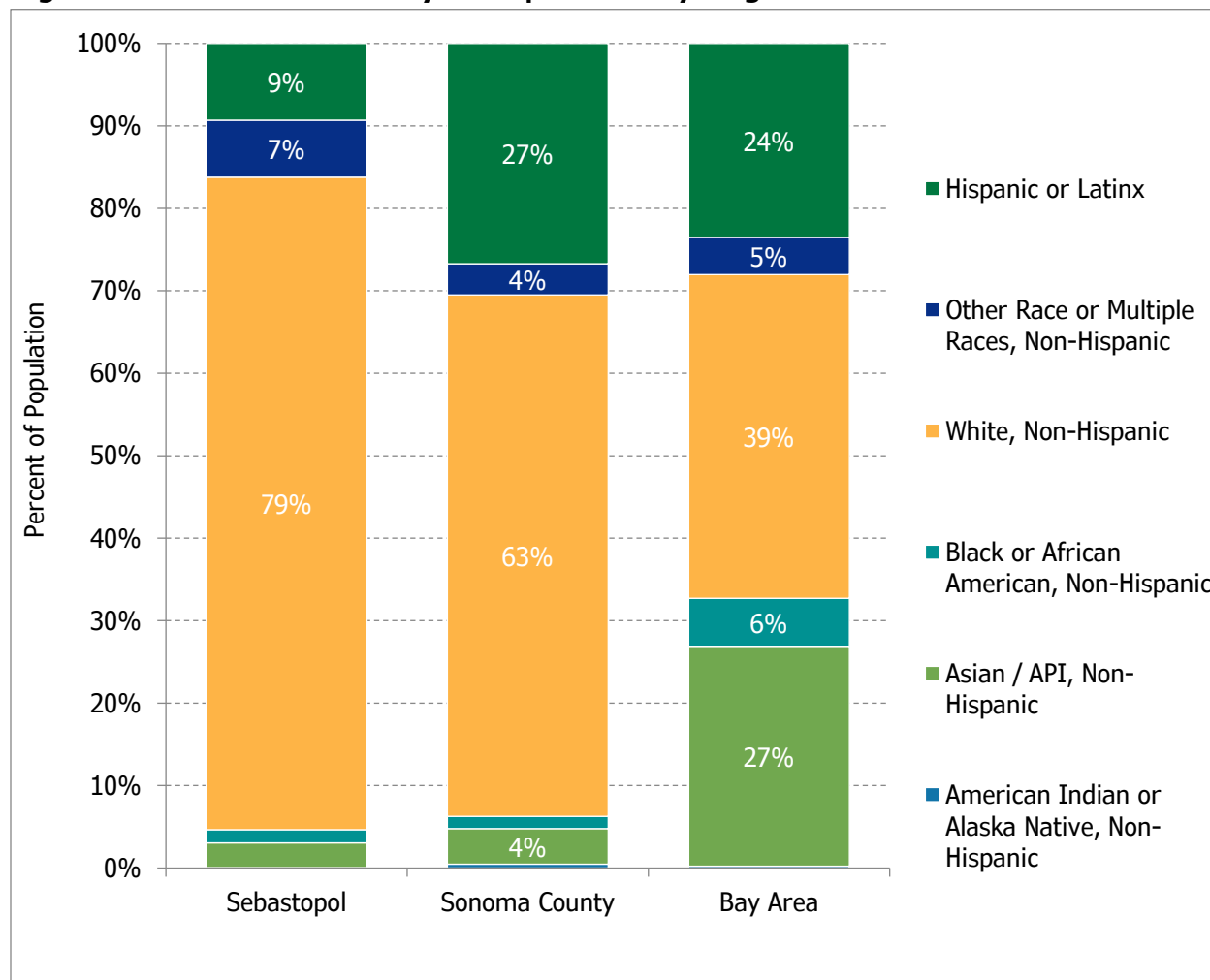
Source: U.S. Census Bureau, Census 2000, Census 2010, American Community Survey 2019 5-Year Estimates

Race and Ethnicity

The U.S. Census Bureau collects information on residents’ race and ethnicity. As of 2019, the most prevalent racial and ethnic category was White, Non-Hispanic, at 79.1% of Sebastopol’s population. That percentage represents a decrease since 2000, while the percentage of residents of all other races and ethnicities has increased. Sebastopol has a smaller share of Hispanic or Latinx residents than Sonoma County or the Bay Area, and a larger share of Non-Hispanic residents

identifying with Other or Multiple races. Racial and ethnic composition among Sebastopol residents varies widely among different age groups, with non-White residents making up 28.0% of young under 18 and 2.4% of senior age 65 and above. Additional discussion of Sebastopol’s racial and ethnic composition is included in Section 4.

Figure 4: Race and Ethnicity of Population by Region



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

1.9.2 Household Incomes and Housing Affordability

Sebastopol has a median annual household income of \$83,856, which is lower than the Sonoma County median annual household income of \$86,173.² To calculate housing affordability, household incomes are compared to the “Area Median Income” (AMI), which is the median income of households in the County, adjusted for household size. A household is considered low-income with an annual income that is 80% or less than the AMI. In Sonoma County, the AMI is \$78,950 for a one-person

² US Census Bureau, American Community Survey, 2020 5-year Estimate

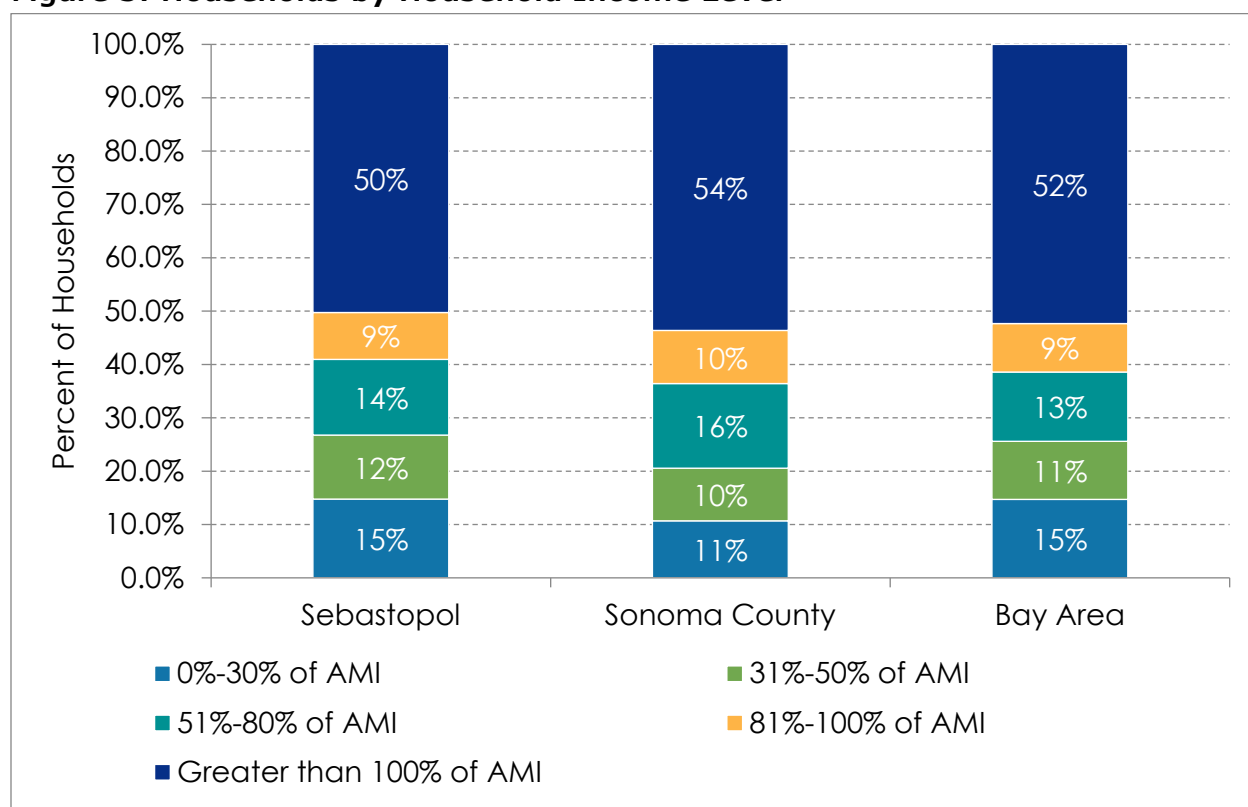
household and \$112,800 for a four-person household as of 2022.³ Based on this definition, about 41% of Sebastopol's households are considered low-income.⁴

Table 1: Income Limits for 2022 for Sonoma County

# of Persons in Household		1	2	3	4	5	6	7	8
Sonoma County Area Median Income: \$112,800	Acutely Low	11850	13500	15200	16900	18250	19600	20950	22300
	Extremely Low	25000	28550	32100	35650	38550	41400	44250	47100
	Very Low Income	41600	47550	53500	59400	64200	68950	73700	78450
	Low Income	66550	76050	85550	95050	102700	110300	117900	125500
	Median Income	78950	90250	101500	112800	121800	130850	139850	148900
	Moderate Income	94750	108300	121800	135350	146200	157000	167850	178650

Source: HCD, May 13, 2022, Memorandum - State Income Limits for 2022

Figure 5: Households by Household Income Level



Source: HUD, CHAS ACS tabulation, 2013-2017 release

There are 253 deed-restricted low-income units in Sebastopol. Additional “de facto” affordable units can be found through private rental agreements, but the need for low-income units far exceeds the existence of available housing. The City continues to work with Burbank Housing and other affordable housing developers to develop more deed-restricted affordable housing units.

³ HCD, State Income Limits, 2022

⁴ HUD Comprehensive Housing Affordability Strategy, 2017

When housing prices are very high, many households must “overpay” for housing. Households are considered housing cost-burdened when their total housing costs exceed 30% of their gross monthly income, and to be severely cost-burdened when their total housing costs exceed 50% of their gross monthly income. Very- and extremely low-income households are disproportionately burdened by housing cost. In Sebastopol, 50% of very low-income households and 55% of extremely low-income households are severely cost-burdened.

Table 2: Cost Burden by Income Level

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
0%-30% of AMI	200	10	260
31%-50% of AMI	85	124	209
51%-80% of AMI	144	125	200
81%-100% of AMI	170	119	10
Greater than 100% of AMI	1,519	180	10
Totals	2,118	558	689

Source: HUD, CHAS, 2013-2017 Release

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Sebastopol, 40% of renters spend over 30% of their income on housing compared to 32% of those that own.

Table 3: Cost Burden by Tenure

Tenure	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Not Computed
Owner Occupied	1,125	230	306	0
Renter Occupied	884	332	334	122
Totals	2,009	562	640	122

Source: HUD, CHAS, 2013-2017 Release

1.9.3 Special Needs Populations

Homeless

The County of Sonoma participates in the Point-in-Time Census, which conducts a survey of local homeless populations. In 2020, 129 people were reportedly

experiencing homelessness in Sebastopol, a 20 percent increase from 2019⁵. City council members created an ad hoc committee in 2021 to address the declared homelessness emergency in the city.

Stakeholders indicate a greater need for services and safe sheltering for the homeless population and share the same concerns and frustrations as many county residents about homelessness. There are programs and shelters throughout the County to provide assistance and services, but not enough to address the number of homeless in the region. The City itself has dedicated significant resources to this issue and is currently served by transitional and supportive housing that is managed by the City of Sebastopol and West County Community Services (WCCS). Resources and services for this community include the following:

- Park Village Mobile Home Park, Transitional Housing and Services
- Elderberry Commons (formerly Sebastopol Inn), Permanent Supportive Housing
- Horizon Shine, a 24-7 RV Temporary Homeless Shelter
- Safe Overnight Parking
- Homeless Services Coordinator

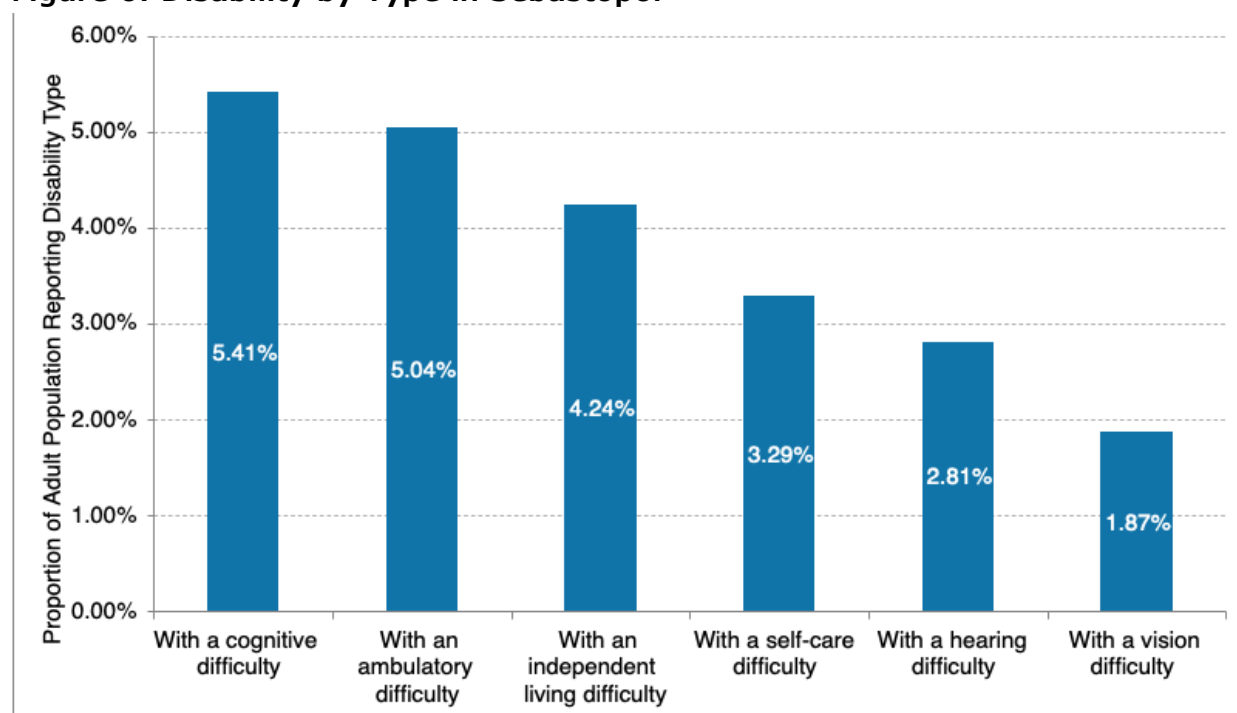
Disabled

People with disabilities experience disproportionate rates of poverty and are the most likely population to experience homelessness, be rent burdened or unable to afford housing, and face the highest rates of housing discrimination. In California, 54 percent of discrimination complaints received by the U.S Department of Housing and Urban Development were related to disability status.

Census data from the American Community Survey 2019 indicate that there are 329 Sebastopol residents with an independent living disability, 255 with a self-care disability, 391 with an ambulatory disability, 145 with a vision disability, 420 with a cognitive disability, and 218 with a hearing disability. These numbers are not exclusive, as some residents have more than one type of disability and some disability types are not recorded for children below a certain age.

The most commonly occurring disabilities among seniors 65 and older were ambulatory (9.66%) and independent living (8.50%). These needs can be addressed through programs and housing strategies that include accessibility and universal design in new construction. Junior Accessory Dwelling Units (JADUs) that are universally designed are an inexpensive way to address many needs of disabled residents while also providing integration of this population into high resource neighborhoods.

⁵ 2020 Sonoma County Point-in-Time Census

Figure 6: Disability by Type in Sebastopol

Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Elderly

Elderly persons often have fixed incomes and may have additional special needs related to access and care that may require physical improvements to their homes such as ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes. They may also need assistance in the form of a part-time or live-in caretaker.

According to the American Community Survey 2019, nearly 35 percent of Sebastopol's population is aged 65 and above (Figure 3). This is much higher than the County share of 20.7%. The number of senior households has grown by 35 percent since 2010 and is anticipated to continue increasing throughout the planning period.

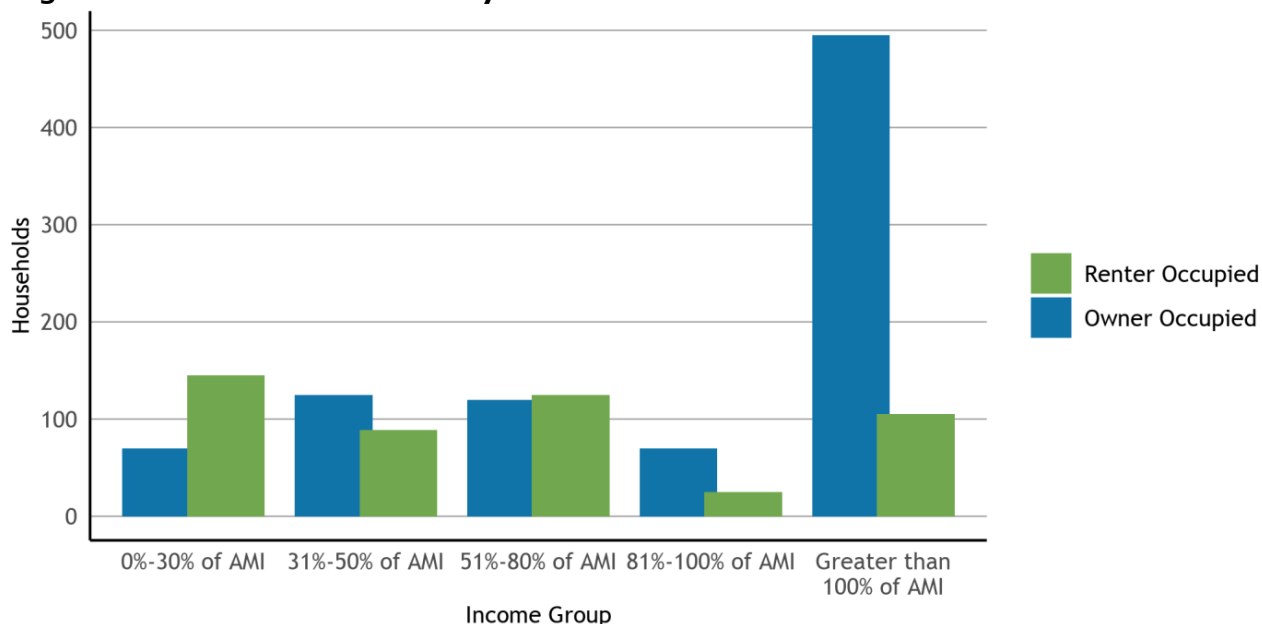
Over 40 percent of total senior households and 62 percent of lower-income senior households in Sebastopol experience some level of cost burden (Figure 7).

According to stakeholder interviews, there are elderly residents living alone in large homes that are too big for them to maintain, and yet they cannot afford to move. This provides opportunities to create additional, smaller living units within existing homes that can help to provide rental income support for seniors as well as assisting in individual care needs.

Burbank Orchards offers 60 units of subsidized senior apartments in Sebastopol, but the need far outstrips the availability. Additionally, Share Sonoma County is an organization that provides a matching service for low-income individuals who need housing with seniors who need caretaking services in their home. This program

provides house sharing opportunities and allows seniors to age-in-place with reduced housing costs.

Figure 7: Senior Households by Income and Tenure



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Female-headed Households

Single parent households are often female-headed households and generally have lower-incomes and higher living expenses. This makes the search for affordable, decent, and safe housing with adequate bedrooms more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, they often have additional special needs relating to access to day care/childcare, health care and other supportive services.

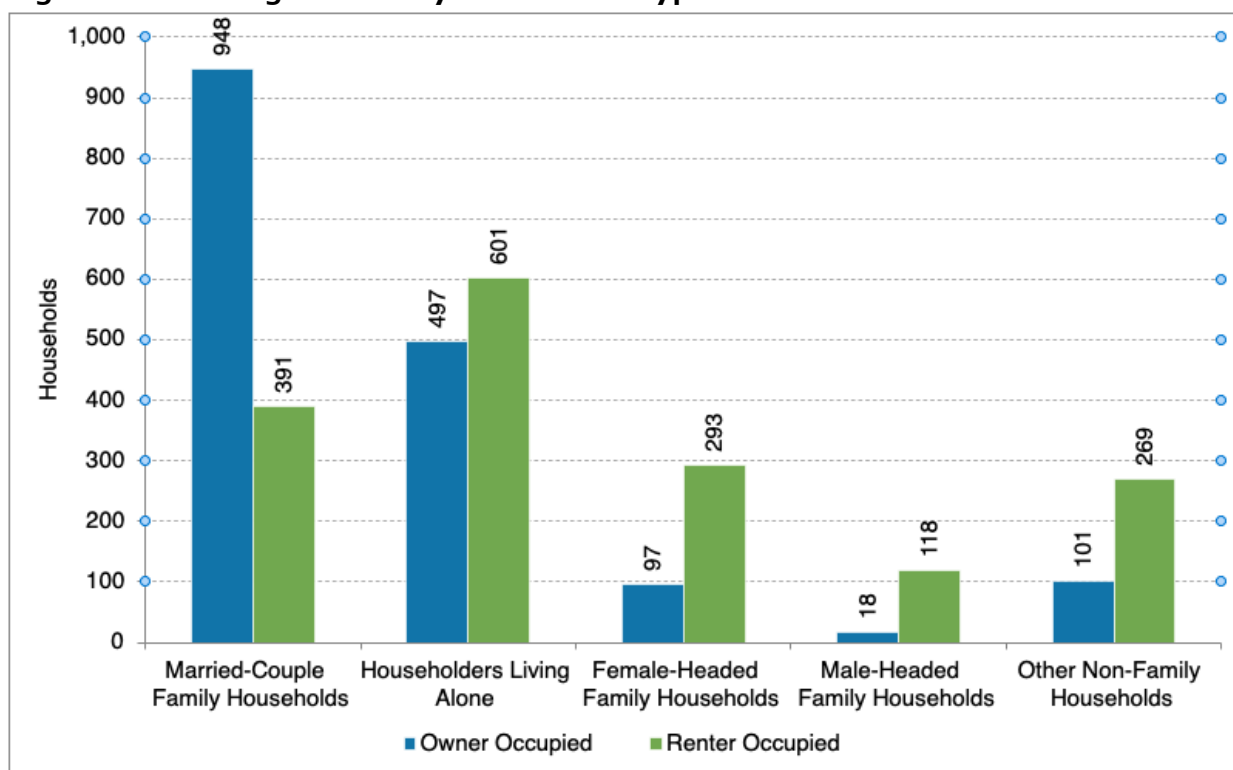
State law requires an analysis of female-headed households to identify whether adequate childcare and job training resources are available. Of Sebastopol’s 1,865 total family households, 390 (21 percent) are female-headed households. Of these, 75 percent are renter households (Figure 8); for those with children at home, 21 percent are living below the Federal poverty level (Table 4).

Table 4: Female-Headed Households by Poverty Level

Group	Above Poverty Level	Below Poverty Level
with Children	186	49
with No Children	155	0

Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Figure 8: Housing Tenure by Household Type



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Farmworkers

The 2019 ACS 5-Year Estimate identified approximately 48 Sebastopol residents employed in farming, fishing, and forestry occupations, representing 1.2% of the City workforce and 0.62% of its residents, and 0.65% of Sonoma County farmworkers.

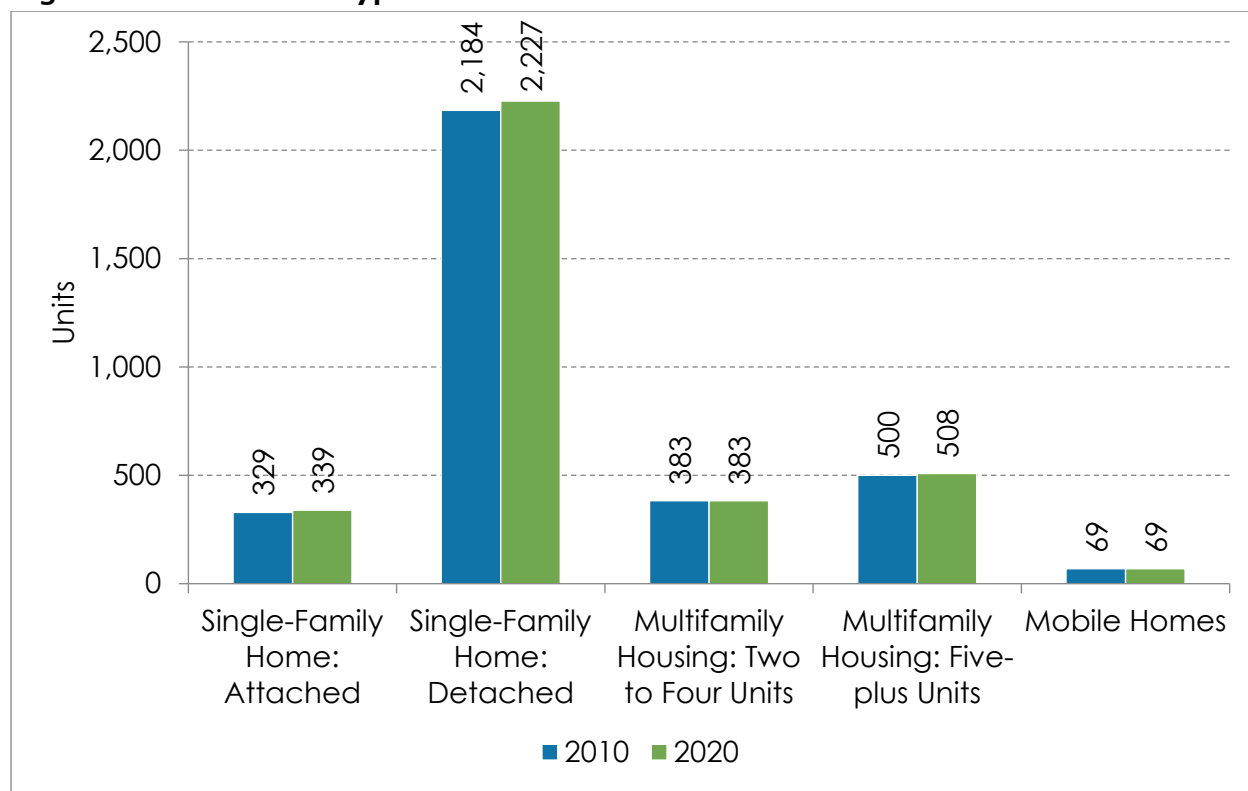
Farmworker income tends to be low relative to the high cost of living in Sonoma County; housing for very low-income, low-income, and moderate-income are needed to meet their needs. Sebastopol plans for farmworker housing of current and future residents through their provision of very- and extremely low-income housing, as well as through targeted housing opportunities, such as a proposed housing project with 48 units reserved for current or retired agricultural workers who meet the income and eligibility requirements.

1.10 CHARACTERISTICS OF HOUSING STOCK

Type

Sebastopol’s housing stock consists mostly of single-family units (73%, most of which are detached units). Between 2000 and 2020, only 155 residential units were added to Sebastopol, most of which were single-family homes. Lack of available housing combined with high costs of living has resulted in a nearly 30 percent decrease in the number of households with children (under age 18) since the peak in 2000.

Figure 9: Household Type Trends



Source: California Department of Finance, E-5 series

Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Sebastopol has a lower rate of owner-occupied homes (49.8%) compared to 56.1% in the ABAG region. The City’s housing stock consists of 3,333 occupied units, including 1,661 owner-occupied and 1,672 renter-occupied units. 82% of Sebastopol households have lived in their current residence since 2014 or earlier, and over 25% have lived in their current residence since before 2000.

Table 5: Housing Tenure by Housing Type

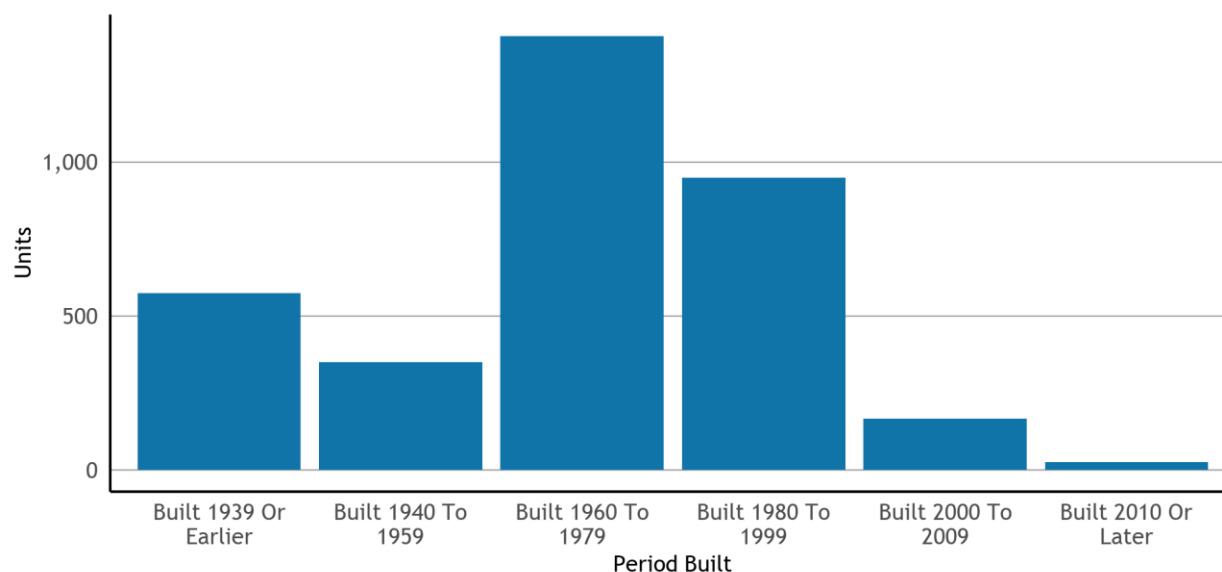
Building Type	Owner Occupied	Renter Occupied	Total
Detached Single-Family Homes	1,304	533	1,837
Attached Single-Family Homes	164	222	386
Multi-Family Housing	79	917	996
Mobile Homes	105	0	105
Boat, RV, Van, or Other	9	0	9
Totals	1,661	1,672	3,333

Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Age and Condition

The majority of Sebastopol’s housing units are more than 50 years old and rehabilitation needs will increase over the planning period. In the incorporated City, there are an estimated 4 units in need of major rehabilitation or replacement.⁶ Additionally, there are approximately 100 units in need of seismic safety retrofits. This need is addressed by Program C-2.1: Rehabilitation Assistance.

Figure 10: Household Units by Year Structure Built⁷



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Vacancy

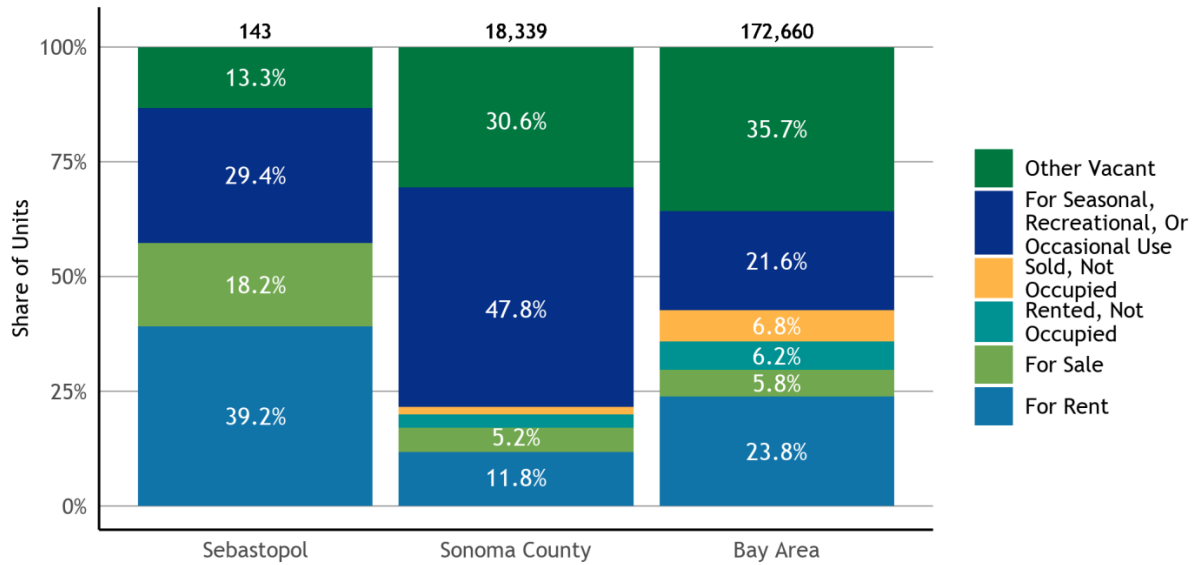
Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Vacancies occur for several reasons; a home may be listed for sale or being prepared for a rental tenant. Homes can also be held for seasonal or occasional use by their owners. HUD indicates that a vacancy rate of five percent is sufficient to provide choice and mobility; Sebastopol’s vacancy rate is about 4%.

There are more vacant units in Sebastopol compared to other cities in the Bay Area. Vacant units make up 4.1% of the overall housing stock in Sebastopol compared with 2.6 percent for the ABAG region. Stakeholders expressed concern about the number of residences used for short-term rentals, and feelings of frustration that the City’s rules on vacation rentals are not being enforced.

⁶ Based on housing condition, CoreLogic 2022

⁷This data does not include units built after 2019

Figure 11: Vacant Units by Type⁸

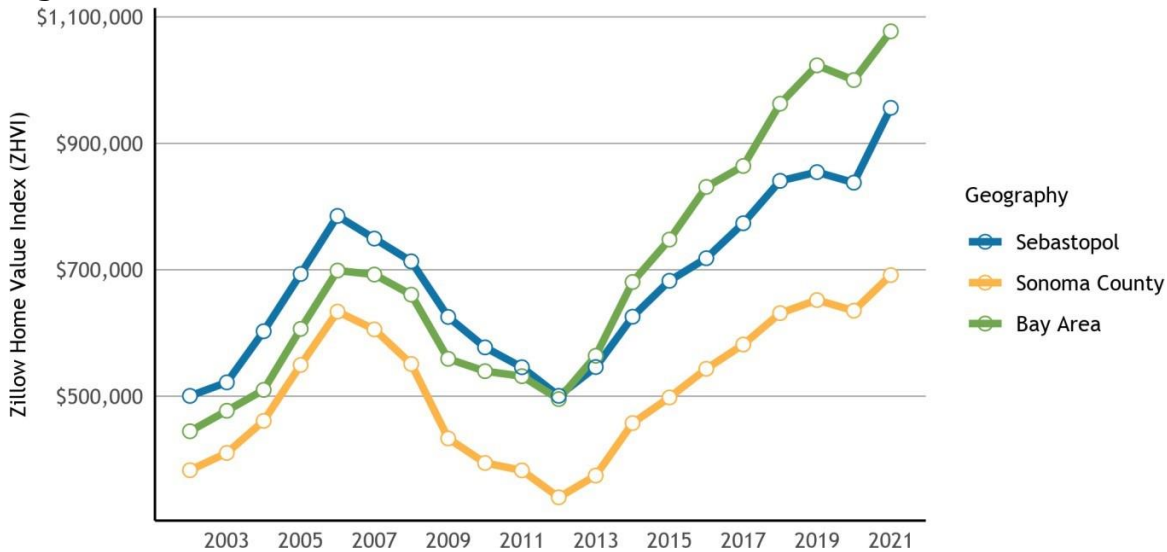


Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Home Prices and Rents

Sebastopol’s median home sales prices and trends generally match those of the larger region. In April 2022, the median home sale price in Sebastopol was \$1,170,761.00 (Figure 12).

Figure 12: Zillow Home Value Index 2000-2020

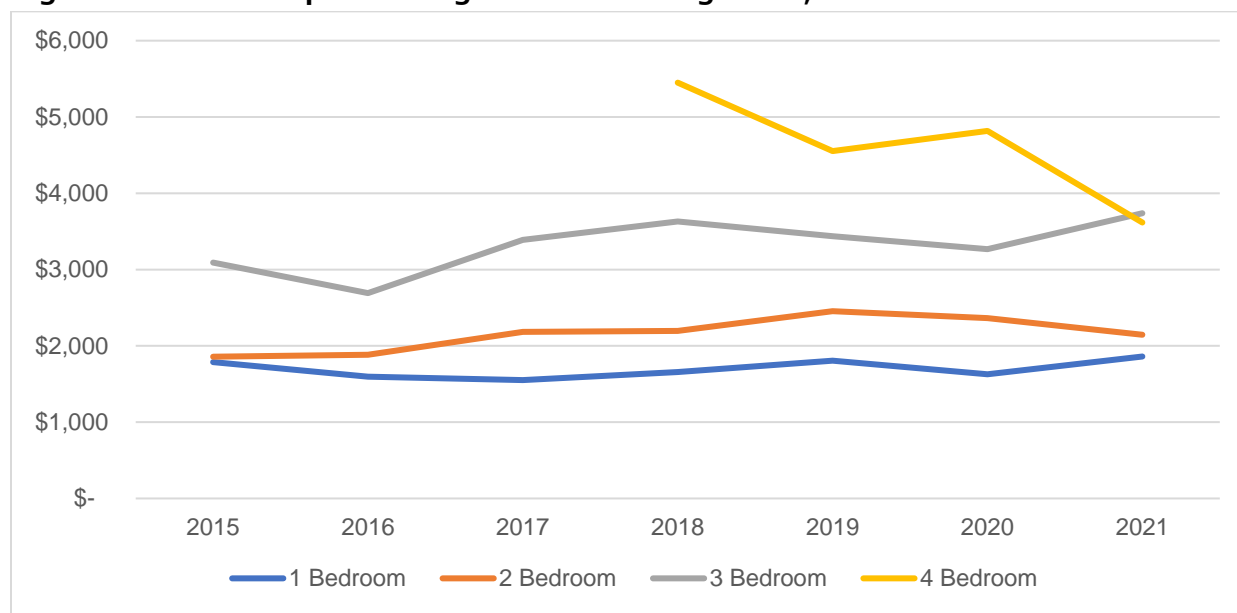


Source: Zillow, Sebastopol Market Overview, April 2022

⁸ Note: Other Vacant refers to reasons other than listed and include foreclosure, preparing to rent/sell, needs repairs, being renovated, personal/family reasons, and more.

The median monthly rent paid in Sebastopol’s renter-occupied housing units in 2019 was \$1,547, which was lower than Sonoma County’s median rent of \$1,743 monthly. In 2021, the average listing price for rental units in Sebastopol was \$1,860 for a 1-bedroom unit, \$2,145 for a 2-bedroom unit, \$3,738 for a 3-bedroom unit, and \$3,617 for a 4-bedroom unit (See Figure 13).

Figure 13: Sebastopol Average Rental Listing Price, 2015-2021⁹



Source: Zumper Rental Data, 2022

Preservation of Assisted Units at Risk of Conversion

Sebastopol contains a total of 253 low-income units, none of which are at high risk of being converted to market rate units before 2033.

1.11 SUMMARY OF CONSTRAINTS

Governmental and non-governmental constraints directly affect the and availability of housing and access to housing. Significant constraints to the production of housing in Sebastopol include the high cost of land and construction, the limited supply of vacant land, and community resistance. These constraints have been exacerbated by the COVID-19 pandemic. Shortages of both labor and materials made housing development a challenge, leading to a temporary decrease in housing construction and permitting. As Sebastopol and the region return to typical patterns of development activity and developer interest, this Housing Element includes policies and programs to mitigate constraints and increase production and access to housing.

The unpredictably of development costs and timelines can pose a constraint to the development of housing, especially affordable housing. Accessing financing is a highly

⁹ Note: Due to the small number of units available for rent, the sample size may be limited

competitive and complex process. Proposals are subjected to scrutiny and analysis before consideration, with a lengthy approval process. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable.¹⁰ This process adds additional time and administrative burden to housing projects, constraining development.

Likewise, local governmental constraints such as application requirements, design and development standards, and the time and uncertainty associated with obtaining permits can affect the price and availability of housing. Input from stakeholders indicates that the City's approval processes could be streamlined to better facilitate development projects, and that continued learning opportunities are needed to decrease constraints and uncertainty related to implementation of new housing laws and programs. The Housing Element includes programs to help the city overcome these constraints.

Community opposition can play a significant role in the review and approval of development projects, including residential projects. Sebastopol residents value its unique, small-town character and environmental awareness, and many are outspoken about their preferences.

Availability and affordability are the main constraints to accessing housing in Sebastopol. Although financing is readily available for qualified buyers, home purchases may be difficult for lower and moderate-income buyers with limited down payments. Affordability is the primary unmet need, especially for first time homebuyers who must come up with at least three percent down payment.¹¹ This is also impacted by the market nature of real estate transactions. Buyers generally prefer offers with higher down payments, higher offers, and those with less restricted lending sources.

The most significant constraint to housing development in Sebastopol, as with the surrounding areas, is the cost of development. Specifically, the availability and cost of land and materials are significant non-governmental constraints that continue to play a major role in the City's ability to provide housing for all of its citizens.

These constraints and other potential constraints are further discussed and analyzed in the Technical Background Report, within Section 4.4.

Despite these constraints, Sebastopol has used several innovative techniques to ensure housing for its most vulnerable populations. The City has renovated and expanded Park Village Mobile Home Park. This City-owned Park now provides a stable mobile home park environment for long-time residents who own their mobile homes and now have a stable land lease/rental environment. Additionally, the City, in collaboration with local non-profit service provider West County Community Services (WCCS), has added permanent supportive housing units at some of the mobile home plots, renovated two vacant units to provide low-income family apartments, and

¹⁰ Sonoma County Grand Jury Report, June 2022

¹¹ Based on a maximum 97% loan to value with Freddie Mac or Fannie Mae first-time home buyer programs

added RV pads/hookups. The site provides wrap-around housing and services to low-income individuals, individuals exiting homelessness, and the existing residents.

Additionally, the City supported the County in their efforts to purchase and convert a hotel building in Sebastopol into permanent supportive housing using Project Homekey funds at an adjacent site now known as Elderberry Commons.

Additional programs are included in Housing Element to further decrease constraints and meet local housing needs. These include the following:

- Program A-3.1: Adopt Objective Design Standards
- Program A-3.2: Support Affordable Housing Developers through funding, project extensions, deferred fee collection, and technical assistance
- Program A-3.5: Establish more by right housing development opportunities
- Program A-4.3: Partner with the Sonoma County Community Development Commission to identify additional funding mechanisms
- Program B-1.2: Review and revise Reasonable Accommodation procedures
- Program B-2.1: Expedite Processing for Affordable Housing Projects
- Program B-3.1: Establish ongoing educational procedures for new housing laws and policy issues

1.12 SUMMARY OF FAIR HOUSING ASSESSMENT

Assembly Bill 686 (Affirmatively Furthering Fair Housing, or AFFH) requires state and local agencies to take proactive measures to correct any housing inequalities related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing. Agencies must ensure that their laws and programs affirmatively further fair housing, and that they take no actions that counter those goals.

Under State law, Affirmatively Furthering Fair Housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Agencies must include in their Housing Elements a program or programs that promote fair housing opportunities while identifying areas of racial/ethnic concentration across the socioeconomic spectrum. In the context of a community’s housing needs, AFFH is not just about the *number* of housing units needed, but also about *where* the units are located and *who* has access to them.

Based on HCD Guidance, the assessment addresses fair housing enforcement and outreach capacity, segregation and integration patterns, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups. Through analysis of data and local knowledge, the Assessment of Fair Housing has identified the following factors that contribute to fair housing issues in Sebastopol:

High Priority - These factors have been identified as impactful local fair housing issues and are able to be readily addressed by actions taken in conjunction with policies and programs.

- Community Opposition
- Access to financing for small sites
- Risk of becoming exclusive and/or displacement of residents due to rising housing costs

Lower Priority - These factors are more difficult to address through actions taken in conjunction with policies and programs, may be universal issues in the region, or may not be in the purview at the City-level of government.

- Lack of language access
- Lack of resources for fair housing agencies and organizations
- Capacity for assistance
- The availability of affordable units in a range of sizes

The full Assessment of Fair Housing is contained in the Technical Background Report, within Section 4.5. Section 2 includes specific policies, programs, and actions to be undertaken by the City to address local contributing factors to fair housing issues. Section 3 contains the housing sites location information and maps and analyzes the distribution of sites related to each area of the Assessment of Fair Housing. Meaningful Actions to Overcome Fair Housing Issues

The 2023 Housing Element addresses past exclusionary zoning practices and affirmatively furthers fair housing by carefully considering the location of potential housing sites through an equity lens, and by including programs to promote the development of missing middle houses, duplexes, triplexes, ADUs, and affordable JADUs in the City's single-family residential neighborhoods.

Additional programs are included in Housing Element to further address fair housing issues. These include the following:

- Program B-1.2: Develop a reasonable code enforcement program that protects vulnerable and special needs populations and review and revise Reasonable Accommodation procedures
- Program B-3.1: Establish ongoing educational procedures for new housing laws and policy issues
- Program C-2.1 Pursue grant funding for residential rehabilitation
- Program D-1.1: Expand access to fair housing resources
- Program D-1.2: Develop a proactive outreach program
- Program D-2.1: Develop a landlord outreach and education program
- Program D-3.1: Establish a First Time Homebuyer program

1.13 REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a requirement of State housing law and is a determination of projected and existing housing needs for all jurisdictions in California. The Association of Bay Area Governments (ABAG) conducts the RHNA

process every eight years. Every jurisdiction must plan for its RHNA allocation in its Housing Element by ensuring there are enough sites with appropriate zoning to accommodate their RHNA. The goal is to ensure that local plans have enough appropriately zoned land to accommodate their existing and projected housing needs for all income levels for the entire 8-year planning period. Jurisdictions are not expected to build the housing, but they must plan for it and zone for it.

The RHNA methodology applies several factors to further the objectives of State law and meet the goals of the region's Plan Bay Area plan. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories. The social equity adjustment is based on household income and access to resources. One of the five objectives of State housing law is to ensure that there is not an overconcentration of households by income group in comparison to the county or regional average. To ensure that the RHNA methodology does not overburden low-income jurisdictions with more low-income households, a social equity adjustment is applied during the Income Group process. The result is that higher income jurisdictions are required to plan for fewer market rate units and more affordable units, while lower income jurisdictions plan for more market rate units and fewer affordable units.

Sebastopol's RHNA for the period 2023 – 2031 is 213 units, divided between the income groups shown in Table 6.

Table 6: Sebastopol's Regional Housing Needs Assessment (RHNA) Allocation

	Very Low Income (VLI)	Low Income (LI)	Moderate Income (MI)	Above Moderate Income (AMI)	Total
RHNA Allocation	55	31	35	92	213

While the RHNA is assigned based on the four income categories above, the law also requires that communities plan for the needs of extremely low-income households, defined as those making less than 30% of the County AMI. The housing need for the extremely low-income group is considered to be one-half of the very low-income need. Section 3 provides an analysis of the sites available to meet Sebastopol's assigned RHNA, the Sites Inventory, and any constraints to development of the listed housing sites.

As shown in Table 7, the City has identified enough units through RHNA Credits (Projected ADU development and pending, approved, or permitted projects) to meet its 6th Cycle RHNA for each category except for moderate-income. To identify enough sites for its moderate-income RHNA, and to provide an additional buffer of lower-income units to address No Net Loss requirements, the Housing Element has prepared an inventory of suitable sites for housing development. Section 3 provides the required sites information, development assumptions, and the housing sites inventory.

Table 7: Regional Housing Need Allocation for Sebastopol

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	55	31	35	92	213
Planned and Approved Projects	60	23	15	107	205
Projected ADUs/JADUs	15	15	15	15	60
Capacity of Inventory Sites	0	18	26	58	102
Total Units (Credits + Sites)	75	56	56	180	367
RHNA Surplus	20	25	21	88	154
% Buffer	36%	81%	60%	96%	72%

1.14 REVIEW OF 2015 HOUSING ELEMENT

The City of Sebastopol has a variety of programs which have been implemented in the previous Housing Element, some of which were achieved successfully. An evaluation of the City's progress toward achieving these programs, including an analysis of the differences between what was projected and what was achieved, provides useful data to determine any new or revised policies and programs for this current Housing Element.

During the 2015-2023 Housing Element cycle, the City planned to address their housing needs through infill development as well as maintenance and improvement of the existing housing stock. Implementation programs included:

- Continuing to monitor and maintain inventory of developable sites for affordable housing for extremely low, very low, low, moderate, and above moderate income as well as special needs households;
- Removal of governmental and non-governmental constraints to housing production by encouraging affordable housing opportunities through collaboration with public and private entities, enforcing housing codes and regulations, and preserving older neighborhoods through the Capital Improvement Program;
- Encouraging mixed use development, multi-family and special needs housing through density bonuses, parking requirement reductions, reduction in permit processing times, and enhanced design review guidelines;
- Continuing to administer the Inclusionary Housing Ordinance and financial incentives and other local resources to promote development of affordable and special needs housing types;
- Elimination of housing discrimination by disseminating fair housing education materials and enforcing nondiscrimination clauses in deed restrictions and rental agreements; and
- Promotion of energy and natural resources conservation through energy-efficient design guidelines in residential development and collaboration with

public entities to facilitate solid waste reduction and energy conservation outreach.

Progress Implementing Programs

The City was successful in implementing many of the programs in its 2015 Housing Element and is implementing others with the adoption of this 2023 Housing Element Update. See Table 9 at the end of this section for full program implementation status.

Progress in Achieving RHNA and Quantified Objectives

The City was partially successful in reaching their 5th cycle quantified objectives, as shown in Table 8 below and anticipates meeting these objectives by the end of the 5th Cycle Planning Period. 123 total housing units ranging from extremely low to above moderate income were constructed from 2015 to 2021. The City’s quantified objectives (QO) represent the number of units that were to be constructed or rehabilitated over the planning period of 2015 to 2023. Unmet RHNA/QO indicates the number of units short of the 2015 RHNA and quantified objectives.

Table 8: Progress in Achieving 2015 Quantified Objectives by Income Group

Income Group	New Construction					Rehabilitation		
	RHNA	Quantified Objectives	Actual	Unmet RHNA	Unmet Quantified Objectives	Quantified Objectives	Actual	Unmet Quantified Objectives
Extremely Low	22	22	37	-	-	4	0	4
Very Low						6	0	6
Low	17	28	12	5	16	6	0	6
Moderate	19	12	20	-	-	16	0	16
Above Moderate	62	100	54	8	46	24	0	24
Total	120	156	123	13	62	56	0	56

Lessons Learned

The City was successful in implementing many of their programs, including Zoning Code amendments, changes to inclusionary housing requirements, updated ADU standards, and modified fees for proportionality to unit size. The City was able to access CDBG funding, a HEAP grant, and Homekey funding (through the County for a City site) to support their housing goals, in addition to dedicated funding from the City’s Affordable Housing fund and Capital Improvement Program and the Sonoma County HOME program. Using this funding, the City was able to support the rehabilitation and development of housing. The City was particularly successful in taking measures to address special housing needs through the renovation, retrofit, and expansion of Park Village and the provision of 31 units through the Project Home Key Elderberry Commons, which rehabilitated a former hotel (the Sebastopol Inn) for extremely low- and low-income residency.

Not all the programs were successful, as shown in Table 9. Some 5th Cycle programs that were less successful due to staff capacity constraints, both at the City and County level. Regionally, the Sonoma County Community Development Commission (CDC) experienced suddenly expanded workloads responding to increased emergency shelter and long-term housing needs resulting from local natural disasters, particularly the major 2017 fires, in which 5,000 housing units were lost in the Sonoma County area, and the COVID pandemic. The CDC's ability to complete the increased workload was made more difficult as the agency also experienced turnovers in leadership and departures of key staff to other agencies. As a result, the CDC was temporarily unable to fulfill some of its obligations related to monitoring, administering local programs, and more.

The CDC leadership believes that staffing and functionality have now been restored with key recent hires and that and the CDC is again positioned to assist Sebastopol. Locally, the City is striving to increase staff capacity and assess capacity requirements for Housing Element programs.

Additionally, Sebastopol is subject to the same market forces that affect the broader Bay Area: The market drives the cost of development and due to the high cost of construction and land in Sebastopol, it can be challenging for developers and investors to procure land, build units, and then sell or lease them at an affordable rate. Additionally, as North Bay housing contractors and subcontractors have been engaged in the fire rebuild efforts in Santa Rosa and Sonoma and Napa Counties have greatly impacted the availability and thus cost of construction. These pressures are in addition to the supply chain issues caused by Covid and other international events. These non-governmental factors had the largest effect on the success of the City's housing policies and programs. The City took steps to mitigate development constraints during the 5th Cycle, through Zoning Code amendments and procedural changes. However, many of these changes occurred halfway through the planning period, followed by the COVID-19 pandemic and shortages of both labor and materials that decreased development nationwide. Development activity has begun to increase, and the City strives to meet their RHNA targets and quantified objectives during the 6th Cycle.

Sebastopol's greatest successes during the previous planning period are those addressing special housing needs, especially those of extremely-low income populations and homeless populations through transitional and supportive housing. Specific programs and lessons learned are identified in Table 9.

1.15 PROGRAM CHANGES IN 2023 HOUSING ELEMENT

The 2023 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2015 Housing Element. The focus of the update process has been to keep the programs that are working, adding new policies and programs where community needs have changed or where necessary to comply with new State laws. The overall goals of the existing 2015 Housing Element have been maintained,

with new or revised policies and programs proposed to meet changing needs and legal requirements. Most ongoing policies and programs are successful and are continued in the Housing Element update; limited-term programs that have already been accomplished have not been carried forward.

Table 9 provides an evaluation of the programs from the 5th Cycle Housing Element and the City's level of success in achieving them, including a description of the program's outcome, the effectiveness of the program's accomplishments, and how the updated programs have been changed or adjusted to incorporate lessons learned in the previous cycle. Programs that address housing needs of special needs populations are identified with a star (★).

Table 9: 2015-2023 Housing Element Program Implementation Status

Program	Progress	Lesson Learned
A-1: Continue to monitor land supply inventory for single-family and multi-family residential development including accommodation for special needs populations and accommodation affordable to extremely low, very low, and low income households.	Successful. Inventory of land is monitored using a spreadsheet. Available sites were identified during the planning period.	Continue to monitor inventory of land. This action is continued as Program A-1.3 and works in conjunction with Programs A-1.1, A-1.2, and A-2.1 to maintain an adequate inventory and address new "No Net Loss" requirements.
A-2: Continue to monitor the supply of additional multifamily sites at densities to facilitate production of housing affordable to extremely low, very low, and low income households.	Successful. City maintains affordable housing complex inventory. Zoning ordinance updated in 2018 to include reductions of minimum lot sizes and additional density allowances.	Continue to monitor inventory of land. This action is continued as Program A-1.3 and works in conjunction with Programs A-1.1, A-1.2, and A-2.1 to maintain an adequate inventory and address new "No Net Loss" requirements.
A-3: Maintain an inventory of sites that are readily or already served by infrastructure. This inventory is to be provided on the City's website and updated periodically.	Successful. City maintains the GIS Mapping website that makes inventory of sites publicly available.	Continue to maintain inventory of land. This action is continued as Program A-1.3 and works in conjunction with Programs A-1.1, A-1.2, and A-2.1 to maintain an adequate inventory and address new "No Net Loss" requirements.
A-4 Assess City-owned parking lots for possible use as affordable housing and mixed-use sites while maintaining adequate parking.	Program not achieved. City reviewed a potential site in 2017-2018 and this use was not approved by the City Council.	When considering development feasibility and equitable placement, housing development on City-owned sites would not further the City's housing goals, nor the obligation to affirmatively further fair housing. Program A-3.4 would allow the City to

		continue assessing the suitability of City-owned sites and apply the Workforce Housing Overlay if appropriate.
A-5: Consider land use redesignations, if they are needed.	Zoning Ordinance update completed in 2018 to that redesignates low density residential and industrial uses for high density multifamily residences.	Program complete. This program has been removed, but programs that increase allowed residential uses or densities in different areas of the City, including Program A-4.1 to explore a local density bonus ordinance, Program A-3.4 to adopt a Workforce Housing Overlay, and Program D-2.2 to allow Permanent Supportive Housing and Low Barrier Navigation Centers by right in certain zones.
B-1: Continue to enforce its existing codes utilizing all available authorities to compel property owners to correct code violations.	Successful, ongoing	Continue to implement code enforcement regarding substandard building conditions, nuisances, zoning and building violations utilizing new SB2-funded permit/parcel tracking system. New system will be able to track and monitor code enforcement issues that sets standards and removes constraints. Additionally, Program B-1.2 is included to address equity considerations in code enforcement.
B-2 Rehabilitation and Preservation of Affordable Housing: Encourage HOME and CDBG programs to assist agencies such as Rebuilding Together to preserve and increase affordable housing opportunities such as Fircrest Mobile Home Park.	Partially successful. CDBG grant money received to retrofit a two-unit apartment building at Park Village, available to Very Low-Income families. Contractor bid occurred in end of 2020. Renovation is almost complete.	As there is a limited supply of suitable developable land in the City for new housing, rehabilitation and preservation continues to be a priority in meeting local housing needs. These actions are continued and expanded through Program C-2.1 to pursue rehabilitation funding and Program C-1.1 to preserve the existing affordable housing inventory.

<p>B-3 Capital Improvement Program: Consider infrastructure needs of older neighborhoods.</p>	<p>Successful. 5-year CIP for FY 2021-22 assessed for Bodega Avenue crosswalk and safety improvements by rehabilitating pavement and adding bicycle lanes. Approved projects include upgrades to sewer/wastewater, stormwater, and water systems in Zimpher Creek, Florence Avenue, Parquet Street, Morris Street, and Calder Creek.</p>	<p>Successful program to be continued.</p>
<p>B-4 Safeguard affordable housing inventory: Monitor and protect affordable units that are at risk of conversion to market rate within the 2015-2023 Housing Element cycle.</p>	<p>Successful. Burbank Heights at Bodega Avenue and Gravenstein North II Apartments affordability status expires within 2015-2023 Housing Element cycle. City is collaborating with Burbank Housing and other affordable housing developers to maintain and develop affordable housing opportunities.</p>	<p>This action is continued in Program C-1.1 to safeguard the existing affordable housing inventory and expanded to include additional actionable implementation details.</p>
<p>B-5 Mobile Home Conversion Ordinance: Consider an ordinance that would protect privately-owned mobile homes in Park Village.</p>	<p>Highly successful. Alternate Program Completed (City purchased Park Village)</p>	<p>Completed. The City instead purchased Park Village Mobile Home Park, and now contracts with a non-profit to operate the park, including provision of wrap-around services and case management services to tenants. Program is no longer needed and is removed.</p>
<p>B-6 Short-term Rental Ordinance: Consider regulations for short-term rentals that address potential impacts and establish permit process to ensure cost-recovery and ability to enforce regulations.</p>	<p>Successful. Short-term rental moratorium ended on May 21, 2021 on non-hosted whole-house short-term rentals. Vacation rental codified in Sebastopol Municipal Code 17.260.060 and processed as administrative permit.</p>	<p>Completed. Additional measures are being considered to further reduce conversion of residences to full-time, non-hosted short-term rentals, and will be included as relevant in Program B-3.1 to monitor housing trends, laws, and issues.</p>
<p>C-1: Continue to implement the Five-Year Capital Improvement Program. As</p>	<p>Successful. Capital Improvement Program</p>	<p>Successful program to be continued.</p>

<p>resources become available, develop public facilities to address new residential demand and to increase the viability of infill and reuse sites.</p>	<p>assesses infrastructure upgrades for FY 2021-22.</p>	
<p>C-2 Inclusionary Housing Ordinance: Continue to administer, review, and update the ordinance per case law and stakeholder participation that fully considers impacts and benefits to housing development.</p>	<p>Successful. Inclusionary Housing Ordinance updated in 2018 to include case law and stakeholder input.</p>	<p>Completed. New Inclusionary Housing Ordinance provides flexibility to developers (they can select 5% at VL, 10% at Low, or 15% at Moderate). We have received good feedback from developers thus far. Program is completed and removed.</p>
<p>C-3 Affordable Housing Funds: Identify additional potential mechanisms to assist with City funding of permanently affordable housing. Determine if the program should be codified in the City’s Municipal Code.</p>	<p>Successful. City conducted an affordable housing in-lieu fee nexus study on March 1st, 2021. Affordable housing linkage fee program pending per County update.</p>	<p>Completed. This program is continued as Program A-4.3 to partner with the Sonoma County Community Development Commission and continue identifying funding mechanisms.</p>
<p>D-1: Provide planning assistance to affordable housing developers and developers</p>	<p>City staff coordinates with Burbank Housing, EAH, MidPen Housing, Eden Housing and other affordable housing developers during Spring 2021 informational session.</p>	<p>This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.</p>
<p>D-2: Continue to support affordable housing development by encouraging developers to apply for funding through the Sonoma County-administered Urban County HOME and CDBG program and using other available resources when available, such as in-lieu payments, to finance affordable housing.</p>	<p>City has utilized the City’s Affordable housing fund to support rehabilitation and development of housing at Park Village, including renovating 2 apartments into family apartments with CDBG funding, and installation of two permanent RV pads and utilities using HEAP reward. Additionally, Sonoma County applied for and received Project Homekey funding to purchase the 31-room Sebastopol Inn, which will provide 31 units of Permanent Supportive</p>	<p>This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.</p>

	Housing, (PSH) (currently providing Covid-vulnerable housing in these units), with the support of the Sebastopol City Council.	
D-3: Consider deferring payment of impact fees until affordable housing units are sold, ready for occupancy or for rentals, or when permanent financing is obtained.	City reviews these requests on a case-by-case basis.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers to allow deferred collection of development fees and establish consistency with State law.
★ D-4: Continue to submit applications for CDBG funding and support applications for additional public funds, such as those provided by the HOME Program, the Joe Serna Program, and the Low-Income Housing Tax Credit Program.	City reviews these requests on a case-by-case basis. The City has been successful in receiving CDBG funding.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.
★ D-5 Develop local financial resources methods to assist affordable and special needs housing types such as impact fees, real estate transfer taxes, allocation from General Fund and other sources.	Successful. FY 20/21 Development Impact Fee study conducted including review of Inclusionary Housing fees and ADU impact fees. ADU Ordinance adopted in 2019 to comply with State legislation regarding ADU impact fees.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.
★ D-6: To encourage affordable housing developers to preserve and provide units for extremely low-income households, the City will encourage these developers to apply for Project Based Section 8 assistance. In addition, the City will provide its housing funds, when available, to help subsidize development costs to build housing units affordable to extremely low-income households. City funds for this purpose include linkage fees and inclusionary housing fees. In addition, the City will work with non-profit	Successful.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers, and prioritizing funding to projects with extremely low-income units. Additionally, Program B-2.1 expands priority processing procedures to housing for extremely low-income households.

<p>developers to compete for Sonoma County-administered CDBG and HOME fund</p>		
<p>★ D-7: Continue to consider relaxing development standards, such as setbacks and parking requirements, and increasing densities on a project-by-project basis as a means to reduce development costs of units affordable to extremely low-income households.</p>	<p>Successful. Zoning ordinance includes “small lot subdivision” and “planned community” provisions which allow for variation from the zoning standards. Additional zoning regulations reduced parking for deed-restricted affordable housing, senior housing, studio units, and SROs. The Planning Commission can also approve parking reductions on a project-by-project basis. R5 zoning district created to allow for smaller lot single family and duplex zone.</p>	<p>This provision was recently utilized for a 10-unit project (Huntley Square) on a small lot with small units (less than 500 SF each) to be approved with smaller lot sizes, reduced setbacks, and additional density. The City will continue its current practices. This program is not continued.</p>
<p>D-8: Regularly update in-lieu and linkage fees or adopt an ordinance that annually updates in-lieu and linkage fees in accordance with an accepted cost index, to ensure that they accurately reflect current development costs.</p>	<p>Successful. Impact and Annexation Fee schedule updated on July 17th, 2021 for housing projects. Development Impact Fee Program report published 03/2021 and is city planning website including updated fee schedule City discounts for less than full size units for SFR consistent with State law.</p>	<p>The City will continue its current practice. This action has been replaced by Program A-4.2 for fee mitigation and transparency actions.</p>
<p>D-9 Density bonus incentives: Update City’s density bonus ordinance requirements per State law and encourage affordable housing developers to request density bonuses and incentives to increase affordable units available.</p>	<p>Continue. Ordinance updated in 2017.</p>	<p>Developers use relaxed zoning provisions or Planned Community designation/ small lot subdivision more than density bonus provisions. This action is continued and expanded in Program A-4.1 to continue promotion of the current Density Bonus law and explore the feasibility of additional provisions.</p>
<p>D-10 City Employee Assistance Program: Consider the feasibility of providing loans to low- and moderate-income</p>	<p>Not successful. Program feasibility assessment has not been initiated due to lack of capacity.</p>	<p>This program is replaced by Program D-3.1 for first time homebuyers, that focuses on</p>

<p>teachers and volunteer firefighters to purchase affordable housing. Further assess feasibility of assisting in the recruitment and retention of teachers and firefighters. If sufficient funding is available, program should be expanded to other City employees.</p>		<p>low- and moderate-income households.</p>
<p>★ D-11 Homeless Facilities and Support: Encourage the Urban County to provide financial support to homeless facilities and services through ESG and other available funding sources. Encourage the Sonoma County Community Development Commission. Urban County to monitor homeless population needs.</p>	<p>Successful. City applied to SCCDC for HEAP funding to add two Recreational Vehicles sites at Park Village Mobile Home park. Sites will be used for homeless families and individuals. Sites are anticipated to be constructed and occupied in early 2021. City in partnership with WCCS secured PHS and CDBG funds to make habitable two 2-bedroom apartments on City’s Park Village property as well. Additionally, Sonoma County purchased the Sebastopol Inn (31 rooms) through Project Homekey which provides housing to formerly homeless, Covid-vulnerable populations. The City also supports West County Community Services (WCCS) in their application for Rapid Rehousing funding, and in FY 21-22 provided funding from General Fund for a homeless outreach coordinator hired by WCCS. City funded a Homeless Outreach Coordinator, who has leveraged funds and services to Sebastopol homeless including shelter services and hotel stays</p>	<p>Although programs have been successful, this continues to be a local need. This is addressed through Program D-1.1 for housing services, education, and outreach, Program D-2.2 allowing by right permanent supportive housing and low barrier navigation centers in certain zones, and through programs seeking funding sources.</p>

	<p>funded by County funding resources.</p> <p>Lastly, the City worked with local non-profit to provide a 20-22 vehicle 'safe parking' program at a private site owned by St Vincent de Paul in 2022 for homeless living in their vehicles (1-year program).</p>	
<p>★ D-12: Encourage the Sonoma County CDC-administered Urban County to CDBG and/or HOME funds to Rebuilding Together and/or other local nonprofits to assist disabled residents with home retrofits.</p>	<p>Not initiated at this time.</p>	<p>This action is continued in Program C-3.1, to provide information and utilize funding for home retrofits. This need is also addressed through Program C-2.1 to pursue funding for rehabilitation and Program B-1.2 to decrease barriers to obtaining Reasonable Accommodations.</p>
<p>★ D-13 Special Needs population: Work with housing developers to encourage housing units and developments which address the requirements of special needs populations.</p>	<p>Successful. The City has initiated its own zoning regulations to support special needs populations, such as allowing staff-level approval of reduction of parking to increase ADA parking/accessible housing units. We had one developer (Burbank Housing) take advantage of this program to increase the number of accessible housing units by converting regular units to accessible in a major renovation, without requiring a Variance or Density Bonus.</p>	<p>This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.</p>
<p>★ D-14: Enforce Title 24 of the California Building Code, the Americans with Disabilities Act (ADA), and Municipal Code Chapter 15.80 when reviewing proposed development plans.</p>	<p>Successful. Permit applications for proposed plans include Title 24 compliance for approval.</p>	<p>This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.</p>
<p>★D-15: Assist disabled residents with information on housing resources and</p>	<p>The City refers residents to the County Community Development Commission</p>	<p>This action is continued and expanded in Program D1.1 to administer housing services</p>

<p>suitable housing opportunities in the community.</p>	<p>and provides services through West County Community Services.</p>	<p>and provide outreach and information.</p>
<p>D-16: Develop an information sheet describing the City's affordable housing needs and include this information in public noticing for project hearings.</p>	<p>Memorandum in 2017 provides publicly available information regarding housing stock data, local demographics, affordable housing projects, housing development, and housing policy.</p>	<p>This action has been replaced by Program B-3.1 to monitor housing trends, laws, and issues.</p>
<p>★D-17: Facilitate the development of farmworker housing by encouraging employers to provide housing, encouraging a countywide linkage fee to cover agricultural land uses, encouraging with housing developers to expand the supply of migrant and permanent farmworker housing, and providing planning assistance to interested developers.</p>	<p>Partially completed. City does not have a specific linkage fee for farmworker housing, but the Affordable Housing linkage fee could be used for income-eligible farmworker housing.</p>	<p>This action is addressed within Program A-3.2 to support the efforts of affordable housing developers, which includes actions to support developments that meet special housing needs and to support funding applications, including Joe Serna, Jr. Farmworker Housing Grant funds, and to give priority to permit processing for farmworker housing.</p>
<p>★D-18: Encourage the development of housing for day laborers and undocumented workers by encouraging housing developers to expand the supply of housing for this population and providing planning assistance to interested developers.</p>	<p>Partially completed. City has a project in the approval process that provided housing to income-eligible farmworkers.</p>	<p>This action is addressed within Program A-3.2 to support the efforts of affordable housing developers, which includes actions to support developments that meet special housing needs and to support funding applications, including Joe Serna, Jr. Farmworker Housing Grant funds, and to give priority to permit processing for farmworker housing.</p>
<p>★D-19: In order to encourage the provision of housing for developmentally disabled persons, coordinate with the North Bay Regional Center, North Bay Housing Coalition, and other groups that serve the developmentally disabled population and encourage housing providers and</p>	<p>Incomplete, due to a lack of jurisdiction capacity.</p>	<p>This action will be replaced by actions in Program B-2.1 to expand priority permit processing to projects providing housing for persons with developmental disabilities and through actions in Program B-3.1 to participate in regional planning efforts.</p>

landlords to provide a percentage of housing developments for persons with developmental disabilities.		
D-20: Encourage the development of housing designed to accommodate persons with EMF sensitivity.	Incomplete. Need addressed through Reasonable Accommodation ordinance.	This action is removed and will be addressed under Program B-1.2 to ensure code enforcement and Reasonable Accommodation procedures sufficiently address disabilities and medical needs.
E-1 Fair Housing: Facilitate equal housing opportunities by continuing to designate an equal housing coordinator, distributing fair housing law educational materials, and referring related concerns to Fair Housing Sonoma County and Fair Housing of Marin.	Continue. City funded WCCS outreach and management refer to Fair Housing Sonoma County and Fair Housing of Marin as appropriate.	This action is continued under Program D-1.1 to administer housing services and provide outreach and education.
E-2: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City agreements.	Successful. Continued.	This action is continued under Program D-2.1
E-3: Continue to address fair housing issues through participation, through the Urban County or other sources, in Fair Housing Sonoma County and Fair Housing of Marin (organizations that provide assistance in response to housing discrimination complaints and well as tenant/landlord mediation).	City funded WCCS outreach and management refer to Fair Housing Sonoma County and Fair Housing of Marin as appropriate.	This action is continued under Program D-2.1.
F-1: Continue to provide outreach and information about energy conservation and sustainability programs PG&E's Partners Program.	City provides energy independence program information, outage procedures, and solar program information for energy conservation efforts.	This action is continued under Program C-3.1.
F-2: Consider design features in future developments to reduce heat island effects, including narrower streets,	City municipal code 16.40.080 and green building code promotes energy conservation through	This action is addressed under Program C-3.1.

<p>increased landscaping, green roofs, cool roofs, and cool pavements.</p>	<p>building methods and solar panel ordinance.</p>	
<p>F-3: Continue to encourage the incorporation of energy-saving principles in the design and planning of new residential developments by providing information to developers and property owners about available energy conservation programs.</p>	<p>Recently started program with BayREN for water conservation. The City of Sebastopol is adopting the new BayREN Water Upgrades \$ave program after a vote by the Sebastopol City Council in 2021. Sebastopol was the first Bay Area City to enroll in the program. The new regional water efficiency finance service from the Bay Area Regional Energy Network (BayREN) with fiscal sponsorship from the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) provides benefits and savings to both municipal water customers and to the municipalities that administer water service. Through this program, Sebastopol municipal water customers can install indoor and outdoor water efficiency upgrades, such as showerheads, aerators, and high-efficiency toilets. Participants have upgrades installed through vetted contractors with no up-front costs. Upgrade costs will be part of a monthly on-bill charge that is significantly lower than the estimated savings, so water customers will start saving money right away.</p>	<p>This action is continued under Program C-3.1.</p>
<p>F-4: Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities.</p>	<p>Successful. City participates in Sonoma County/ City Solid Waste Advisory Group to assess long-term waste</p>	<p>This action is continued under Program C-3.1.</p>

	management methods and utilizes Sonoma County recycling guide. Educational programs available through "Recology".	
F-5: Continue to encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units.	Successful. The City of Sebastopol is adopting the new BayREN Water Upgrades \$ave program after a vote by the Sebastopol City Council in 2021. (See F-3)	This action is continued under Program C-3.1.
F-6 Consider adoption of a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.	Successful. City has adopted Cal Green Tier 1 in 2016 that includes Construction Waste Reduction, Disposal and Recycling Requirements for residential projects.	Continue to apply CalGreen Tier 1 ordinance to new residential or mixed-use development projects. City has new Climate Action Committee who is looking into various actions the city can take, some include REACH Codes This program is completed and will not be continued in the Housing Element.
F-7 Continue to seek funding through Urban County CDBG and HOME programs and other funding sources for retrofit of existing affordable units that result in conservation of energy, water, or other natural resources.	Successful. City received CDBG funding to retrofit a two-unit apartment building at Park Village that incorporate energy, water, and other natural resources conservation methods.	This action is continued under Program C-3.1.
F-8 Support project applicants in incorporating cost-effective energy efficiency standards that exceed State standards.	Successful. City adopted SMC 15.72 Photovoltaic Ordinance for new construction to incorporate solar panels in the design.	This action is continued under Program C-3.1.
F-9: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction and materials.	Successful. 2016 CalGreen + Tier 1 checklist includes provisions for material conservation and resource efficiency.	This action is addressed under Program C-3.1.
★G-1 Modify zoning ordinance to permit farmworker housing consistent with State law requirements with no discretionary actions required. Revisions include permit employee housing and single-	Successful. Zoning ordinance updated in 2017.	This program is completed and will not be continued in the Housing Element.

<p>family housing in residential zones, consisting of up to 36 beds in a group quarter or 12 units designated for single family use.</p>		
<p>★G-2: Modify the Zoning Ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to Administrative Review as a condition of approval.</p>	<p>Successful Zoning ordinance updated in 2017 to allow homeless shelters as a “permitted” use in the CG District.</p>	<p>This action is modified and is addressed through Program D-2.2, to allow permanent supportive housing and low barrier navigation centers by right in certain zones in compliance with State law.</p>
<p>★G-3: Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing which are consistent with State law. The following definitions will be used, based on language provided in the Government Code.</p>	<p>Successful. Zoning ordinance updated in conjunction with adoption of Housing Element.</p>	<p>This action is modified and is addressed through Program D-2.2, to allow permanent supportive housing and low barrier navigation centers by right in certain zones in compliance with State law.</p>
<p>G-4: Review and revise the Zoning Ordinance to establish development standards and identify appropriate zoning districts to accommodate tiny houses. Revisions should include a clear definition of tiny houses.</p>	<p>Completed. Tiny house ordinance update was assessed by City on March 28th, 2017. City has no minimum size (outside of state bldg. codes) for houses but does require permanent foundations.</p>	<p>This program is completed and is not continued within the Housing Element</p>
<p>G-5: Review the Zoning Ordinance to determine if modifications should be made to accommodate land trusts.</p>	<p>Complete. Update to Inclusionary Housing ordinance in 2018 included provisions for HLT to steward inclusionary units.</p>	<p>This program is complete and is not continued within the Housing Element. The new Program D-3.1 includes the establishment of a First Time Homebuyer program in partnership with the Housing Land Trust of Sonoma County.</p>
<p>G-6 ADU Ordinance: Modify zoning ordinance to allow secondary units as a permitted use consistent with State law including increased size allowance, and consider an update to existing ADU ordinance, including height, setbacks, and other relevant development standards.</p>	<p>Successful. ADU ordinance updated on January 16th, 2020 to comply with 2019 State law changes. Educational material such as ADU/JADU primer for homeowners include updated design standards such as height, setbacks,</p>	<p>Complete. The new Program A-3.6 further encourages and facilitates the development of Accessory Dwelling Units.</p>

	floor area, and infrastructure.	
G-7: Study changes in its Subdivision Ordinance to reduce land requirements for new housing development.	Successful. City's Zoning Ordinance includes "small lot subdivision" and "planned community" provisions which allow for variation from the zoning standards.	This program is completed and is not continued within this Housing Element.
G-8 Housing Impact Fees: Reduce fees for smaller housing types, including secondary units, and review fee structures for housing based on square footage, number of bedrooms, or valuation to ensure equitable fee structure.	Successful. Resolution 6173 adopted on February 20, 2018 to modify Housing Impact Fees to reduce fees for smaller housing types.	This program is completed and is not continued within this housing element. Program A-4.2 addresses fee mitigation further ensures equitable fee structures are maintained.
G-9: Continue to offer reduced setback requirements for detached one-story second units.	Completed. City used to do half of main house setback side/rear. However, requirements under new State laws are lower, so this program is no longer needed.	Program is no longer needed and is not continued within the Housing Element.
G-10: Continue to evaluate implementation of the Growth Management Program on an annual basis, including requested allocations by types of units (single family, multifamily, and mobile homes) and allocations by affordability level, as well as the impact of procedural requirements, including the allocation roll-over policy.	Successful. Municipal code Chapter 17.500 is City Growth Management Program (GMP). GMP is implemented with exemptions for a variety of types of units (including affordable units, ADUs, senior housing, anything in the downtown core). The GMP is voter-approved and meets requirements of SB330 to remain. Exemptions and carryover allowances will allow City to meet current and new RHNA.	This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.
G-11 Growth Management Program: Update the growth management ordinance to reflect anticipated growth accommodated under the General Plan and known public services and infrastructure constraints. Revise program, if	Successful. Update to General Plan completed in 2017 and update to zoning ordinance in 2018.	This program is completed and is not continued in the Housing Element.

necessary, if annual review identifies issues with the program that may adversely affect the City's housing obligations.		
G-12: The City will continue to monitor all housing developments to determine whether City regulations and procedures, such as Growth Management and Design Review, result in higher development costs or limit the availability of new units affordable to middle, moderate, and lower income residents.	Incomplete. City/DRB will continue to hear and consider community input while balancing other cost factors in the area, such as fires, inflation and development costs increases.	Continue. This action will be addressed as relevant in Program B-3.1 to monitor housing trends, laws, and issues.
G-13: Review Sebastopol's current approval process to determine whether it is possible to make the Planning Commission the final authority for subdivisions of four or fewer parcels.	Successful. 2018 Zoning ordinance update completed this change.	This program is completed and is not continued in the Housing Element.
G-14 Assess alternative methods to reducing the amount of time to approve projects.	Successful. City applied for SB2 funding in 2019 for initiatives to reduce project approval timelines and updated GIS layers to provide additional public access to relevant parcel information.	Revise and continue. SB 2 grant monies will be used to support streamlined approval processing for affordable housing projects. Including SB9 and SB35 projects.
G-15: Modify Sebastopol's density bonus policy so that it is consistent with State law, including reduced parking requirements for housing projects that are eligible to receive a density bonus.	Successful. Density bonus ordinance updated.	This action is continued and expanded in Program A-4.1 to continue promotion of the current Density Bonus law and explore the feasibility of additional provisions.
G-16: Revise the zoning ordinance so that architectural and design review requirements for manufactured home will not exceed those allowed under Government Code Section 65852.3.	Successful. Design review ordinance for manufactured homes updated.	This program is completed and is not continued in the Housing Element.

<p>G-17: Revise the Zoning Ordinance to:</p> <ul style="list-style-type: none"> - establish minimum density requirements for residential-only projects to ensure efficient use of land, - identify criteria and appropriate locations in non-residential zones for residential-only projects, - increase allowed building heights and reduce parking requirements in the Downtown Core to accommodate 4 stories/50 feet, and in appropriate General Commercial districts, 3 stories and 40 feet, to encourage affordable housing, higher density housing, including rental, housing cooperatives, condominiums, and other housing opportunities. Establish appropriate setback requirements for increased number of stories beyond those currently permitted. 	<p>Successful. Title 17 of Municipal Code has provisions for updated density and building requirements, land use conversion, and setback requirements.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>G-18: Prepare design guidelines for multifamily and mixed-use residential projects and adopt methods to streamline the design review process.</p>	<p>Successful. SMC 17.20.030 includes development standards for multifamily residential projects. Affordable housing projects are assessed under ministerial review in an effort to streamline approval process per SB 35.</p>	<p>This program is completed and is not continued in the Housing Element. This need will be further addressed under Program A-3.1 to develop Objective Design Standards</p>
<p>H-1: Continue the preparation of annual reports that summarize progress towards Housing Element goals, policies, and programs.</p>	<p>Successful. 2021 APR submitted and approved by HCD.</p>	<p>This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice and requirement</p>
<p>H-2: Continue to rely on Sonoma County to assist with housing related activities, such as initial certification of income eligibility.</p>	<p>Partially successful. The City continues to partner with Sonoma County and the Community Development Commission. Success of</p>	<p>This action is continued in the implementation of several programs, including Program A-4.3 for affordable housing funding, Program C-2.1 for</p>

	specific activities has varied depending on staff capacity of both the City and the County.	rehabilitation assistance, and Program D-2.1 to develop a landlord education and outreach program.
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Section II: Housing Strategy

The Housing Strategy forms the housing policy roadmap for the City of Sebastopol. The Housing Strategy incorporates data and community input received and includes new policies and programs to respond to changing housing needs and to meet new statutory requirements under State Housing Element law. Related to each policy, there are one or more programs that the City will implement over the 2023-2031 planning period.

This section contains the City's Housing Plan for the 2023-2031 Housing Element planning period. State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following.

- Identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- Identify adequate sites which will be made available through appropriate zoning and development standards and with the public services and facilities needed to meet the needs of all income levels. This shall include rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Affirmatively further fair housing.

The collective programs and policies administered by the City of Sebastopol and set forth in this Housing Element comply with and further the requirements and goals of Government Code Section 8899.50(b). As demonstrated through the policies and programs in Goal D, the City is committed to taking meaningful actions to fulfill its obligation to affirmatively further fair housing and will take no actions that would be materially inconsistent with that goal. Consistent with State requirements, each program identifies specific metrics and milestones, the implementing agency or agencies, and funding. Finally, the Housing Strategy sets forth quantified objectives for housing construction, rehabilitation, and conservation within the 2023-2031 planning period.

2.1 HOUSING GOALS AND POLICIES

Goal A: Facilitate the Development of Housing

Facilitate the development of a variety of housing types by maintaining adequate sites for housing and encouraging the production of housing to meet diverse needs for all economic segments of the population.

Policy A-1 Maintain a sufficient inventory of suitably zoned sites at all income levels throughout the planning period.

Implementing Programs: Program A-1.1 No Net Loss of Residential Capacity to Accommodate RHNA, Program A-1.2 No Reduction of Density without Replacement Sites, Program A-1.3 Inventory Monitoring

Policy A-2 Maintain an administrative list of additional sites with appropriate zoning that can be added to the City's sites inventory if and when an analysis provided through the Annual Planning Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period.

Implementing Programs: Program A-2.1 Administrative List of Additional Sites

Policy A-3 Encourage a variety of housing types such as multi-family units, mixed use housing, ADU and JADUs, single-family attached (townhouses), and other typologies that make housing more affordable.

Implementing Programs: Program A-3.1 Objective Design Standards Program, Program A-3.3 Missing Middle Housing, Program A-3.4 Workforce Housing Overlay Zone, Program A-3.5 By-Right Housing Development, Program A-3.6 Encourage the Development of Accessory Dwelling Units

Policy A-4 Promote the development of new housing units affordable to extremely low, very low-, low-, and moderate-income households and housing units that are affordable to and appropriate for special needs households, including seniors, extremely low-income households, disabled persons, developmentally disabled persons, farmworkers, large families, and persons experiencing homelessness.

Implementing Programs: Program D-2.1 Proactive Outreach Program, Program A-4.1 Density Bonus Incentives, Program A-4.2 Fee Mitigation and Transparency, Program A-4.3 Affordable Housing Funding

Goal B: Remove Governmental Constraints

Mitigate governmental constraints to the development, improvement, and maintenance of housing.

Policy B-1 Continually monitor the City's codes, procedures, and practices to ensure they do not pose a constraint to the development and retention of housing.

Implementing Programs: Program B-1.1 Monitor City Activities and Housing Program Implementation, Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures

Policy B-2 Expedite application review, permitting, and inspection procedures for affordable housing projects.

Implementing Programs: Program B-2.1 Expedite Processing for Affordable Housing Projects

Policy B-3 Take all efforts to ensure City staff and decision-makers have the most up-to-date knowledge about housing trends, laws, and issues.

Implementing Programs: Program B-3.1 Monitor Housing Trends, Laws, and Issues, Program D-1.2 Proactive Outreach Program

Policy B-4 Ensure easy access to and transparency of housing development information on the City's website pursuant to Government Code 65940.1(a)(1).

Implementing Programs: Program A-4.2 Fee Mitigation and Transparency

Goal C: Housing Conservation

Sustain and preserve existing housing units at all income levels

Policy C-1 Monitor the status of at-risk units throughout the planning period to identify units that are at risk of imminent conversion to market-rate units and work with non-profit housing organizations to preserve at-risk units.

Implementing Programs: Program C-1.1 Safeguard Affordable Housing Inventory

Policy C-2 Ensure safe, decent housing by enforcing habitability standards that do not discriminate and that protect the occupant's cultural, socio-economic, and/or accessibility needs.

Implementing Programs: Program B-1.1 Monitor City Activities and Housing Program Implementation, Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures

Policy C-3 Provide rehabilitation assistance to income-eligible homeowners for repairs related to safety, habitability, and/or accessibility standards to reduce the likelihood of substandard housing in the City.

Implementing Programs: Program C-2.1 Rehabilitation Assistance

Policy C-4 Promote energy efficiency in all new and existing structures.

Implementing Programs: Program C-3.1 Provide Information and Promote Energy Conservation

Goal D: Fair Housing

Ensure Fair Access to Quality Housing and Services for All Members of the Community, including those with Special Needs.

Policy D-1 To ensure all residents have access to adequate housing, the City will work to promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, gender, sexual orientation, marital or familial status, ethnic background, disability, medical condition, or characteristics protected by the California Fair Employment and Housing Act, and any other State and Federal fair housing and planning law.

Implementing Programs: See Programs A-3.1, B-1.1, D-1.1, D-2.1 for specific actions that support Fair Housing

Policy D-2 The City will encourage long-term and permanent affordability of lower and moderate-income and special needs housing.

Implementing Programs: Program A-4.3 Affordable Housing Funding, Program C-1.1 Safeguard Affordable Housing Inventory

Policy D-3 The City will continue to educate the community about fair and affordable housing.

Implementing Programs: Program D-1.1 Administer Housing Services and Provide Outreach and Education, Program D-1.2 Proactive Outreach Program

Policy D-4 The City will continue efforts to improve housing opportunities for special needs households, including seniors, disabled persons, developmentally disabled persons, extremely low-income households, farmworkers, large families, and persons experiencing homelessness.

Implementing Programs: Program D-2.1 Landlord Education, Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers

Policy D-5 The city will promote programs that offer lower- income households pathways to homeownership.

Implementing Programs: Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources

2.2 HOUSING ACTION PLAN

Program A-1.1 No Net Loss of Residential Capacity to Accommodate RHNA

(New, responds to SB 166- No Net Loss)

To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of lower, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The sites inventory will be updated every year as needed when the Annual Planning Report (APR) is completed, and the APR with the updated inventory will be available on the City’s website.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Develop procedure prior to the first 6 th cycle reporting period; evaluate annually thereafter in conjunction with the APR	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	SB 166- No Net Loss; ensure adequate sites to accommodate the RHNA throughout the planning period

Program A-1.2 No Reduction of Density without Replacement Sites

(New, responds to SB 166- No Net Loss)

To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, no project approval or other action that reduces the density or development capacity of a site shall be undertaken unless sufficient remaining sites are available or additional adequate sites are identified prior to the approval of the development and made available within 180 days of approval of the development. Identification of the replacement sites and the necessary actions to make the site(s) available will be adopted prior to or concurrent with the approval of the development.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Beginning in 2023, ongoing review as projects are approved on inventory sites	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	SB 166- No Net Loss

Program A-1.3 Inventory Monitoring

(Combines previous actions A-1, A-2, A-3)

To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, the City will continue to monitor the land supply in inventory including:

- Sites for single-family and multifamily residential development
- Sites to accommodate special needs populations including seniors, disabled persons, developmentally disabled persons, extremely-low income households, farmworkers, large families, and homeless persons
- Multifamily sites at densities to facilitate the production of housing affordable to lower income households
- Sites readily served by infrastructure

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Annually, due at time of and reported out in conjunction with APR Publish land supply in inventory on City’s website 30 days and update annually	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	SB 166- No Net Loss Lessons learned from previous Housing Element

Program A-2.1 Administrative List of Additional Sites

(New, responds to SB 166- No Net Loss)

To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, the City will create and maintain a list of additional sites with appropriate zoning that could be added to the City’s sites inventory when an analysis provided through the Annual Planning Report indicates that sufficient sites may not exist to accommodate the City’s remaining RHNA, by income level, for the planning period.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Create an “administrative” list 3-6 months after adoption of the Housing Element Consider adding sites from this list to inventory as needed on an annual basis	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	SB 166- No Net Loss; Identify adequate sites to accommodate the RHNA

Program A-3.1 Objective Design Standards

(New, addresses feedback, governmental constraints, and recent State laws)

The discretionary review process can act as a constraint to housing development and increase the overall cost housing. To facilitate non-discretionary permitting, the City will adopt Objective Design Standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to external criteria available to the public.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt within 16-24 months of Housing Element Adoption	Planning Department, Planning Commission, City Council	SB2 Funding and General Plan Update fund	Recent State laws prohibiting discretionary reviews; stakeholder feedback; address and remove governmental constraints

Program A-3.2 Support Efforts of Affordable Housing Developers

(Revises and combines previous actions D-1, D-2, D-4 D-6, D-13, D-17, D-18)

In order to increase the availability of affordable housing, the City will take more robust financial and supportive actions to promote the development, preservation, and provision of housing units affordable to lower and moderate-income households including special needs households.

Financial actions shall include:

- Providing City housing funds, including linkage fees and inclusionary housing fees when available, to help subsidize development costs to build affordable housing units, including funding for projects where 5 percent of units are deed-restricted affordable to extremely-low income households
- Allowing Planning-Director approval of project extensions
- Deferring collection of residential development fees until final building inspection or certificate of occupancy (see A-4.2)
- Supporting applications for available and appropriate funding for all projects consistent with the City’s General Plan and funding priorities, such as:
 - The Home Investment Partnership Program
 - Community Development Block Grants
 - Low Income Housing Tax Credits
 - The California Housing Accelerator Program
 - The California Housing Finance Agency
 - The Golden State Acquisition Fund
 - The Infill Infrastructure Grant Program
 - The Joe Serna, Jr. Farmworker Housing Grant
 - The Local Housing Trust Fund

- The Multifamily Housing Program
- The Predevelopment Loan Program
- The Supportive Housing Multifamily Housing Program
- The Veterans Housing and Homelessness Prevention Program
- Project Based Section 8 Assistance

Technical and Non-Financial Supportive Actions shall include:

- Creating an informational page on the City website with information about available sites in the City and available funding resources
- Annually contacting a list of known developers provided by the *Let’s Talk Housing Napa Sonoma Collaborative*
- Contributing to a region-wide project in conjunction with the *Let’s Talk Housing Napa Sonoma Collaborative* to map all available housing sites with relevant development information and TCAC Opportunity Index Scores
- The City will utilize the above mapping to publish an easy-to-understand popular summary on the City’s website. The summary shall identify available housing opportunity sites in Sebastopol and will include a map, and site-specific development information
- Providing no-cost or low-cost staff assistance to assess development strategies
- Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely- low income households, farmworker housing, and homeless (*Program B-2.1*)

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Ongoing; report efforts and successes in APR Proactive outreach about available incentives and resources through Program D-1.2.	Planning Department, Planning Commission, City Council, City Manager	Where feasible, leverage State and Federal financing, including Low Income Housing Tax Credits, CalHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing	Assist in the development of adequate housing to meet the needs lower and moderate-income households; addresses community input; addresses stakeholder input; lessons learned from previous Housing Element

Program A-3.3 Missing Middle Housing

(Revises and combines previous actions D-7, G-4, G-7)

Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to address shifting demographics in the City. The City will increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments. The City will amend the Code to allow up to 3 units on qualifying single-family parcels, subject to objective design standards as allowed by SB 9. If the City is not meeting its prorated RHNA within four years of program implementation, the City will identify at least 20 additional sites for the R-5 zoning designation.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Develop SB9 and ODS regulation by 2024 Assess progress after four years. If needed, identify and rezone 20 additional R-5 sites within two years.	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund) and/or General Plan Update Fund	Addresses stakeholder feedback; addresses demographic data and trends; addresses community input

Program A-3.4 Workforce Housing Overlay Zone

(New, incorporates of previous action A-4)

Infill development is critical to accommodating growth while reducing sprawl. Stakeholders indicated support for infill and adaptive reuse development to help meet the City’s housing needs. The City will adopt a Workforce Housing Overlay Program as a market-driven way to integrate housing into areas near jobs and transit. The program will allow housing to be added to underutilized commercial sites, empty parking lots, unused City-owned sites, unused school sites, and other parcels near jobs, transit, or both by providing an additional set of development options that landowners can choose to exercise at their discretion through the application process.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt program into Code by July 2024	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund) and/or General Plan Update Fund	Lessons learned from previous Housing Element, Stakeholder feedback.

Program A-3.5 Opportunities for By Right Housing

(New, addresses housing needs and community/stakeholder input)

Community and stakeholder input indicate strong interest in permitting 100% housing by-right in more commercial zones, including areas along major corridors

and near the downtown. In order to respond to feedback and to facilitate the development of more housing in appropriate zones, the City will modify its Code to allow purely residential uses by-right in commercial and downtown zones when at least 40% of units are affordable, subject to objective locational factors and design and development standards.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt into Code by 2024	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund) and/or General Plan Update Fund	Community and stakeholder feedback.

Program A-3.6 Encourage the Development of Accessory Dwelling Units

(New, addresses State law and community input)

Demographic analysis revealed the need for affordable housing options that would be suitable for the aging population, persons with disabilities, and younger people looking for entry-level housing choices. Community input indicated robust support for ADU and JADU development as a way to increase the housing supply. Additionally, ADU and JADU development provides a unique opportunity for homeowners to increase their property value. Based on community input, the City expects a significant increase in the rate of ADU and JADU development. In order to facilitate homeowners who are interested in developing the City shall take the following actions:

a) Promote ADUs and JADUs: The City anticipates developing ADUs in numbers that exceed what it has built, on average, over the last 4 years. To promote development, the City will make builders, property owners and members of the public aware of opportunities to facilitate ADU construction within the city by creating a dedicated ADU/JADU development website, and by featuring ADUs at the annual Housing Fair/Symposium (Program D-1.2). Additionally, the City will streamline processing of applications for conforming ADUs by eliminating the planning entitlement process and relying instead on planning department review and sign-off of the building permit.

b) Legalizing Existing Structures as ADUs: The majority of ADUs within the City to date have been conversions of existing structures into ADUs. Staff have identified a way to facilitate the legalization of existing structures into converted, legal ADUs by reducing the need for qualified conversions to go through the planning commission process for determination of a non-conforming use. Rather, the City would establish a program that would allow this determination to be made at the Staff-level following a site visit, and consultation with the planning and building departments. In certain situations, code enforcement penalties would be reduced or waived.

In its 2024 APR, the City will evaluate its progress in achieving its increased production goals for ADUs and JADUs. If it is determined that the new numbers are not likely to be met, the City will put into place an additional action to better promote and facilitate their production, as follows:

c) Financial Support for ADUs: If the production of ADUs is falling behind projections by the end of the 2nd year on the planning period, the City will dedicate annual funding to the Napa-Sonoma ADU Center for the provision of services to facilitate ADU production to utilize their services beyond what is publicly available on their website including the provision of on-site ADU suitability evaluations, development of marketing materials, pre-approved ADU plans and referrals to builders and financing for ADUs.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Create and publish ADU/JADU development webpage by January 2024; Adopt ADU conversion program within 6-9 months of Housing Element adoption; Annually monitor and report progress of production goals for ADUs and JADUs, if production does not meet projections by end of 2 nd year of planning period the City will dedicate annual funding to the Napa-Sonoma ADU Center in exchange for services.	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	Government Code 65583(c)(7); Addresses stakeholder feedback; addresses demographic data and trends

Program A-4.1 Density Bonus Incentives

(Revision of previous action D-9)

The California State Density Bonus Law incentivizes affordable and other specialized housing production by requiring local agencies to grant an increase to the maximum allowable residential density for eligible projects, and to support the development of eligible projects at greater residential densities by granting incentives, concessions, waivers, or reductions to applicable development regulations.

To increase the amount of lower and moderate- income units created, the City will encourage affordable housing developers to request density bonuses and incentives by promoting them on the City’s website and at the annual housing fair (Program D-1.2).

The City will also explore the feasibility of adopting a local density bonus ordinance with incentives and bonuses beyond the current statutory requirements.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Amend Code within 3 years of Housing Element Adoption	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund) and/or General Plan Update Fund	Lessons learned from previous Housing Element; addresses stakeholder input

Program A-4.2 Fee Mitigation and Transparency

(Revision of previous action D-8, responds to AB 602 requirements and ensures consistency with State law)

Impact fees are levied on new housing to pay for the services needed to support those developments and to mitigate the impacts of growth however, such fees and exactions can affect the cost and feasibility of developing affordable housing.

In accordance with new with requirements to the Mitigation Fee Act, the City shall take the following actions:

a) Nexus Fee Action: To mitigate the impact of these fees the City currently bases impact fees proportional to the square footage of a new development project per a 2021 nexus study. Per new statutory requirements to Mitigation Fee Act, the City will update its nexus study in 2029.

b) Transparency Action: The City will make the following information prominently available on the City’s website:

Postings that must be updated within 30 days of any change to the information:

- A current schedule of fees, exactions, and affordability requirements that apply to each parcel
- All zoning ordinances and development standards that apply to each parcel
- A list of all requirements for a development project
- The current and five previous annual fee reports covering development impact fees as well as water and sewer connection fees and
- An archive of impact fee nexus studies and cost of service studies conducted by the City since January 1, 2018

Postings that must be updated twice a year:

- Upon the certificate of occupancy or final inspection of a new housing unit, whichever occurs later, the City must request from the developer the total amount of impact fees levied on the project and display that information on the City’s website

c) Public Comment Procedure Action: The City will abide by the new public comment procedure requirements that authorize any member of the public to submit evidence regarding impact fee violations. Additionally, to limit the costs associated with developing housing, the City will defer fee collection for residential developments until final building inspection or issuance of the certificate of occupancy, whichever occurs first, unless the requirements of Government Code 66007(b) have been met.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Provide easily accessible fee information on City’s website by January 2023; Publish any updates within 30 days of a completed fee study reflecting any new or revised fees; update nexus fee study in 2029	Planning Department, City Manager	Departmental Budget (General Fund)	AB 602 – Mitigation Fee Act; review and revise from previous Housing Element California Government Code Section 66007

Program A-4.3 Affordable Housing Funding

(Revision of previous action C-3)

Financial constraints represent the most significant non-governmental barrier to developing affordable housing. The City will establish a partnership with the Sonoma County Community Development Commission to identify additional potential mechanisms to assist with City funding of permanently affordable housing.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Initiate partnership with Sonoma County Community Development Commission within 18 months of Housing Element Adoption Report efforts and successes in APR annually thereafter	Planning Department, City Attorney, Sonoma County Community Development Commission	Departmental Budget (General Fund)	Lessons learned from previous Housing Element

Program B-1.1 Monitor City Activities and Housing Program Implementation

(Revises and combines previous actions B-2, F-2, G-3, G-10, G-12)

It is necessary to establish an ongoing monitoring program to ensure the implemented programs and adopted ordinances continue to meet the needs of residents, conform to State laws, and do not pose as barriers to development. The City will continue to monitor the implementation of ordinances, codes, policies, and procedures to ensure that they conform with State laws, promote energy conservation, do not pose an unreasonable barrier to housing access, and that they continue to provide reasonable accommodation for people with disabilities. Program implementation will be tracked and reported annually in conjunction with the Annual Planning Report (APR) and to the City Council as part of the City’s annual Level of Service report.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Program will be developed in 2023. Results of monitoring reported annually in the APR thereafter	Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council	Departmental Budget (General Fund)	AB 686- AFFH; lessons learned from previous Housing Element

Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures

(New, addresses identified constraint and previous action B-1)

The Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) require that local agencies provide reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities who are seeking access to housing of their choice. A request for reasonable accommodation under the Acts may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing when those regulations would eliminate regulatory barriers and provide the person with a disability equal opportunity to the housing of their choice. Code enforcement is an important government tool designed to keep neighborhoods and the people who live in them safe and healthy. To ensure that standard operating procedures do not penalize or displace or create barriers to housing for vulnerable residents, special needs populations, or people with disabilities, the City will take the following actions:

a) Code Enforcement: The City will develop a reasonable enforcement program that focuses residential code enforcement activities on situations that pose an imminent threat to public health and safety. Such activities do not include minor alterations made to residences without benefit of permit when such alterations are made to accommodate a special need or disability of the resident(s), or for interior alterations made to allow or honor the residents’ cultural needs or practices, unless those alteration pose an immediate threat to the safety of the residents or neighborhood. Residents requiring alterations to accommodate a special need or disability will be guided to the City's Reasonable Accommodations program.

b) Reasonable Accommodations: The City has established a Reasonable Accommodations procedure, as required by the Acts, but the procedure and cost have been identified as constraints to the development of housing and the provision of accessible housing. The City will review its current practices and costs to bring them in line with the State’s model ordinance.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Complete review by the end of 2024; revise ordinance or procedures as needed by July 2025.	Planning Department, Building Department, City Manager, Planning Commission, City Council	Departmental Budget (General Fund) and/or General Plan Update Fund	AB 686- AFFH; addresses governmental constraints

Program B-2.1 Expedite Processing for Affordable Housing Projects

(Revises and combines previous actions G-14 and policy H-2)

Expedited processing moves projects with an affordable component to the front of the line in zoning, planning, and building permit processing. Ideally this can shave months off the entitlement process. Faster processing reduces risk and financing costs while allowing developers to bring projects to market faster. To encourage the development of affordable housing the City will continue to expedite processing for

affordable housing projects to support the streamlined approval processing for affordable housing projects, including SB9 and SB35 projects.

The City will expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely-low income households, farmworker housing, and homeless. Expedited processing includes one-stop preliminary review, concurrent application review, designation of a primary contact, and prioritizing building permit and grading plan review, permitting and inspection. To ensure that these services are available throughout the planning period, the City shall maintain adequate staffing levels and, if necessary, utilize outside planning or plan review services to facilitate expedited processing.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Report efforts and successes in APR	Planning Department, Planning Commission, City Council	Application Fees	Review and revise from previous Housing Element; addresses stakeholder input

Program B-3.1 Monitor Housing Trends, Laws, and Issues

(New, addresses stakeholder feedback)

Stakeholder feedback revealed support for ongoing educational procedures for the City’s decision-makers. To ensure both elected and appointed decisionmakers are making educated and informed planning decisions, the City will continue to monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the City of Sebastopol. Ongoing efforts include but are not limited to:

- Attending housing and legislative review seminars, conferences, etc.
- Attending training workshops
- Training on new legislation, State requirements, policies, and procedures pertaining to housing programs
- Participate in regional planning efforts coordinated by the Association of Bay Area Governments (ABAG) and interfacing with other local jurisdictions, the County of Sonoma, and the public

Additionally, all future and incumbent members of the Planning Commission shall be required to complete a commissioner training course covering the essentials of citizen planning including planning ethics, comprehensive plans, site plans, approval processes, planning law, zoning, and the essential role of the public in planning.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Initiate Planning Commissioner Training by January 2023; Report efforts and successes in APR annually thereafter	Planning Department, Planning Commission, City Attorney/City Manager, City Council	Departmental Budget (General Fund)	Housing Accountability Act (HAA); addresses stakeholder feedback

Program C-1.1 Safeguard Affordable Housing Inventory

(Revision of previous action B-4)

State law requires jurisdictions to address the risk of loss of affordable units as their affordable restriction restrictions expire and they convert to market-rate housing. The City will monitor all properties and make contact with owners and non-profit partners not less than three years before restrictions are set to expire to discuss the City’s desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought to identify options to ensure continuing affordability. The City will coordinate with owners of expiring subsidies to ensure tenants receive the required notices at three years, twelve month, and six months prior to the scheduled expiration of rent restrictions, as described in Government Code 65863.10. In addition, the City will reach out property owners of units with expiring affordability covenants that are not subject to the provisions of this code, including units constructed under the City’s Inclusionary Housing Ordinance, and seek to retain affordability. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Annual monitoring due at time of and reported in conjunction with APR; Ongoing discussions with owners and partners as needed based on expiration of subsidies	Planning Department	Departmental Budget (General Fund)	Review and revise from previous Housing Element

Program C-2.1 Rehabilitation Assistance

(New, responds to findings in fair housing analysis, demographic trends, and community input)

Negative effects of code enforcement can occur when compliance measures are not economically feasible for property owners. To reduce the risk of displacement, the City will pursue grant opportunities to create a residential rehabilitation program for lower income residents. The City will work with the Community Development Commission to apply for HOME, CalHome, and CDBG funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for income-eligible households to improve living conditions. The City will also work with and support local non-profits, such as Rebuilding Together Sebastopol and Habitat for Humanity, in these efforts. Available resources will be promoted through the Proactive Outreach Program (Program D-1.2)

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Starting in 2024, annually apply for funding as Notices of Funding Availability are released	Planning Department, Planning Commission, City Council, City Manager	HOME, CalHOME, CDBG, Section 504 Grants	AB 686 - AFFH; address and remove governmental constraints

Continue to sponsor and support local non-profits assisting low income homeowners with urgent and other rehabilitation efforts	City Council	City of Sebastopol General Fund/ Community Benefit Grants	
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Program C-3.1 Provide Information and Promote Energy Conservation

(Revises and combines previous actions F-3, F-4, F-5, F-6, F-7, F-8, F-9)

Planning to maximize energy efficiency, the incorporation of energy conservation, and green building features can contribute to reduced housing costs for homeowners and renters while promoting sustainable community design. The City of Sebastopol will continue to promote energy efficiency that exceeds State standards in existing residences and new residential development by providing sustainability and conservation information on the City’s website, supporting Recology’s efforts to educate the community about solid waste reduction, utilizing CDBG and HOME funding to retrofit existing affordable units to increase energy efficiency, and providing information through the City’s Proactive Outreach Program (Program D-1.2).

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt CalGreen Tier 1 by 2023 Ongoing; report efforts and successes in APR	Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council	Departmental Budget (General Fund)	Title 24, CalGREEN; addresses community input; revise and review from previous Housing Element

Program D-1.1 Administer Housing Services and Provide Outreach and Education

(Revises and combines previous actions D-11, D-16, E-1, H-3)

Often, special needs households face barriers to accessing information about affordable and fair housing resource and residents may not be aware of the choices available to them. The City participate in an annual housing fair (Program D-1.2) to educate and inform the community about their right to fair housing, how to access resources, and use this fair as an opportunity to overcome community opposition. To help overcome barriers to accessing information, the City will develop a Fair Housing section of their website that includes tenants’ rights information, direction to available legal resources in multiple languages, information on how to file a Fair Housing complaint, an inventory of deed-restricted affordable housing, and a multilingual affordable housing fact sheet highlighting the needs of the community. The information will also be made available in public noticing for project hearings, posted on the City’s website, and promoted through the Proactive Outreach Program (Program D-1.2).

Additionally, the City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer the City’s affordable Housing programs for special needs populations. The City will continue to expand upon previous coordinated efforts with local faith-based organizations and

community-based organizations to provide services and resources to the unhoused population in Sebastopol. Continued outreach with service providers and advocates for the homeless (Program D-1.2) will provide the City an opportunity to identify needs and craft solutions on an ongoing basis.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Ongoing; report efforts and successes in APR Add Fair Housing information to City website by June 2023; Hold Bi-Annual workshops with advocates and service providers; Report efforts and successes in APR	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	AB 686- AFFH; address demographic data; addresses stakeholder input

Program D-1.2 Proactive Outreach Program

(New, addresses housing need and State law)

In order to affirmatively further fair housing, increase awareness about housing programs, and address local housing needs, the City will establish and implement a proactive outreach program. Strategies for ongoing outreach will include participation in an annual housing fair, establishing and maintaining connections with community-based organizations and the development community, and providing information to landlords, tenants, and community members.

a) Development community: The City will outreach annually to builders and developers, including developers of affordable housing, to ensure the local development community is aware of opportunities and incentives for housing development in the City, including those to be established by Programs A-3.1, A-3.3, A-3.4, A-3.5, and A-4.1. The City will develop an outreach email list by the end of 2023 and expand it throughout the planning period. Initial outreach will be in 2023 and updates will be sent out with relevant code changes or at least twice per year.

b) Utility Providers: The City will outreach and coordinate with the department responsible for providing utilities to ensure that they plan and retain capacity for affordable housing units in accordance with Government Code Section 65589.7. The initial outreach will be made upon delivery of the adopted Housing Element in 2023, with follow-up outreach every two years thereafter.

c) Public Outreach: The City will continue to build and maintain its Housing Interest Group list for community members and provide a housing information newsletter at least annually. This newsletter will include information about tenant rights, available fair housing resources, and loan and funding options for residents and homeowners. The City will contact community-based organizations and request their assistance in distributing housing information to vulnerable and hard to reach populations.

d) Housing Fair: The City will plan or participate in a local or regional housing fair to provide information and respond to community questions about housing needs

and solutions. The housing fair should be open to the public, members of the development community, non-profits, service providers, and other interested parties.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
a) Initial outreach 2023, updates twice per year b) Initial outreach 2023, follow-up outreach every two years c) Initial outreach 2023, at least annually after d) Annually, beginning in 2024	Planning Department	Departmental Budget (General Fund)	Housing Element law; AB 686 - AFFH

Program D-2.1 Landlord Education

(Revises and combines previous actions E-2, E-3)

The Fair Employment and Housing Act protects against source of income discrimination. The City will work with the CDC to develop a landlord education and outreach program that will include information on source of income discrimination and Housing Choice Voucher programs. The goal of the program will be to reduce the likelihood of discrimination, ensure that landlords are maintaining Section 8 compliance, and to expand the location of participating Section 8 Housing Choice Voucher properties. This information will be included on the City’s website.

Additionally, the City will continue to require nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City Funds or City Agreements. This information will be promoted through the City’s Proactive Outreach Program (D-1.2)

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Contact CDC about ongoing efforts to educate landlords by end of 2023; report efforts and successes in APR	Planning Department, Planning Commission, City Council, City Manager	Departmental Budget (General Fund)	Fair Employment and Housing Act; AB 686 - AFFH; review and revise from previous Housing Element

Program D-2.2 Zoning for a Variety of Housing Types

(New, responds to AB 2162 Requirements, SB 48 requirements, and community input)

a) Permanent Supportive Housing and Low Barrier Navigation Centers:

Decades of research show providing people with a stable, affordable place to live that does not limit length of stay, along with services that promote housing stability—the combination known as “supportive housing”—ends homelessness among people with the greatest vulnerabilities, including people experiencing chronic homelessness.

The City will amend the Code to allow permanent supportive housing and low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses in compliance with

Government Codes 65660 and 65651 as amended by AB 2162 and SB 48, respectively.

b) Large Community Care Facilities: When permitting standards for residential care facilities are not clear, objective, and transparent, it can serve as a constraint to housing for people with disabilities. To address this, The City will amend the Code to allow large residential community care homes for 7 or more individuals, subject to objective criteria.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Amend Code within 6-9 months of Housing Element Adoption	Planning Department, Planning Commission, City Manager	Departmental Budget (General Fund) and General Plan Update Fund	SB 48 – Low Barrier Navigation Centers; AB 2162 – Supportive Housing; AB 686 - AFFH; addresses community input

Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources

(New, responds to community input and demographic trends)

Despite the volatility of the housing market, numerous studies have demonstrated that homeownership leads to greater wealth accumulation when compared with renting. Lower and moderate-income homebuyers may face significant financial barriers when seeking home ownership. The City will seek to establish a First Time Homebuyer Program in coordination with the Housing Land Trust of Sonoma County (HLT) for the development of permanently affordable homeownership opportunities in the City of Sebastopol. The City will continue to facilitate relationships between the HLT and potential local partners, such as school districts, in order to facilitate development and meet local needs, as well as private developers.

Additionally, The City will publish resources to prospective lower income home buyers on the City website including information about the new First Time Homebuyer Program, Burbank Housing and Habitat for Humanity who provide affordable homeownership through subsidies, and information about CalHOME and CalHFA financing options, and promote resources through the City’s Proactive Outreach Program (Program D-1.2)

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt program by June 2023, and apply for CDBG or other funding for program in FY 22-23; Add information to City website by July 2023	Planning Department, Planning Commission, City Council, City Manager	Affordable Housing Fund, Housing Linkage Fund, CDBG funds	AB 686 – AFFH; addresses demographic data; addresses community input

Program D-4.1 Replacement Housing Requirement

(New, responds to community input and demographic trends)

The City will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c) (3) on all sites identified in the Sites Inventory when any new development occurs on a site in the housing Sites Inventory if that site meets the following conditions:

- 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished; and
- 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very-low income, or
- 3) subject to any form of rent or price control through a public entity’s valid exercise of its police power, or
- 4) occupied by low or very-low income households.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Ongoing	Planning Department	Departmental Budget (General Fund)) and/or General Plan Update Fund	AB 1397

2.3 QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583(b)) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. Table 10 summarizes Sebastopol projected new construction of affordable and market rate units during the period 2023 – 2031 based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The quantified objectives shown represent goals. These estimates are mainly based on experience, anticipated funding levels, and anticipated housing market conditions. The preservation goal targets the expiration of Burbank Orchard’s affordability covenants in 2031. The quantified objectives are not designed to be minimum requirements. Rather they are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential in meeting the City’s housing needs but are more qualitative in nature and are difficult to quantify.

Table 10: Quantified Objectives

Income Levels	Construction	Rehabilitation	Preservation of Affordability
Extremely Low	28	22	
Very Low	27	22	60
Low	25	20	
Moderate	35	20	
Above Moderate	92	20	
Total	207	104	60

In addition to the "units" anticipated above, the City will strive to produce sufficient shared or community housing types to address the identified needs of extremely low-income households, the homeless, and those making the transition from homelessness. These shared housing types are expected to include homeless shelters beds, transitional housing beds, safe parking areas, and Single Room Occupancy (SRO) units with shared kitchen facilities.

Table 11: Non-Unit Quantified Objectives

Income Levels	Safe Parking	SRO beds	Other
Acutely Low	6	2	4
Extremely Low	6	2	
Very Low	2	6	
Total	14	10	4

SECTION III: HOUSING SITES

3.1 CONTEXT

Under Government Code Section 65583(a)(3), the City must identify suitable adequate sites for with capacity to fulfill fair share of regional housing needs, as determined by ABAG's Regional Housing Needs Allocation (RHNA). These sites can include vacant sites zoned for residential use, vacant sites that allow residential development, and underutilized sites that are capable of being redeveloped to increase the number of residential units. These sites must have the realistic potential for new residential development within the Housing Element planning period. Additionally, jurisdictions may receive credit towards their RHNA for units in planned, approved, and pending residential projects, projected development of accessory dwelling units, and through other adequate alternatives described in Government Code Section 65583.1(c).

Sebastopol has a RHNA of 213 units, divided among the following income categories:

Table 12: Sebastopol's Regional Housing Need Allocation (RHNA)

	Very Low Income (VLI)	Low Income (LI)	Moderate Income (MI)	Above Moderate Income (AMI)	Total
RHNA Allocation	55	31	35	92	213

Sebastopol is meeting its RHNA through the following means:

- ADU development projections (See Section 3.2.1);
- Planned, approved, and pending projects projected to develop during the planning period (See Section 3.2.2); and
- Adequate sites identified in the Sites Inventory, including sites on vacant and non-vacant land (See Sections 3.3).

Legislation passed since the last Housing Element update has added more stringent requirements for the Sites Inventory. Assembly Bill 1397 addresses standards for the adequacy of inventoried housing sites, including non-vacant sites and sites that were identified in previous housing elements. Senate Bill 166, the "No Net Loss" law, requires a jurisdiction to ensure a Housing Element Sites Inventory with continual capacity to accommodate the RHNA by income group throughout the Housing Element planning period. Because of this requirement, this sites inventory includes a unit buffer of 52% percent for the lower-income category. Additionally, programs are included within the Housing Element to ensure the City complies with new 'No Net Loss' requirements and maintains sufficient sites in inventory.

3.2 RHNA CREDITS

As allowed by statute, Sebastopol is counting the projected development of Accessory Dwelling Units (ADUs) and residential projects planned, approved, and pending towards their RHNA. After considering these units, the City is projected to develop sufficient sites to address their lower-income RHNA need without identifying additional sites in inventory. However, there is still an outstanding need for moderate- and above moderate-income units. Housing sites (see Section 3.3) have been identified to meet the capacity for the remaining moderate- and above moderate-income RHNA and to provide a buffer of lower-income unit capacity for No Net Loss considerations (see Section 3.6).

Table 13: Sebastopol RHNA Credits

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation		55	31	35	92	213
RHNA Credits	Pipeline	60	23	15	107	205
	ADUs/JADUs	15	15	15	15	60
	Total	75	38	30	122	265
Remaining RHNA After Credits		-20	-7	5	-30	-52

3.2.1 Accessory Dwelling Units

Jurisdictions may count the potential for ADU development as credits towards their RHNA, based on an analysis that includes recent development trends, local demand, available resources or incentives, and anticipated affordability. Analysis and discussion of local trends, demand, and affordability are contained within this section, and analysis and discussion of resources, incentives, constraints, and development standards for ADUs and JADUs are included within the Technical Background Report (Section 4).

An Accessory Dwelling Unit (ADU) is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multifamily residence. Due to their small square footage, ADUs can provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. In some cases, ADUs are used as short-term rental units, providing supplemental income for property owners. Junior ADUs (JADUs) are even smaller living units that can be built out of existing single-family houses. JADUs have independent cooking facilities and outside access, however they may share sanitation facilities within the primary home.

Recent California legislation has facilitated increased permitting and production of ADUs in many communities, including Sebastopol. The production of ADUs helps to address many of the City’s identified housing needs, including special needs housing. From 2018 to 2022, the City permitted an average of 9.1 ADUs annually (Table 14).

Table 14: ADUs Permitted by Year in Sebastopol

Year	ADUs Permitted
2018	12
2019	5
2020	8
2021	7
2022*	10
Average	9.1
<i>Source: City of Sebastopol Permit Data</i>	
<i>* Data counted through August 15, 2022.</i>	
<i>Calculation of average uses a prorated year</i>	

The Association of Bay Area Governments (ABAG) prepared a report and issued affordability recommendations for projecting ADU development based on a survey of local ADU rental costs. This data was used to generate the regional distribution of ADUs shown in Table 15. Sebastopol is using more conservative affordability and production assumptions than provided in this report to ensure the distribution of affordability reflects local development trends. This distribution of affordability will be applied to a projection of 7.5 ADUs built annually, for a total of 60 units over the planning period credited towards Sebastopol’s RHNA, at the income levels shown in Table 15. These projections will further be supported by policies and programs included to facilitate ADU development (Program A-3.5).

Table 15: Assumed Affordability for 6th Cycle ADUs

	VLI	LI	MI	AMI	Total
Regional Distribution of ADUs by Income Level	30%	30%	30%	10%	100%
Local Distribution of ADUs by Income Level	25%	25%	25%	25%	100%
Projected ADUs by Income Level for 6th Cycle Projection Period	15	15	15	15	60

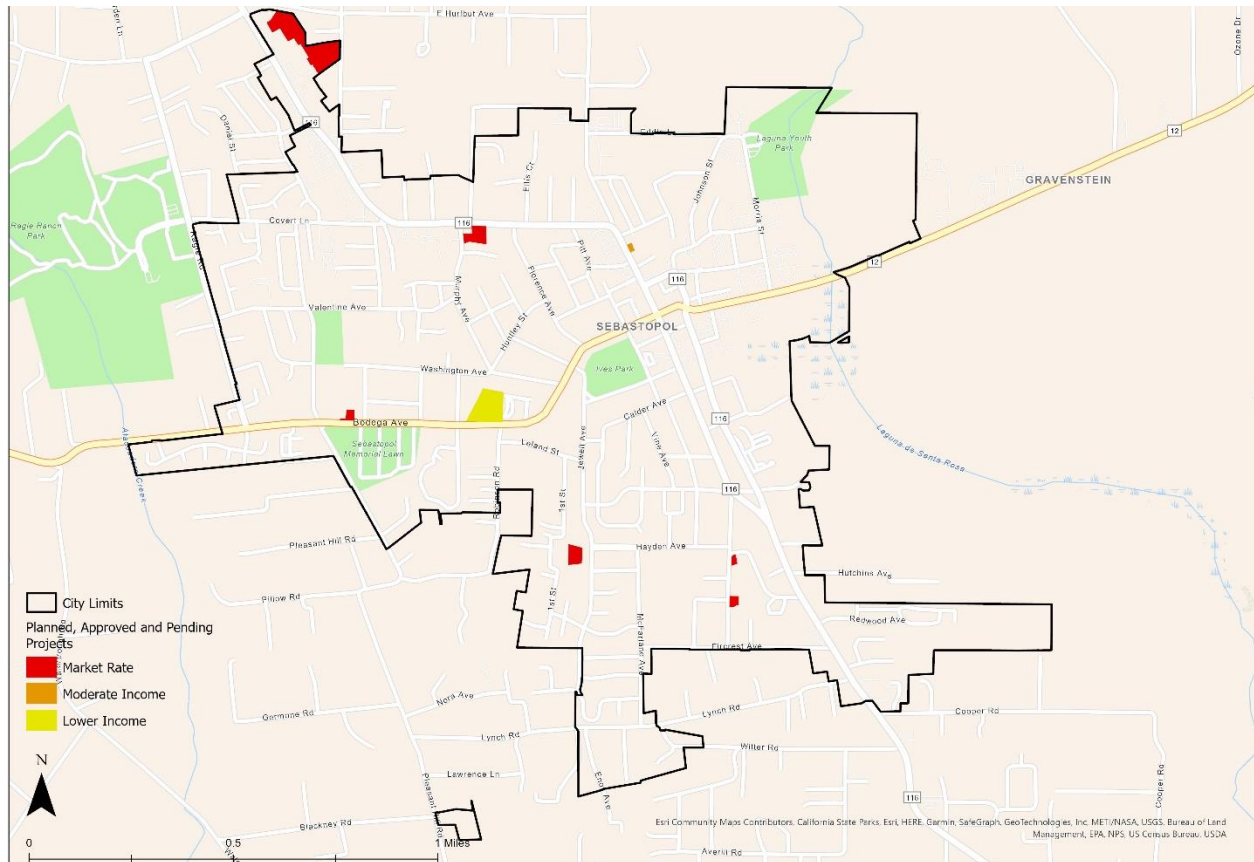
3.2.2 Planned, Approved, and Pending Projects

Jurisdictions may also count planned, approved, and pending residential units as credits towards their RHNA. These units can be counted based on affordability and unit count, provided it can be demonstrated that the units can be built within the planning period. Affordability (income category) is based on the actual or projected sales prices, rent levels, or other mechanisms establishing affordability of the units within the project, including affordability requirements achieved through the City’s inclusionary housing program and/or project entitlement negotiations. A map of these sites and a brief description of each project is provided below.

Table 16: Planned, Approved, and Pending Projects for RHNA Credit

Project Information	ELI	VLI	LI	MI	AMI	Total	Status	Anticipated Occupancy
911 Litchfield Ave 004-134-016					1	1	Approved	2022-23
773 1st St 004-172-017					2	2	In design review	2023
Woodmark Apartments 7716 and 7760 Bodega Ave 004-211-007 060-230-067	9	51	23		1	84	Approved	Phase 1 2023-24, other 36 in 2025-2026
7095 Fellers Ln 004-124-001					2	2	Application in progress	2022-23
Huntley Square 7950 Bodega Ave 004-350-024					10	10	Application in progress	2023
Habitat for Humanity Townhomes 333 N Main St 004-670-022				4		4	Approved	2023-24
7621 Healdsburg Ave 004-291-019				3	19	22	Formal pre- application received	2025-2030
City Ventures Project 1009 – 1011 Gravenstein Hwy North 060-261-026 060-261-028				8	72	80	Formal pre- application received	2025-2030
RHNA Credits	9	51	23	15	107	205		

Figure 14: Planned, Approved, and Pending Projects for RHNA Credit



7095 Fellers Ln

A single family home with an attached ADU is proposed for this site, with an application in progress. Occupation is expected by 2024.

911 Litchfield Ave

A single family home will be developed on this site. This project received approval from the Design Review Board on April 6, 2022 and is in the process of securing a building permit. Construction is expected to begin in late 2022.

773 1st St

A single family home and a detached ADU are proposed on this site. This project is current undergoing design review. Construction is expected to begin in early 2023.

Woodmark Apartments

Woodmark Apartments is approved as an 84-unit, 100% affordable housing development. This project is located on a 3.59 acre site at 7716 and 7760 Bodega Avenue (APNs: 004-211-007 and 060-23-067) and will achieve over 23 units per acre, 94% of the maximum allowable density. Units will be made available to households with incomes ranging between 30% and 60% of Area Medium Income (AMI). Forty-eight units will be reserved for employees or retirees of the agricultural sector, while the remaining affordable housing units will be available to anyone who

meets the income criteria. This project is expected to begin construction in 2022. The first phase (48 units) is anticipated to be available for occupancy in 2023 or 2024, with the second phase (36 units) ready for occupancy in 2025-2026 .

Figure 15: Rendering of Woodmark Apartments



Huntley Square

The Huntley Square Townhome project is a 10-unit development on a 0.39 acre parcel at 7950 Bodega, Ave (APN: 004-350-024). The project achieves over 25 units per acre, over 100% of maximum allowable density. However, as the units meet the definition of studio units, they count as 0.5 units for density calculations, which makes the project considered equivalent to 12.8 units per acre.

The project applicant has requested a zoning amendment to modify the parcel's zoning from Multifamily Residential to Planned Community. This project was approved by City Council on March 1, 2022 and then approved by the Design Review Board at their May 18, 2022 meeting. This project is expected to begin construction in late 2022, to be available for occupancy in 2023.

Figure 16: Rendering of Huntley Square Townhomes**Habitat for Humanity Townhomes**

Habitat for Humanity has submitted a formal application to develop four townhome units available to moderate-income households. This project is located on a 0.17 acre parcel at 333 N Main Street (APN: 004-670-022) and achieves 23.5 units per acres, 94% of the maximum allowable density. The units would be made affordable through a 30-year deed restriction that renews upon sale of the unit. The project has been approved by City Council and is expected to be entitled by the end of 2022 and receive building permits in early 2023.

Figure 17: Rendering of Habitat for Humanity Townhomes**7621 Healdsburg**

The property owner of 7621 Healdsburg has submitted and undergone a formal preapplication meeting for a mixed use with residential development of at least 22 units. Under Sebastopol's inclusionary housing requirements, 3 of these units would be made available under deed restriction for moderate-income households. The applicant has participated in a preapplication conference with staff and is anticipated to submit an official application during 2022.

City Ventures Project

The applicant, City Ventures, held a community open house, as well as formal Preliminary Review hearings with both Design Review Board/Tree Board and Planning Commission in 2019. The project went on hold during Covid. However, the applicant has indicated to staff that an application is anticipated in the second half of 2022. The project will include a number of universal design components in response to conversations with the City regarding the need for a variety of housing types for seniors and the need for ADA-accessible/universally accessible units. The project was originally proposed at 85-100 units. Although some modifications are likely, the project is likely to be between 80-85 market rate units, with 10% of the units at Moderate income per the City's Inclusionary Housing Ordinance.

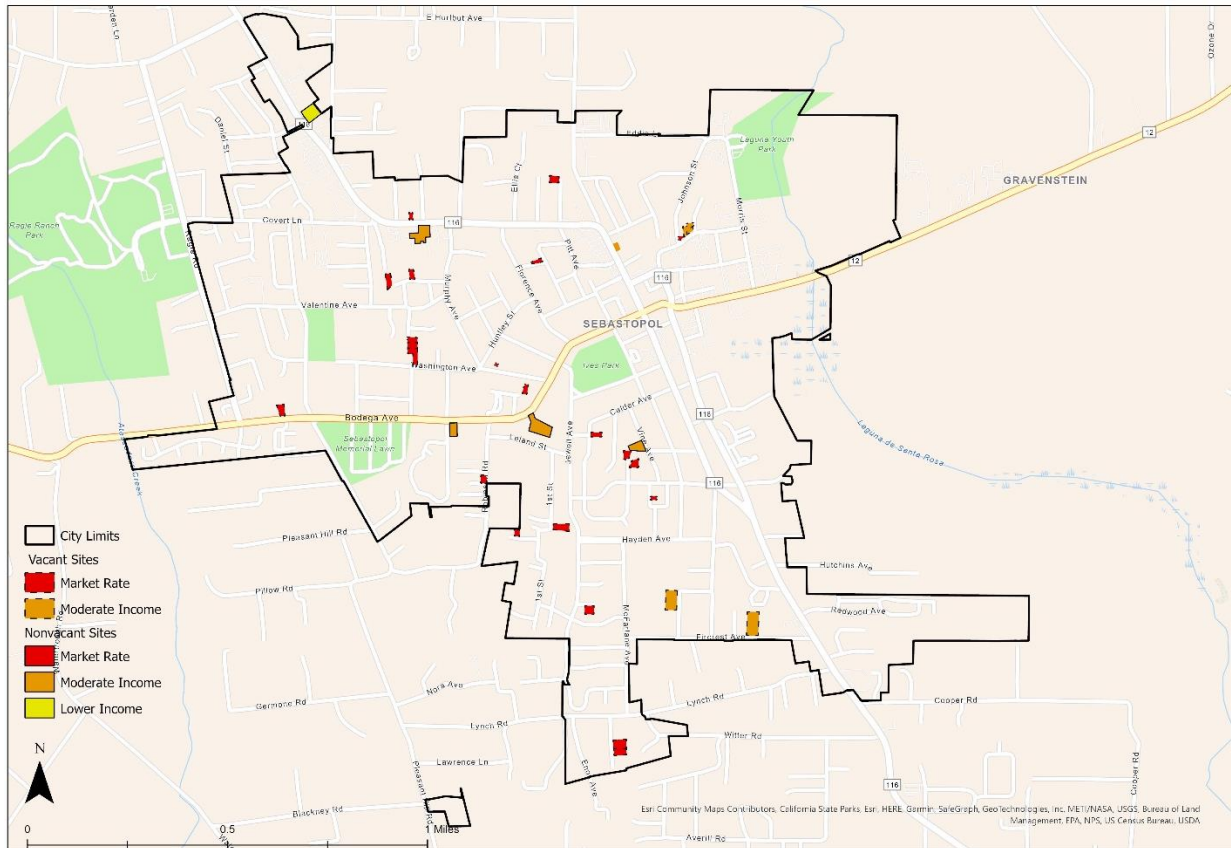
3.3 HOUSING OPPORTUNITY SITES

As shown in Table 13, the City has identified enough units through RHNA Credits (Projected ADU development and pending, approved, or permitted projects) to meet its 6th Cycle RHNA for each category except for moderate-income. To identify enough sites for its moderate-income RHNA, and to provide an additional buffer of sites that could accommodate lower-income units to address No Net Loss requirements, the Housing Element has prepared an inventory of suitable sites for housing development. Information about these sites is included within this below and pursuant to Chapter 667, Statutes of 2019 (SB 6), the site inventory is also prepared using the standards and electronic forms adopted by HCD. The full sites inventory can be found in Appendix C.

Table 17: RHNA and Capacity of Housing Opportunity Sites

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation		55	31	35	92	213
RHNA Credits		75	38	30	122	265
Remaining RHNA After Credits		-20	-7	5	-30	-52
Capacity of Inventory Sites	Vacant	0	0	9	38	47
	Nonvacant	0	18	16	18	52
	Total	0	18	25	56	99
Total Units (Credits + Sites)		75	56	55	178	364
RHNA Surplus		20	25	20	86	151
% Buffer		36%	81%	57%	93%	71%

Figure 18: Housing Opportunity Sites for RHNA



3.3.1 Vacant Sites

Table 18: Vacant Housing Opportunity Site Information

#	Site Address	APN	Zoning	Max Density (units/ac)	Acres	Units	Income Levels
1	7154 Fircrest Ave	004-320-005	R4	8.7	1.11	8	MI, AMI
2	940 Maytum Ave	004-131-014	R4	8.7	0.9	6	MI, AMI
3	Laguna Park Way	004-041-093 004-041-097	R6	17.4	0.38	4	MI, AMI
4	8086 Bodega Ave	004-350-076	CG	15	0.3	3	AMI
5	359 Johnson St	004-041-094	R6	17.4	0.07	1	AMI
6	586 Harrison St	004-312-027	R4	8.7	0.27	2	AMI
7	7605 Washington Ave	004-222-004	R4	8.7	0.03	1	AMI
8	400 West St	004-251-012	R6	17.4	0.15	2	AMI
9	7860 Brookside Ave	004-330-044	R4	8.7	0.3	2	AMI
10	1st St	004-172-015	R3	5.4	0.43	2	AMI
11	723 Western Ave	004-152-006	R4	8.7	0.09	1	AMI
12	485 Swain Ave	004-181-014	R4	8.7	0.2	1	AMI
13	Springdale St	004-272-052	R4	8.7	0.21	1	AMI
14	Springdale St	004-272-054	R4	8.7	0.23	1	AMI
15	7850 Washington Ave	004-272-055	R4	8.7	0.42	1	AMI
16	7776 Healdsburg Ave	004-480-051	R4	8.7	0.11	1	AMI
17	530 Swain Woods Ter	004-161-029	R4	8.7	0.23	1	AMI
18	561 Swain Woods Ter	004-161-031	R4	8.7	0.25	1	AMI
19	7580 Washington Ave	004-223-030	R4	8.7	0.17	1	AMI
20	7816 Brookside Ave	004-281-021	R4	8.7	0.2	1	AMI
21	7801 Stefenoni Ct	004-400-026	R4	8.7	0.19	1	AMI
22	7429 Giusti Ct	004-660-031	R3	5.4	0.32	1	AMI
23	Robinson Rd	004-410-021	R2	2.5	0.15	1	AMI
24	1209 Jean Dr	004-470-042	R2	2.5	0.47	1	AMI
25	1213 Jean Dr	004-470-043	R2	2.5	0.32	1	AMI
26	1208 Enos Ave	004-470-048	R2	2.5	0.4	1	AMI

Site 1. 7154 Fircrest Ave: The site consists of a vacant lot located on the south end of Sebastopol, within the Medium Density Residential land use designation. The site is surrounded by residential development and within walking distance of amenities, including a grocery store, laundromat, and multiple restaurants. A local developer expressed interest in residential development on this site. Additionally, a developer with experience in the area indicated that this site could be feasible for 100% lower income rental housing (See 3.4.2, Developer Input). This sites inventory uses a more conservative affordability assumption, with units split evenly between moderate- and above moderate-income categories.

- Capacity: $(1.11 \text{ acres})(8.7 \text{ units/acre})(85\% \text{ realistic capacity}) = 8.2 \text{ units}$, rounded down
- RHNA Income Category: 4 Moderate, 4 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.

- Prior Use: Parcel was used in the 5th Cycle Site Inventory.

Site 2. 940 Maytum Ave: The site consists of a vacant lot located on the south end of Sebastopol, within the Medium Density Residential land use designation. The site is surrounded by residential development on three sides and an elementary school site on the other side. This site has similar characteristics to Site 1, and uses the same affordability assumptions, with units split evenly between moderate- and above moderate-income categories.

- Capacity: $(0.9 \text{ acres})(8.7 \text{ units/acre})(85\% \text{ realistic capacity}) = 6.7 \text{ units}$, rounded down
- RHNA Income Category: 3 Moderate, 3 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was used in the 5th Cycle Site Inventory.

Site 3. Laguna Park Way: The site consists of two vacant parcels located in the eastern side of Sebastopol, within the High Density Residential land use designation, and is adjacent to residential development on two sides, with commercial development across the street. The site is located within a Highest Resource area and is within walking distance of Downtown, the Barlow, a park, a high school, and many other shops, employment opportunities, and other amenities. Both parcels are under the same ownership. Three developers with experience in the area indicated that this site could be feasible for mixed-income residential development (See 3.4.2, Developer Input). This site has similar characteristics to Site 1 and 2, and uses the same affordability assumptions, with units split evenly between moderate- and above moderate-income categories. This site is constrained by a floodplain (FEMA Zone AE).

- Capacity: $(0.38 \text{ acres})(17.4 \text{ units/acre})(85\% \text{ realistic capacity})(80\% \text{ constrained}) = 4.5 \text{ units}$, rounded down
- RHNA Income Category: 2 Moderate, 2 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcels were used in the 5th Cycle Site Inventory.

Site 4. 8086 Bodega Ave: The site consists of a vacant lot located in Central Sebastopol, within the Commercial Office land use designation and the General Commercial zone. The site is within the Highest Resource area and is surrounded by residential development. This owner of this site has expressed interest in residential development and has discussed plans and options for the site with City staff. Additionally, two developers with experience in the area indicated that this site could be feasible for mixed-income development (See 3.4.2, Developer Input). This sites inventory uses a more conservative affordability assumption, based on conversations with the property owner, with 3 units in the above moderate-income category.

- Capacity: $(0.3 \text{ acres})(15 \text{ units/acre})(85\% \text{ realistic capacity}) = 3.8 \text{ units}$, rounded down
- RHNA Income Category: 3 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 5. 359 Johnson St: The site consists of a vacant parcel located in the eastern side of Sebastopol, within the High Density Residential land use designation, and is adjacent to residential development on two sides, with commercial development across the street. The site is located with a Highest Resource area and is within walking distance of Downtown, a park, a high school, and many other shops and amenities. This site is constrained by a floodplain (FEMA Zone AE) and assumes only one developable unit.

- Capacity: 1 Dwelling Unit
- RHNA Income Category: 1 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcels were used in the 5th Cycle Site Inventory.

Site 6. 586 Harrison St: The site consists of a vacant lot located on the north side of Sebastopol, within the Medium Density Residential land use designation. The site is within the Highest Resource area and is surrounded by residential development on all sides. Three developers with experience in the area indicated that this site could be feasible for for-sale residential development (See 3.4.2, Developer Input). Based on developer input and site characteristics, this site is expected to accommodate above moderate-income units.

- Capacity: (0.27 acres)(8.7 units/acre)(85% realistic capacity)= 2.0 units
- RHNA Income Category: 2 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 7. 7605 Washington Ave: The site consists of a small vacant lot located in Central Sebastopol, within the Medium Density Residential land use designation. The site is within the Highest Resource area and is surrounded by residential development and a school site. This site has interest from a local architect, who has discussed plans and options for the site with City staff. Additionally, one developer with experience in the area indicated that this site could be feasible for market-rate residential development (See 3.4.2, Developer Input). Based on architect interest, developer input, and site characteristics, this site is expected to accommodate one above moderate-income unit.

- Capacity: 1 Dwelling Unit
- RHNA Income Category: 1 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory

Sites 8, 9, and 10: These sites are all located within existing residential areas, have a realistic capacity of 2 units, and are expected to accommodate above-moderate units.

- Site 8 Capacity: (0.15 acres)(17.4 units/acre)(85% realistic capacity) = 2.2 units
- Site 9 Capacity: (.3 acres)(8.7 units/acre)(85% realistic capacity) = 2.2 units
- Site 10 Capacity: (0.43 acres)(5.4 units/acre)(85% realistic capacity) = 2.0 units

- RHNA Income Category: 2 Above Moderate per site
- Infrastructure: The sites are served by water, sewer, and dry utilities.
- Prior Use: Parcels were used in the 5th Cycle Site Inventory.

Sites 11 through 26: These sites are all located within low- to moderate- density residential areas and are expected to accommodate one above-moderate units each.

- Capacity: 1 Unit per site
- RHNA Income Category: 1 Above Moderate per site
- Infrastructure: The sites are served by water, sewer, and dry utilities.
- Prior Use: Parcels were used in the 5th Cycle Site Inventory.

3.3.2 Nonvacant Sites

#	Site Address	APN	Zoning	Max Density (units/ac)	Acres	Units	Income Levels
27	7605 Bodega Ave	004-213-007	R6	17.4	1.2	15	MI, AMI
28	496 Vine Ave	004-182-010	R4	8.7	0.49	3	MI, AMI
29	7765 Healdsburg Ave	004-281-035	CO	15	0.95	11	MI, AMI
30	7765 Bodega Ave	004-400-013	CO	15	0.41	5	MI, AMI
31	845 Gravenstein Hwy N	060-261-030	CG	21.7	0.84	18	LI, MI

Site 27. 7605 Bodega Ave: This site is located within the High Density Residential land use designation and currently underutilized, containing a single family dwelling. The property owner of this site has expressed interest in redeveloping the site with additional residential units. Additionally, four developers with experience in the area indicated that this site could be feasible for residential development at a variety of income levels (See 3.4.2, Developer Input). Based on property owner and developer input, this sites inventory assumes these units will be split between moderate- and above moderate-income categories. This site is constrained by Calder Creek running along the rear of the property, and the realistic capacity calculation incorporates the creek setback required by municipal code.

- Capacity: 1.2 acres – 0.14 acre creek setback = 1.06 acres unconstrained
(1.06 acres)(17.4 units/acre)(85% realistic capacity) = 15.7 units, rounded down
- RHNA Income Category: 8 Moderate, 7 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 28. 496 Vine St: This site is located within the Medium Density Residential land use designation and is considered to be underutilized, containing only a single family dwelling. Recently, a new second lot was created at the request of the property owner. The property owner of this site has expressed interest in redeveloping the site with additional residential units. Additionally, four developers with experience in the area indicated that this site is feasible for residential development, with three of the developers indicating it could be feasible for 100% affordable residential

development. This sites inventory uses a more conservative affordability assumption, with units split between moderate- and above moderate-income categories.

- Capacity: $(0.49 \text{ acres})(8.7 \text{ units/acre})(85\% \text{ realistic capacity}) = 3.6 \text{ units}$, rounded down
- RHNA Income Category: 1 Moderate, 2 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 29. 7765 Healdsburg Ave: This site is located within the Commercial Office land use designation and the Office Commercial zone and currently contains a multi-story office building, built in 1974. The property was sold in early 2022 to an organization within the holdings and investment sector. A local developer has expressed interest in developing this site with housing. Additionally, four developers with experience in the area indicated that this site is feasible for residential development at a variety of income levels (See 3.4.2, Developer Input). Based on property owner and developer input, this sites inventory assumes these units will be split between moderate- and above moderate-income categories.

- Capacity: $(0.95 \text{ acres})(14 \text{ units/acre})(85\% \text{ realistic capacity}) = 11.3 \text{ units}$, rounded down
- RHNA Income Category: 5 Moderate, 6 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 30. 7765 Bodega Ave: This site is located within the Commercial Office land use designation and the Office Commercial zone and currently contains a medical office building, built in 1979. The property was sold in 2017 to an organization that focuses on commercial/industrial real estate sales, leasing, and investments. The property owner has expressed interest in developing this site with housing, possible for senior housing or other special needs housing. Based on property owner interest and site characteristics, this sites inventory assumes these units will be split between moderate- and above moderate-income categories.

- Capacity: $(0.41 \text{ acres})(15 \text{ units/acre})(85\% \text{ realistic capacity}) = 5.2 \text{ units}$, rounded down
- RHNA Income Category: 2 Moderate, 3 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 31. 845 Gravenstein Hwy N: This site is located within the Commercial Office land use designation and the General Commercial zone and was formerly used as an AmeriGas site. The site was sold in 2021 to a nonprofit corporation, the Society of St. Vincent de Paul. St. Vincent has expressed interest in developing this site with affordable housing. It is being used for a period of one year (2022-23) as an RV safe parking village. Although it is likely this site will be developed with very low-income housing, this Site Inventory uses more conservative affordability assumptions, with units split between low- and moderate-income categories.

- Capacity: (0.84 acres)(21.7 units/acre)(94% realistic capacity for affordable housing) = 18.3 units, rounded down
- RHNA Income Category: 18 Low
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

3.3.3 Lower-Income Suitability Analysis

Through RHNA Credits, discussed in Section 3.2, the City has identified enough capacity to meet its lower-income RHNA with a buffer. The Site Inventory includes one additional site (Site 31) with capacity to accommodate its lower-income RHNA and increase its site buffer. This section includes additional site analysis justifying the site's suitability for lower-income uses.

Sites Used in Previous Planning Periods Housing Elements: Site 31 (845 Gravenstein Hwy North) was not included in previous planning periods and is not subject to any additional by right requirements as outlined in Government Code Section 65583.2(c) Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA: Site 31 is located within the CG district, which allows affordable housing projects as a permitted use, and multifamily residential development permitted when part of a mixed-use development, and under a conditional use permit when not part of a mixed-use development. The property owner has indicated interest in developing affordable housing on this site. The CG zone allows residential development at 21.7 units per acre, which is higher than Sebastopol's default density of 20 units per acre.

Based on the following factors, the density of Site 31 is appropriate to accommodate lower-income RHNA:

- A nonprofit entity purchased this site with the intent to develop lower-income housing
- Local developers provided comments indicating 100% lower-income housing development would be feasible on parcels with densities allowing at lower densities, including the feasibility of several additional sites on Gravenstein Highway North (See Section 3.4.2)
- Sebastopol has experience with development of affordable housing in commercial areas zoned to allow the same density as this site (Petaluma Avenue Homes, see section 3.4.1). Recent and historical development trends indicate that Sebastopol can accommodate lower-income housing at densities below the default density.
- The site has a land-to-improvement ratio of 0.0 (unimproved) and is ripe for redevelopment.

Size of Site: Site 31 is 0.84 acres and is not considered a large or small size and does not require additional analysis.

Nonvacant Sites for Lower-Income RHNA: As discussed above, the existing use on Site 32 is not an impediment to development. As the City has demonstrated sufficient sites to meet its Lower-Income RHNA through RHNA Credits (see Section 3.2), no additional analysis or findings are needed.

3.4 DEVELOPMENT TRENDS AND REALISTIC CAPACITY ANALYSIS

Realistic capacity assumptions have been calculated based on recent development, developer input, and market trends, and integrate local knowledge.

3.4.1 Development Trends

Based on the following affordable housing development projects accomplished or on-going within the City, the Sites Inventory is using a conservative realistic capacity factor of 94% of maximum capacity for projects with lower-income units and 85% for projects without lower-income units.

Table 19: Lower-Income Housing Development Trends

Name	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density
Bodega Hills Apartments	121 W Hills Circle	1.54	44	N/A (Planned Development)	17.9	N/A
Gravenstein North Apartments	699 Gravenstein Hwy N	3.56	60	N/A (Planned Development)	16.9	N/A
Petaluma Avenue Homes	501-565 Petaluma Ave	2.46	44	15	17.9	119%
Woodmark Apartments*	7716 Bodega Ave	3.59	84	25	23.4	94%
Habitat for Humanity Townhomes*	333 N Main St	0.17	4	25	23.5	94%
Average					19.9 units/acre	102%
*Sites marked with an asterisk are included within the City's Planned, Approved, and Pending projects and are described in more detail in Section 3.2.2)						
Habitat for Humanity Townhomes are ownership units for low-and moderate-income households.						

Table 20: Market Rate Development Trends

Name	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density
Barlow Crossing Townhomes	6737 Sebastopol Ave	1.24**	18	15	14.5	97%
Huntley Square*	7950 Bodega Ave	0.39	10	25	25.6	103%
7621 Healdsburg Ave	7621 Healdsburg	1.26	22	25	17.5	70%

Average					19.2	90%
*Sites marked with an asterisk are included within the City's Planned, Approved, and Pending projects and are described in more detail in Section 3.2.2						
**Parcel is constrained by a creek setback. Development trend calculations uses the buildable acreage.						

Renderings of planned, approved, and pending residential projects are included in Section 3.2.2. Along with Figure 19, these images demonstrate the style and density of current residential development in Sebastopol and further support development assumptions.

Figure 19: Barlow Crossings Townhomes



3.4.2 Developer Input

The City of Sebastopol received input on the feasibility of residential development on seventeen parcels from local developers, shown in the table below. This feedback was used in assessing the feasibility of developing sites with varying sizes, constraints, and land use allowances. This feedback was used in selecting appropriate sites and in determining realistic affordability assumptions.

Table 21: Developer Panel Site Feedback

Site Address	Which of the following housing types would be suitable for development on this site? (Check all that apply)	For "Other", please explain:	Do you have experience on similar sites?
1009 Gravenstein Hwy N	100% Affordable Housing, Rental Units		yes
1009 Gravenstein Hwy N	Market-Rate Housing, Rental Units, Ownership Units		yes
1009 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
1011 Gravenstein Hwy N	100% Affordable Housing, Rental Units		yes
1011 Gravenstein Hwy N	Market-Rate Housing, Rental Units, Ownership Units		yes
1011 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
1011 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
332 Petaluma Ave	100% Affordable Housing, Rental Units		yes
332 Petaluma Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
496 Vine Ave	Ownership Units		yes
496 Vine Ave	100% Affordable Housing		yes
496 Vine Ave	100% Affordable Housing		yes
496 Vine Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units		yes
520 First St	Market-Rate Housing, Ownership Units		yes
520 First St	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units		yes
520 First St	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units		yes
520 First St	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
586 Harrison St	Ownership Units		yes
586 Harrison St	Market-Rate Housing, Ownership Units		yes
586 Harrison St	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other	Retail	yes

6781 Sebastopol Ave	Mixed-Income Housing, Mixed-Use Development		yes
7154 Fircrest Ave	100% Affordable Housing, Rental Units		yes
7605 Bodega Ave	Mixed-Income Housing		yes
7605 Bodega Ave	Market-Rate Housing, Ownership Units		yes
7605 Bodega Ave	100% Affordable Housing		yes
7605 Bodega Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
7605 Washington Ave	Market-Rate Housing		no
7765 Healdsburg Ave	Mixed-Use Development		yes
7765 Healdsburg Ave	Market-Rate Housing, Mixed-Use Development, Rental Units		yes
7765 Healdsburg Ave	Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units		yes
7765 Healdsburg Ave	Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units		yes
7850 Washington Ave	Market-Rate Housing, Rental Units		no
7850 Washington Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units		yes
8086 Bodega Ave	Mixed-Income Housing, Mixed-Use Development		yes
8086 Bodega Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
845 Gravenstein Hwy N	Mixed-Income Housing		yes
845 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
Laguna Park Way	Mixed-Income Housing, Rental Units		yes
Laguna Park Way	Mixed-Income Housing, Rental Units		yes
Laguna Park Way	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
Sebastopol Ave	Mixed-Income Housing, Mixed-Use Development		yes
Sebastopol Ave	Market-Rate Housing, Rental Units, Ownership Units		yes
Sebastopol Ave	100% Affordable Housing		yes

Sebastopol Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other	Retail, Industrial	yes
Laguna Park Way	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes

3.4.3 Likelihood of Non-Residential Uses

The Sites Inventory uses several sites within commercial zoning districts that allow for non-residential uses. The City used input from developers and local market trends to select sites that are likely to develop with residential uses.

Only one parcel currently zoned to allow non-residential uses is included to meet the lower-income RHNA. This parcel (Site 31, 845 Gravenstein Hwy North) was purchased by a nonprofit interested in housing development (see 3.3.3). The previous property owner was a private developer interested in residential development. The likelihood of non-residential uses has been considered when developing the inventory and should not inhibit the City's ability to maintain an adequate inventory or meet its RHNA. As allowed by the development standards for mixed-use development, the entire lot area was used to calculate the maximum allowed residential density.

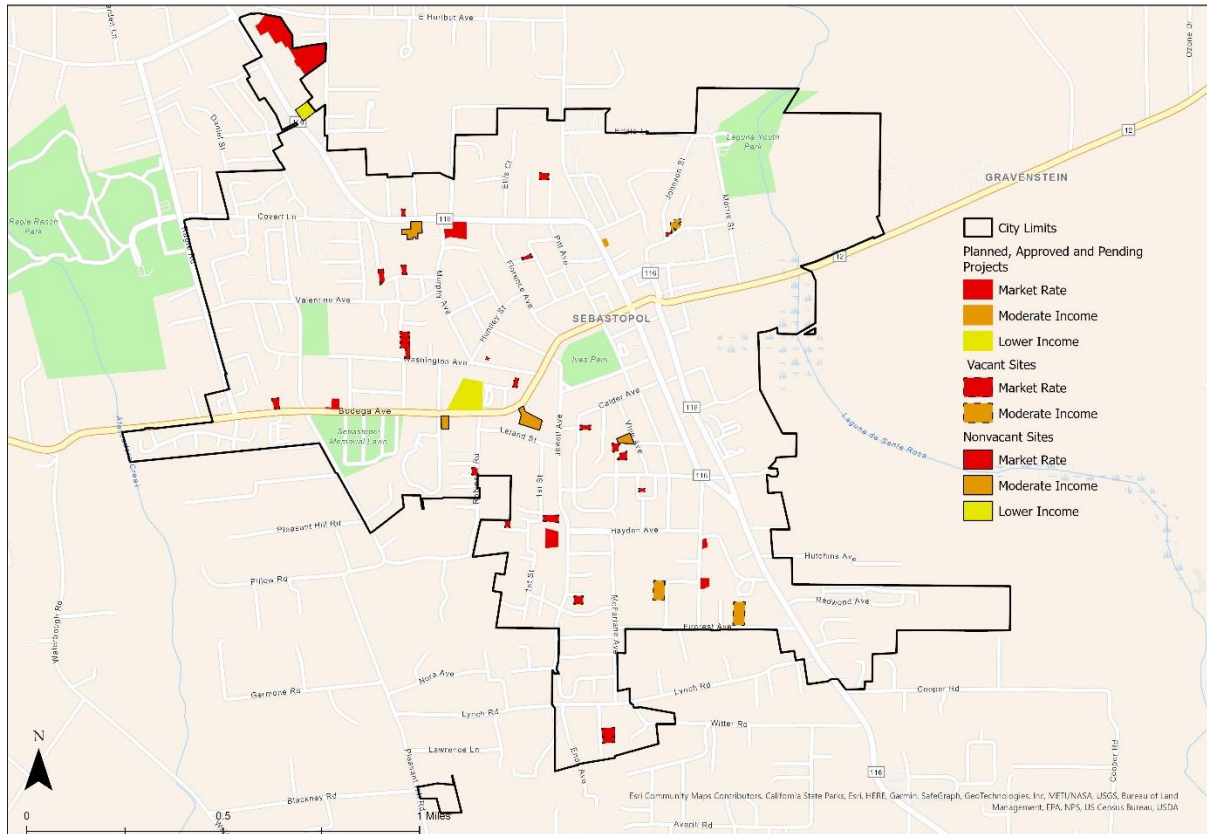
3.5 SUMMARY OF RHNA STRATEGY

3.5.1 RHNA Surplus Table

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	55	31	35	92	213
RHNA Credits	75	38	30	122	265
Housing Site Capacity	0	18	25	56	99
Total Units (Credits + Sites)	75	56	55	178	364
RHNA Surplus	20	25	20	86	151
% Buffer	36%	81%	57%	93%	71%

3.5.2 Map of Sites

Figure 20: Housing Sites



3.6 PROGRAMS TO ENSURE ADEQUATE SITES/MEET RHNA

The programs within this Housing Element strive to address the City’s housing needs and to facilitate the development of housing. Programs have been included to ensure the City maintains an adequate inventory throughout the entire 6th Cycle, meet local needs, and address Housing Element requirements.

No Net Loss: The following programs have been put into place to address the “No Net Loss” requirements imposed by SB 166:

- Program A-1.1: No Net Loss of Residential Capacity to Accommodate RHNA
- Program A-1.2: No Reduction of Density without Replacement Sites
- Program A-1.3: Inventory Monitoring
- Program A-2.1: Administrative List of Additional Sites

Replacement Housing Requirements: AB 1397 made changes to Housing Element Law, including a requirement to extend the replacement housing requirements of the State Density Bonus Law to sites on inventory. This is implemented through the following program:

- Program D-4.1 Replacement Housing Requirement

Encourage and Incentivize Accessory Dwelling Units: Sebastopol is using projected ADU development to meet their RHNA. In addition, Housing Element Law now requires a program to encourage and incentivize ADUs. This is implemented through the following program:

- Program A-3.6 Encourage the Development of Accessory Dwelling Units

3.7 FAIR HOUSING CONSIDERATIONS

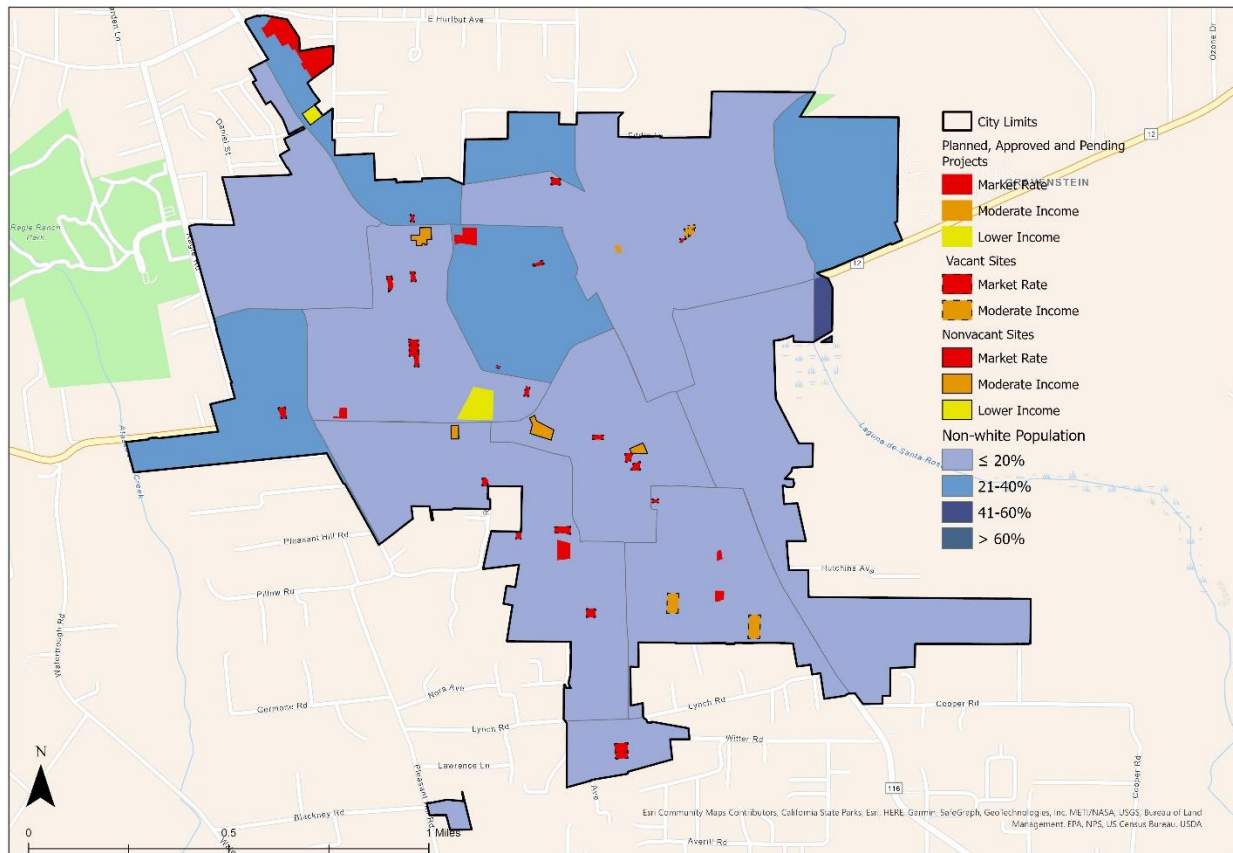
Sites identified within the inventory must be analyzed for their consistency with the obligation to affirmatively further fair housing. This section evaluates the distribution of inventory sites relative to all components of the Fair Housing Assessment and integrates data and local knowledge. The complete Fair Housing Assessment is found within the Technical Background Report.

3.7.1 Relationship of Sites to Fair Housing Analysis

Segregation and Integration

White residents are the most segregated racial group and on average live in neighborhoods that are 74.7% White. Like the Bay Area region, the highest segregation between two races is between Black and White residents. While the City has a majority White population in all Census tracts, some areas have higher levels of segregation or integration, as shown in Figure 21. Areas in the City with higher levels of racial diversity contain one site designated to meet the lower-income RHNA and several sites designated to meet the above moderate-income RHNA. Areas in the City with the highest proportion of White residents contain one site with units designated to meet the lower-income RHNA, and another site that includes moderate- and above moderate-income units. The placement of housing sites promotes racial integration and does not exacerbate fair housing issues. Other protected population groups, such as those with a disability (see Figure 22) are less segregated than racial groups. The distribution of sites does not exacerbate or improve these conditions.

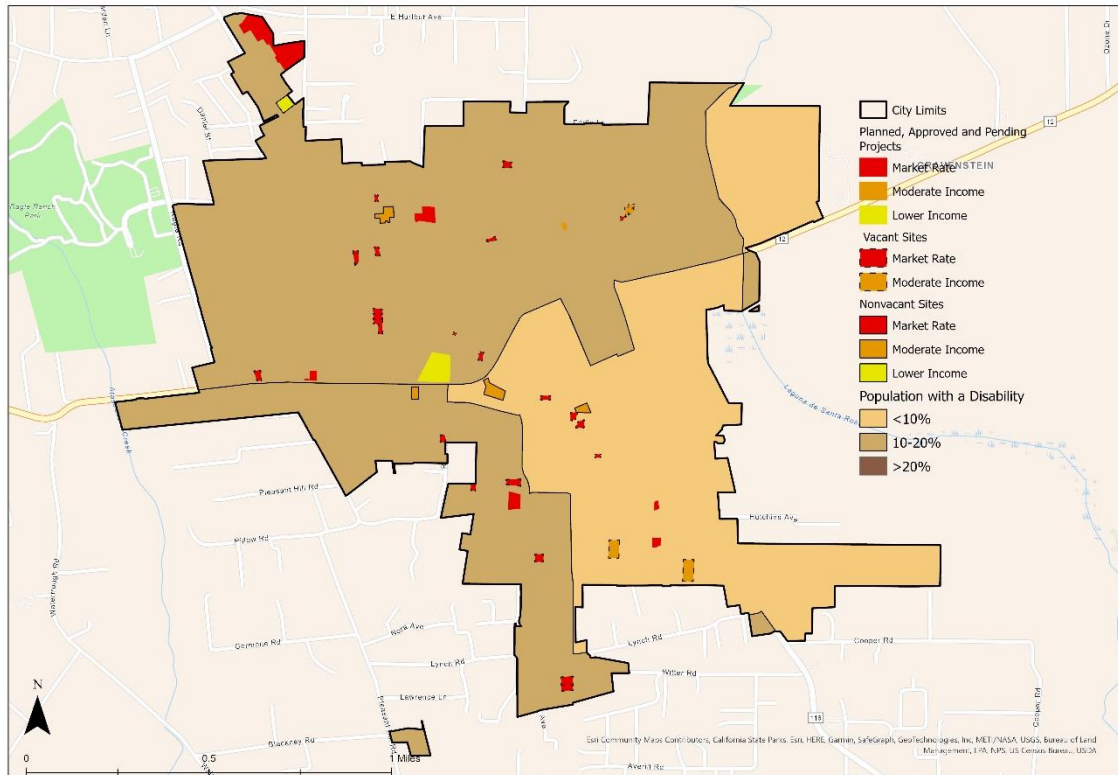
Figure 21: Housing Sites and Percent Nonwhite Population



Source: PlaceWorks 2021, ESRI 2020, U.S. Census, Racial Demographics 2010 (Block Group)

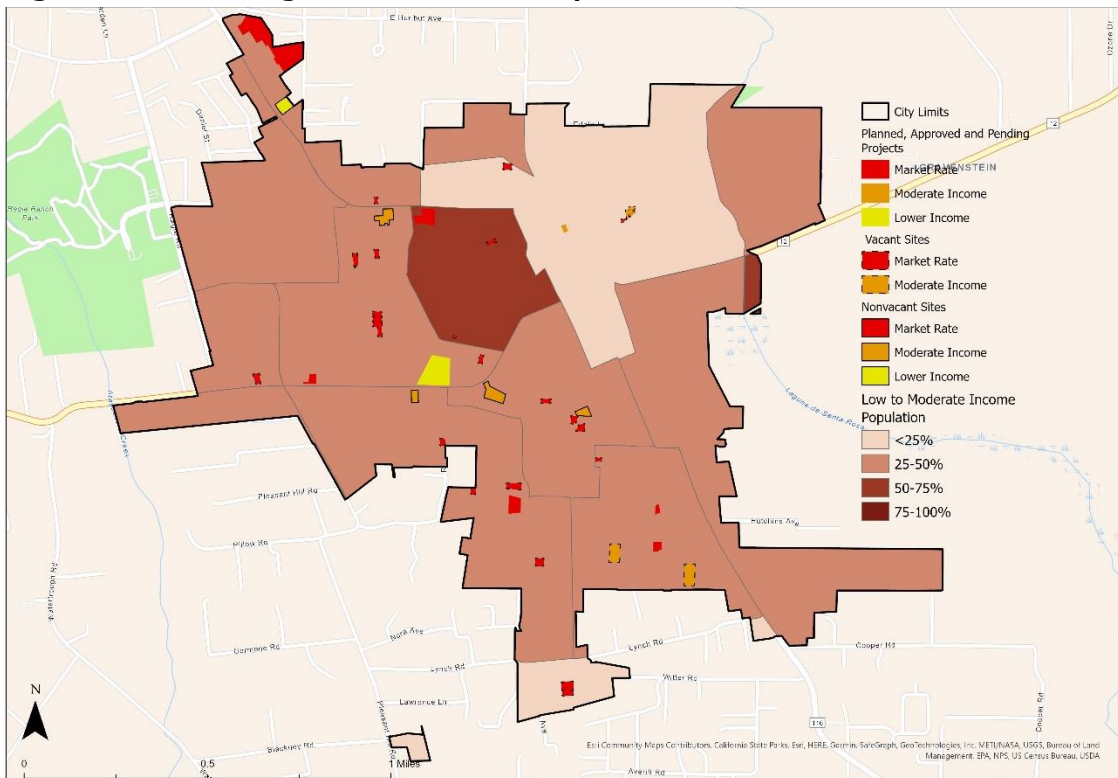
Note: Census Block and Census Tract data represent the entire block or tract and may not represent only the population within the City limits.

Figure 22: Housing Sites and Population with a Disability



Source: Placemarks 2021, U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Figure 23: Housing Sites and LMI Population



Source: *Placeworks 2021, HUD 2020, U.S. Census Bureau, American Community Survey 2015 5-Year Estimates, Low to Moderate Income Population (Block Group)*

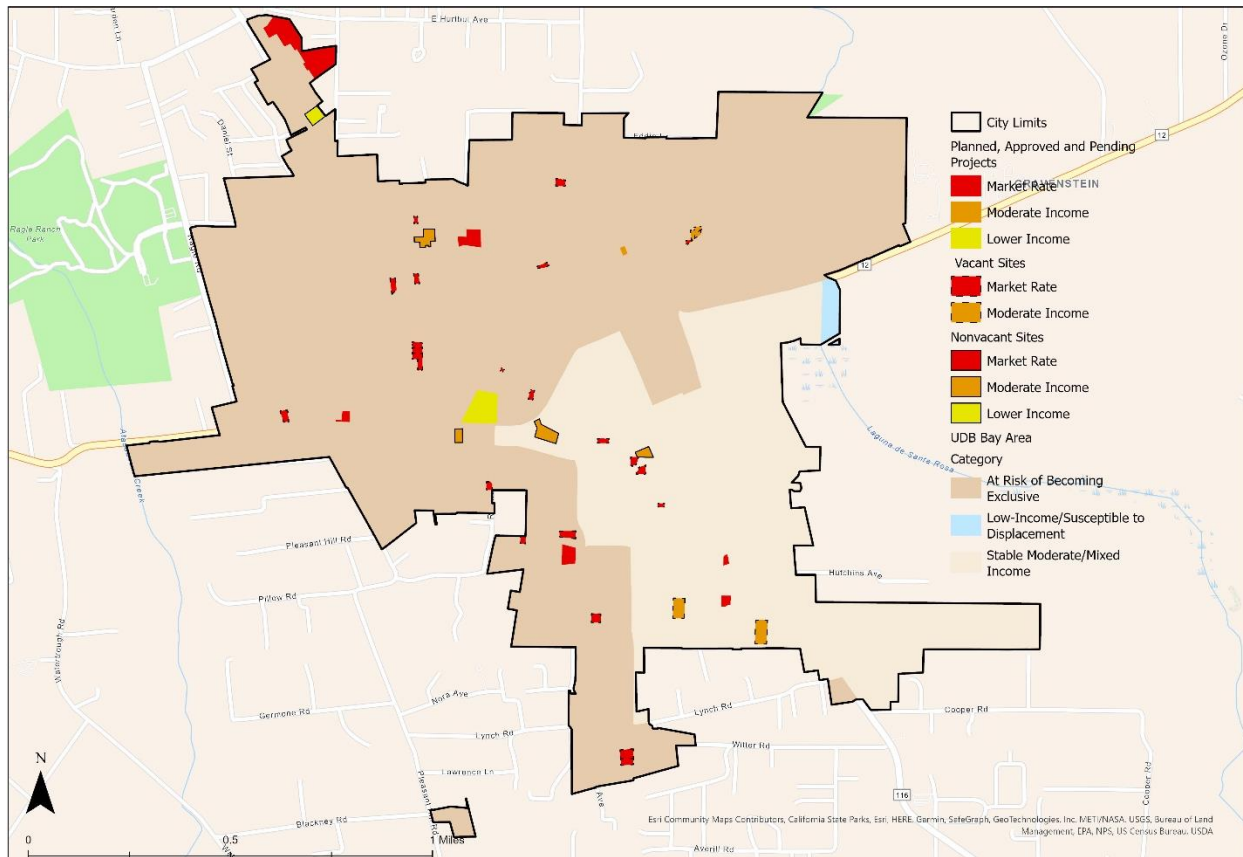
Racially and Ethnically Concentrated Areas of Poverty

No Racially/Ethnically Concentrated Areas of Poverty have been identified in the City of Sebastopol nor in the County of Sonoma. The location of housing sites does not affect these conditions.

Disproportionate Housing Needs Including Displacement

In Sebastopol, 20.5% of households spend 50% or more of their income on housing, which is considered severely cost-burdened. Renters are more cost-burdened than owners and lower-income earners are more cost-burdened than higher-income earners. Sebastopol has lower rates of overcrowded housing compared to Sonoma County and California. The Northern and Western Census tracts are at risk of becoming exclusive, but there are no areas in Sebastopol at high risk of displacement.¹² The location and distribution of housing sites will likely not exacerbate these conditions and may improve access to housing in areas at risk of becoming exclusive.

Figure 24: Housing Sites and Urban Displacement Typology



Source: *Urban Displacement Project, San Francisco Bay Area Urban Typology Map, 2018*

¹² Urban Displacement Project Bay Area Model, 2020

Disparities in Access to Opportunity

Based on 2022 HCD/TCAC Opportunity Maps, there are no Low Resource areas within Sebastopol. The City is relying on two sites to meet its lower-income RHNA, one located in a Moderate Resource Area and the other located in a High Resource Area (see Figure 25) The site located in the Moderate Resource Area contains 79% of the lower-income unit capacity and 96% of the lower-income RHNA (see Figure 26). This site was previously designated High Resource and is a pending project funded with TCAC Credits received at the time of that High Resource designation. It is located adjacent to Highest Resource areas of the community and will serve to increase access to opportunity.

Figure 25: Site Distribution by 2022 HCD/TCAC Resource Level

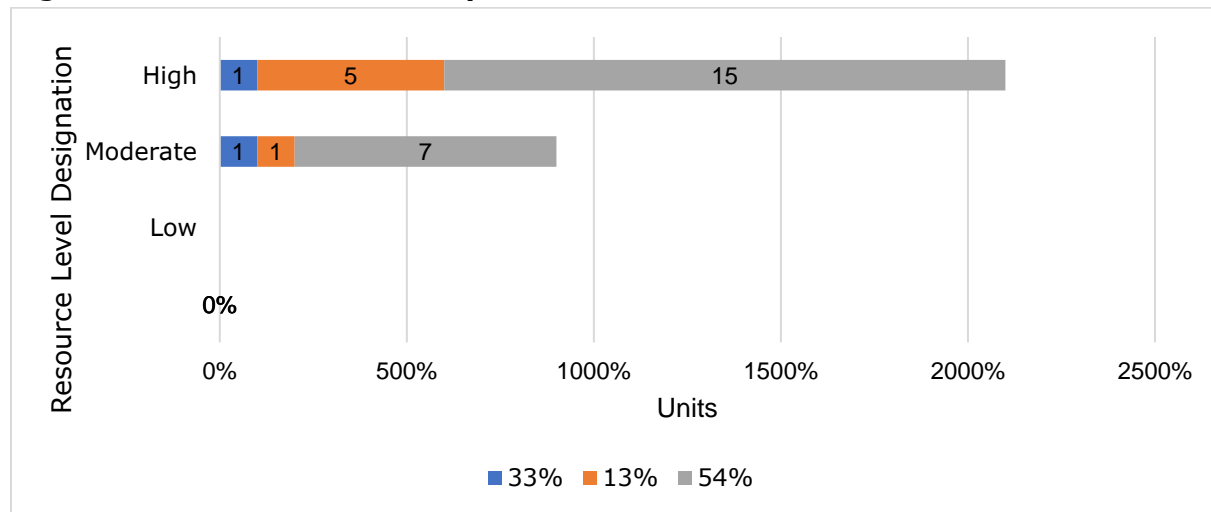


Figure 26: Unit Distribution by 2022 HCD/TCAC Resource Level

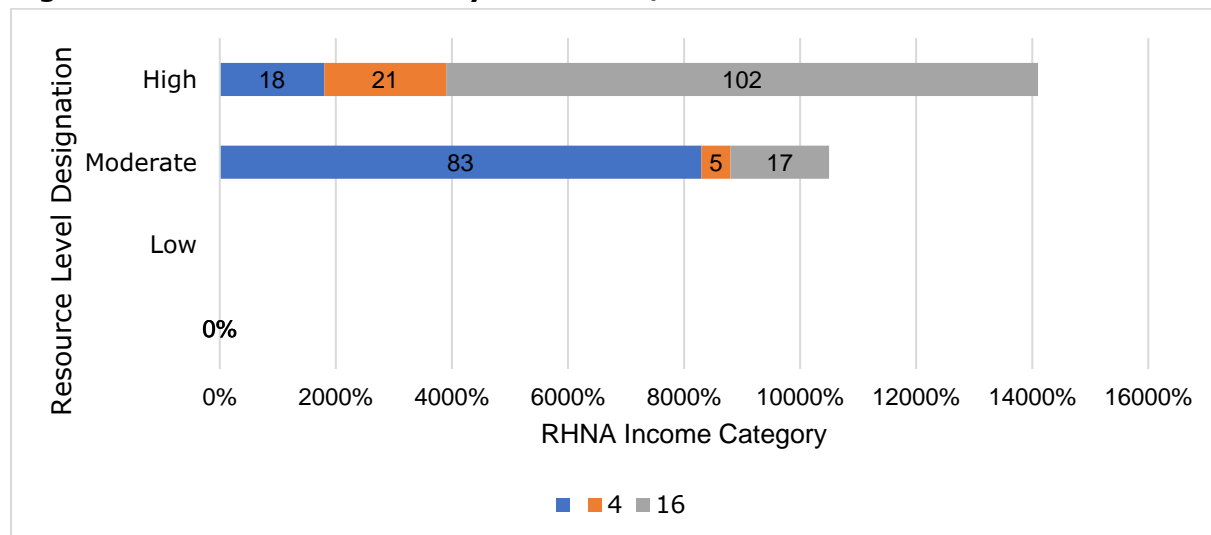
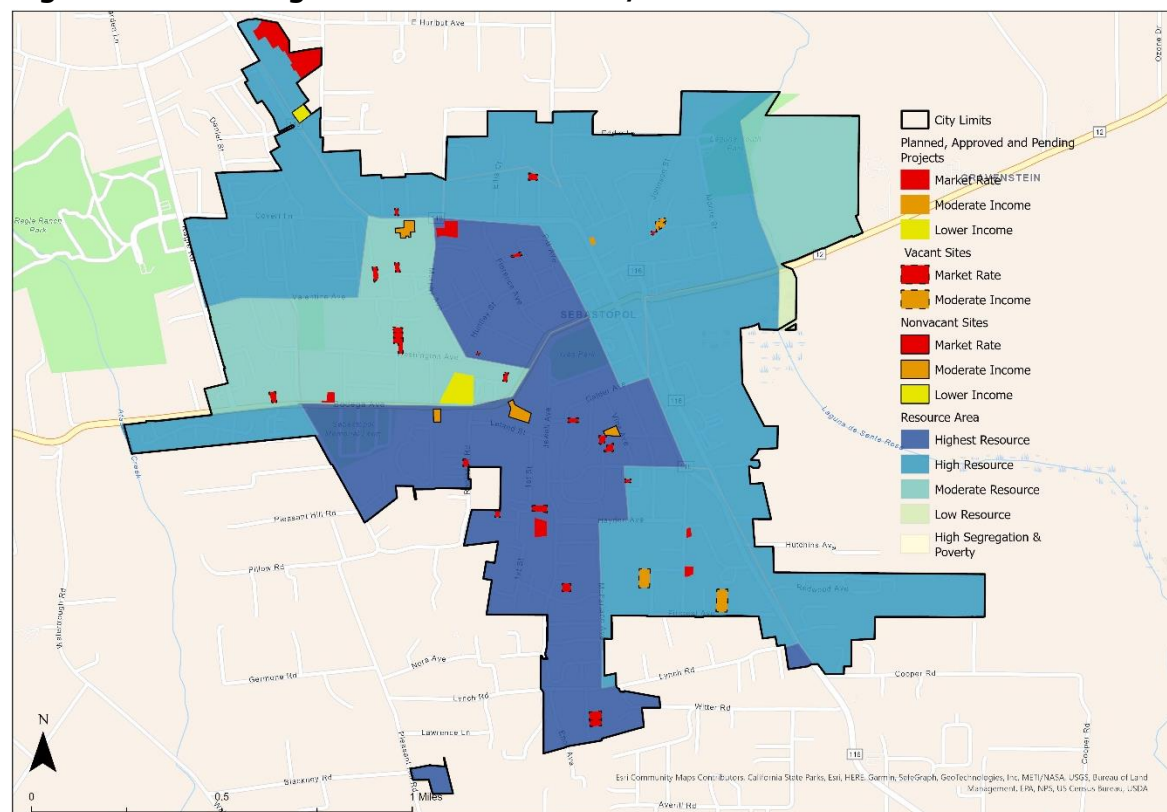


Figure 27: Housing Sites and 2022 HCD/TCAC Resource Level



Source: California Tax Credit Allocation Committee, Opportunity Area Index, 2022

Note: Market Rate developments greater than 5 units will include low- or moderate-income housing on site, in accordance with the City's Inclusionary Housing Ordinance

3.7.2 Improved and Exacerbated Conditions

Improved Conditions

The location of projects and sites are well-distributed throughout the community. Sites identified to meet the low-income RHNA are located near amenities and are all in or near high or highest resource areas. The distribution of sites generally improves fair housing conditions within the City.

Exacerbated Conditions

New development could increase risk of displacement. Program D-4.1 will mitigate displacement risk from new development. New development could also exacerbate cost burden. Programs are included to preserve affordable housing and to incentivize additional forms of deed-restricted and naturally occurring affordable housing to address this need.

3.8 INFRASTRUCTURE CONSIDERATIONS

The City has adequate infrastructure to accommodate the development of its RHNA, including water, sewer, and dry utilities. A more detailed discussion of infrastructure

constraints and availability is included within the Technical Background Report, in Section 4.4.3.

3.8.1 Water

The City is served by municipal wells and participates in a variety of conservation and planning efforts related to water capacity, including a Groundwater Sustainability Plan. The City's most recent Water Master Plan demonstrates adequate water capacity for future residential development.

3.8.2 Sewer

The City is served by the Sub-Regional Water Reclamation System Treatment Plant in Santa Rosa and maintains a Sanitary Sewer System Utility Master Plan to plan for future capacity. The City's most recent Level of Service report demonstrates adequate wastewater capacity for future residential development.

3.8.3 Other Utilities

Electrical and gas infrastructure for the City are provided by Pacific Gas & Electricity (PG&E), with electric services provided by either PG&E or Sonoma Clean Power, a customer-owned public agency operated in the Cities of Cloverdale, Cotati, Fort Bragg, Petaluma, Point Arena, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, Willits and the Town of Windsor, and the Counties of Sonoma and Mendocino. Additionally, the City manages the Solar Sebastopol program and collaborates with the Regional Climate Protection Authority to reduce energy use and decrease greenhouse gas emissions, including partnering on programs through BayRen. Energy infrastructure is adequate for future residential development.

3.9 ENVIRONMENTAL CONSIDERATIONS

Development in the City is constrained by environmental conditions. Most notably, floodplains within City limits affect the areas that can be developed, and the type of development that is suitable in those areas. The City prepared a Local Hazard Mitigation Plan which was adopted in 2022 to analyze local hazards and ensure the safety of its residents. Environmental constraints have been considered in the analysis of suitable sites, and adjustment factors have been used where necessary to reflect those constraints. A more detailed discussion of environmental constraints is included within the Technical Background Report, in Section 4.4.3.

3.9.1 Seismic Hazards

There are no seismic hazard zones within the City. Faults in the surrounding area may increase the risk of seismic-related liquefaction, erosion, or earthquake-induced landslides. This risk is not significant and does not affect the City's ability to accommodate its RHNA.

3.9.2 Flood Hazards

The City contains land within the 100-year floodplain. Areas near the Laguna de Santa Rosa and along Atascadero Creek are at the highest flood risk locally. The City maintains development standards for residential development within flood hazard areas. These measures may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property. These considerations have been incorporated into capacity calculations and do not affect the City's ability to accommodate its RHNA.

3.9.3 Fire Hazards

There are no wildfire hazard areas within the City. Additionally, local fire-safe building codes are implemented to ensure structural security. This risk is not significant and does not affect the City's ability to accommodate its RHNA.

CONCLUSION

The City of Sebastopol is a unique and vibrant community with an engaged population. The City has made excellent strides in addressing the community's housing needs, especially the needs of its most vulnerable populations. The policies and programs in this Housing Element will continue to facilitate the development of all housing types, explore innovative housing solutions, address the needs of its residents, and affirmatively furthering fair housing.