

City of Sebastopol

Housing Element

Technical Background Report

City of Sebastopol Housing Element
City Council Hearing Draft
January 3, 2023

Contents

SECTION IV: TECHNICAL BACKGROUND REPORT	1
4.1 INTRODUCTION.....	1
4.2 HOUSING NEEDS DATA AND ANALYSIS	1
4.2.1 Pre-Certified ABAG Dataset.....	1
4.2.2 Housing Needs Analysis.....	2
4.2.3 Zoning for a Variety of Housing Types	17
4.3 HOUSING PROGRAMS & RESOURCES.....	22
4.3.1 Resources: Housing Assistance Programs.....	22
4.3.2 Conversion Risk of Assisted Housing Developments.....	28
4.3.3 Opportunities for Energy Conservation in Residential Development	32
4.4 HOUSING CONSTRAINTS ANALYSIS	33
4.4.1 Non-Governmental Constraints.....	33
4.4.2 Potential Governmental Constraints	36
4.4.3 Environmental and Infrastructure Constraints.....	62
4.5 FAIR HOUSING ANALYSIS.....	64
4.5.1. Background and Summary of Fair Housing Issues	64
4.5.2 Fair Housing Enforcement and Outreach Capacity.....	66
4.5.3 Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes	72
4.5.4 Disparities in Access to Opportunity	93
4.5.5 Disproportionate Housing Needs, Including Displacement	104
4.5.6 Other Relevant Factors and Local Knowledge.....	112
4.5.7 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary.....	115
APPENDIX A: COMMUNITY ENGAGEMENT AND OUTREACH.....	118
APPENDIX B: SURVEY RESULTS	131
APPENDIX C: HOUSING NEEDS DATA REPORT	150
1. Introduction.....	150
2. Summary of Key Facts.....	151
3. Looking to the Future: Regional Housing Needs.....	154
4. Population, Employment and Household Characteristics	156
5. Housing Stock Characteristics	175
6 Special Housing Needs	193
APPENDIX D: FULL SITE INVENTORY DATA.....	209
APPENDIX E: GMO COMPLIANCE WITH SB 330.....	212

SECTION IV: TECHNICAL BACKGROUND REPORT

4.1 INTRODUCTION

To meet all statutory requirements in Government Code §65583(a) (1 and 2) related to quantification and analysis of existing housing needs, this Technical Background Report includes pre-certified data from ABAG as well as locally acquired information including but not limited to areas of economic and ethnic segregation, special needs, local knowledge of the housing stock, local housing resources, and an analysis of housing constraints.

4.2 HOUSING NEEDS DATA AND ANALYSIS

This section of the Technical Background Report, in conjunction with the Housing Needs Data Report described below, includes the required quantification and analysis of needs, identification and analysis of the housing needs for special needs populations, and an analysis of zoning for a variety of housing types.

Key information from this analysis is summarized in sections 1.9 and 1.10 of the Housing Element.

4.2.1 Pre-Certified ABAG Dataset

The Housing Needs Data Report provided by the Association of Bay Area Governments is included as Appendix C. This Report contains a list of housing terms, RHNA methodology, household characteristics, demographics of housing stock, and data on special needs populations. The data in this report was reviewed and pre-certified by the California Department of Housing and Community Development (HCD) in March 2021 and meets most of the requirements for quantification of existing and projected, including the following:

- population, employment trends and existing and projected housing needs for all income levels;
- household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding (e.g., existing households, existing extremely low-income households, total, lower and extremely low-income households overpaying, overcrowded households); and
- special housing needs (e.g., number of persons with disabilities, number of persons with developmental disabilities, elderly households by tenure, large households by tenure, farmworkers and female headed households);

The remaining housing needs data requirements, including quantification of persons experiencing homelessness, estimation of the number of units in need of rehabilitation and replacement, and projects at-risk of converting to market-rate uses, are addressed within this Technical Background Report. The section also contains other data related to local housing programs and resources, an analysis of housing constraints, and the assessment of fair housing.

4.2.2 Housing Needs Analysis

This section includes quantification and analysis of the jurisdiction’s existing and projected housing needs for all income groups. State housing law identifies special needs groups as: elderly households; disabled persons, including those with developmental disabilities; large households; female-headed households; homeless families and persons in need of emergency shelter; and agricultural workers. In identifying and analyzing housing needs, the jurisdiction can provide resources and actions to accommodate a diversity of housing needs.

Extremely Low-Income Households

Existing and Projected Needs

Extremely low-income households have incomes at or below 30% of the area median income (AMI), adjusted for household size. In Sonoma County, the 2022 AMI for a four-person household is \$112,800. A household of the same size with an annual income at or below \$33,840 is considered extremely low-income (ELI.) This income is equivalent to an hourly wage of \$16.74, which may include farmworkers, cooks, and cashiers.

Table 1: Sonoma County Median Hourly Wage by Occupation, 2020

Occupation	Median Hourly Wage
Waiters and Waitresses	\$13.49
Cashiers	\$14.38
Retail Salesperson	\$16.07
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$15.94
Cooks, Restaurant	\$16.64
<i>Sources: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 first quarter industry employment</i>	

There are an estimated 505 ELI households in Sebastopol, 14.8% of the City’s total households. This is a lower proportion than the larger Sonoma County, where 19.9% of households are extremely low-income. In Sebastopol, 22.8% of ELI households own their homes and 77.2% rent. In comparison, 49.6% of the City’s total households own their homes and 52.7% rent.

Table 2: Sebastopol Household Income Level by Tenure

Income Level	Owner-Occupied	Renter-Occupied	Total
0 – 30% of AMI Extremely Low-Income (ELI)	115	390	505
31 – 50% of AMI Very Low-Income (VLI)	160	250	410
51 – 80% of AMI Low Income (LI)	205	275	480
81 – 100% of AMI	130	170	300
Greater than 100% of AMI	1,050	1,755	1,720
Total	1,655	1,755	3,410

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

Extremely low-income households may be more likely to face housing problems and cost burden. Housing problems can include a lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, or cost burden. Cost burden is the ratio of housing costs (rent or mortgage, utilities, taxes) to household income. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. In Sebastopol, about 56% of extremely low-income renters experience housing problems, 54% are cost burdened, and 52% are extremely cost burdened, as shown in Table 3 below.

Table 3: Sebastopol Cost Burden and Housing Problems by Tenure

	Total owners	Total renters	Total households
ELI Households	115	390	505
Any housing problem	60	225	285
Cost burden >30%	60	215	275
Cost burden >50%	60	205	265
VLI Households	160	250	410
Any housing problem	115	210	325
Cost burden > 30%	115	210	325
Cost burden >50%	40	165	205
LI Households	205	275	480
Any housing problems	130	205	335
Cost burden > 30%	130	200	335
Cost burden >50%	95	110	210

Source: HUD Consolidated Housing Affordability Strategy (CHAS), 2013-2017 ACS

To calculate the projected housing needs for ELI households, jurisdictions may use their RHNA for very low-income households. The City assumed 50% of its very low-

income regional housing need are ELI households, for a projected need of 28 additional ELI units during the planning period.

Many extremely low-income households will be seeking rental housing and will be more likely to experience cost burden, overcrowding or substandard housing conditions as described above. This can be exacerbated by stagnant wages and increasing cost of living that may result in the lack of adequate resources to meet basic daily needs. ELI households may include multiple wage earners and typically include food service workers, full-time students, teachers, farmworkers, healthcare professionals, or adults with mental or other disabilities and special needs. These individuals and families may be housed in mobile homes, studios, one-bedroom units, and shared multi-bedroom homes.

Programs and Resources

Several existing and planned affordable housing complexes in Sebastopol include units that serve very low- and extremely low-income households including Bodega Hills Apartment (21 units), Gravenstein North I &II Apartments (60 units), and Woodmark Apartments (84 units, see Section 3.2.2). As part of the Sonoma County Urban County, the City receives HOME and CDBG funds to acquire, construct, and/or rehabilitate affordable housing for lower-income families.

To address the remaining needs of ELI households, the City is implementing the following policies and programs:

- **Policy A-4:** Promote the development of units affordable to ELI householders through density bonus incentives (Program A-4.1), permit fee mitigation and transparency (Program A-4.2), and financing through the affordable housing fund (Program A-4.3).
- **Policy D-4:** Continue efforts to improve housing opportunities for ELI householders through landlord education (Program D-2.1) and by-right permanent supportive housing and low barrier navigation centers (Program D-2.2).
- **Program A-3.2:** Provide City housing funds, including linkage fees and inclusionary housing fees when available, to help subsidize development costs to build affordable housing units with priority funding applied to projects where 5% of units are deed-restricted affordable to extremely-low income household.
- **Program C-2.1:** Provide rehabilitation assistance for income-eligible householders for repairs related to safety, habitability, and accessibility.

Senior and Elderly Households

Households with individuals 65 years and older are considered senior households. Seniors may often experience challenges accessing or securing affordable housing

while living on a fixed income. Increasing costs of living and healthcare can exacerbate existing issues related to disabilities, chronic health conditions or reduced mobility. Seniors who rent may be at greater risk of housing insecurity than homeowners and are more likely to be cost burdened.

Existing and Projected Needs

Senior households make up approximately 34.8% of total Sebastopol households. About two-thirds of the City’s senior households own their homes, and over half live in a nonfamily household, which includes those who live alone in their home, in assisted living facilities, or in senior care homes.¹ The number of senior households has grown by 35% since 2010 and is anticipated to continue increasing within the planning period. Over 40% of total senior households and 62% of lower-income senior households in Sebastopol experience some level of cost burden.

Table 4: Senior Households by Income and Tenure

Income Level	Owner	Renter	Total
0 – 30% of AMI Extremely Low-Income (ELI)	70	145	215
31 – 50% of AMI Very Low-Income (VLI)	125	89	214
51 – 80% of AMI Low Income (LI)	120	125	245
81 – 100% of AMI	70	25	95
Greater than 100% of AMI	495	105	600
Total	880	489	1,369

Source: U.S. Department of Housing and Urban Development (HUD), CHAS ACS Tabulation, 2013-2017 release

¹ American Community Survey, 2019 5-Year Estimates

Table 5: Senior Household Cost-Burden by Income Level

Income Level	0% – 30% of Income Used for Housing	31% – 50% of Income Used for Housing	Over 50% of Income Used for Housing
Extremely Low-Income 0% – 30% of AMI	110	10	95
Very Low-Income 31% – 50% of AMI	85	64	65
Low-Income 51% – 80% of AMI	60	95	90
81% – 100% of AMI	70	15	10
Over 100% of AMI	490	100	10
Total	815	284	270

Source: U.S. Department of Housing and Urban Development (HUD), CHAS ACS Tabulation, 2013-2017 release

While younger householders may be able to perform routine home repairs independently, elderly householders are often physically limited and must rely on others for assistance. Some elderly householders may also not be able to afford home modifications needed for safety and accessibility, such as grab bars and ramps, and may not be willing or able to move into a more accessible home or care facility.

Programs and Resources

ADUs/JADUs, mobile home parks, and subsidized multi-family dwelling units continue to be viable housing options for low-income seniors. Assisted living facilities and care facilities are suitable for many seniors but are typically more expensive. Sebastopol’s Zoning Code allows ADUs/JADUs by right in all residential zones and on commercial property with an existing residential dwelling. Mobile homes are allowed in the designated RMH zone. Small community care homes of six or fewer persons are permitted by-right in all residential and commercial-office (CO) zones, and large community care homes of seven or more persons and large community care homes of seven or more persons will be permitted in all residential zones and CO zones (Program D-2.2).

Burbank Heights (138 units) and Burbank Orchards (60 units) are subsidized apartments for low-income senior households. Live Oak Rest Home (6 units), Serenity Villa (15 units), and Las Palmas (6 units) provide senior housing with assisted living units at market rates.

Due to the City’s increasing senior population, senior housing and resources are important to meet local needs. Locally, Sebastopol Area Senior Center provides resources and opportunities for networking. Regionally, the County provides senior services such as Petaluma Ecumenical Properties (PEP) Housing, an organization that

provides access to affordable housing for fixed income seniors. 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.

To address the remaining needs of senior and elderly households, the City is implementing the following policies and programs:

- **Policy A-3:** Encourage a variety of housing, especially affordable multi-family units and ADUs/JADUs.
- **Policy A-4:** Promote affordable housing units for special needs groups, especially seniors.
- **Policy D-4:** Improve housing opportunities for seniors by working with affordable housing developers.
- **Program A-1.3:** Monitor land supply for sufficient sites to accommodate seniors and other special needs populations.
- **Program B-2.1:** Expedites project applications for housing for seniors and other special needs populations such as one-stop preliminary or concurrent review, primary contact designation, and fast-tracking post planning construction and grading permits/ inspections.

Persons with Disabilities, including Developmental Disabilities

State law defines disability as a “physical or mental impairment that makes performance of a major life activity difficult” (CA Dept of Fair Employment and Housing, 2022). Physical and mental impairments can include chronic or episodic conditions such as HIV/AIDS, hepatitis, epilepsy, seizure disorder, multiple sclerosis, heart disease, and other similar conditions. Individuals with these conditions are protected under various State laws, such as the Prudence K. Poppink Act and Fair Employment and Housing Act. Individuals with mental, physical, or developmental disabilities need accessible, safe, and affordable housing close to medical care or supportive services. Individuals with disabilities typically live on fixed incomes, limiting their ability to pay for housing.

Housing Element law, as amended by SB 812, requires jurisdictions to evaluate special housing needs for individuals experiencing developmental disabilities. A developmental disability is defined in the Lanterman Act as an impairment that, “originates before an individual attains 18 years of age, continues or may continue indefinitely, and constitutes a substantial disability for that individual” and includes mental retardation, cerebral palsy, epilepsy, and autism.

Existing and Projected Needs

According to the 2019 U.S. Census, 10.9% of the total population in Sebastopol has a disability. The most prevalent type of disability in Sebastopol is cognitive difficulty, affecting 5.4% of the total population, followed by ambulatory difficulty and

independent living difficulty. Cognitive difficulty is the most prevalent disability among children. Additionally, an individual may have multiple disabilities. Though people of all ages experience disabilities, there is a higher proportion of disability among elderly residents, especially ambulatory and independent living difficulties. As the elderly population is projected to increase, the population with disabilities is also projected to increase.

Table 6: Disability Type per Age Group in Sebastopol

Disability Type	Under 5 years	5-17 years	18-34 years	35-64 years	65-74 years	75+ years	Total
Hearing difficulty	0	10	33	68	47	60	218
Vision difficulty	0	19	38	38	25	25	145
Cognitive difficulty	136		65	108	58	53	420
Ambulatory difficulty	10		74	140	83	84	391
Self-care difficulty	39		74	66	29	47	255
Independent living difficulty	-	-	112	70	67	80	329
Developmental Disability	41		25				
<i>US Census Bureau, S1810 Disability Characteristics, 2019: ACS 5-Year Estimates – accessed 6/1/22; California Department of Developmental Services</i>							

In Sebastopol, there are 41 individuals that experience developmental disabilities, which includes 16 children (ages 17 and below) and 25 adults (ages 18 and above).² Children and teenagers within this age group are most likely to live at home with a parent or guardian who can provide specialized care. Older adults may also live at home with a parent or guardian or are able to live independently in supportive living facilities, community care facilities, or other living arrangements. Individuals ages 18 and over are most vulnerable to housing insecurity as aging parents or guardians may no longer be able to provide sufficient care. In Sebastopol, about 74% of total individuals experiencing developmental disabilities live at home with a parent, family member, or guardian. 21% live independently, in supportive living or community care facilities, and 4.9% live in a foster home or other living arrangements.³

Programs and Resources

The types of housing suitable to serve people with disabilities may vary depending on the type of disability. Sebastopol’s Zoning Code allows ADUs/JADUs by right in all residential zones and on commercial property with an existing residential dwelling. Mobile homes are allowed in the designated RMH zone. Small community care homes of six or fewer persons are permitted by-right in all residential and commercial-office (CO) zones, and large community care homes of seven or more persons will be permitted in all residential zones and CO zones (Program D-2.2).

² California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, 2020.

³ Ibid.

Burbank Orchards (60 units) is a subsidized apartments for low-income people with disabilities. Local services are available to provide personal care in clients' homes.

Greenacre Homes & School is a local non-profit organization that serves Sebastopol residents provides residential services for the developmentally disabled young men. Greenacre provides group home living and clinical services to support residents with personal growth, relationship building, and skill development, and independent functioning. Greenacre also provided educational services. Curriculums offered include communication development, social perspective, social thinking strategies, and programs utilize a variety of assistive technology individualized to student' specific needs. Greenacre also provides vocational services, including job training and actual work experience.

The North Bay Regional Center is a non-profit, private organization that is contracted with the California Department of Developmental Services and partners with community-based organizations and agencies to serve developmentally disabled residents in the Sonoma County. NBRC provides a variety of services for infants, children, and adults, including day care services, employment programs, skilled nursing services, inpatient cares, home health supports, housing support services, driver's training programs, vehicle modification programs, independent living services, mobility training (assistance in using public transportation), residential care homes, specialized transportation, and translator/interpreter services. These services help individuals with disabilities lead more independent lives and meet basic needs.

To address the remaining needs of residents with disabilities, the City is implementing the following policies and programs:

- **Policy A-4 and Policy D-4:** Promotes affordable housing for special needs groups and permit expediting services, respectively
- **Program A-1.3:** Inventory monitoring of sites to accommodate special needs groups
- **Program B-1.1:** Monitoring and review of housing programs
- **Program B-1.2:** Revise Code Enforcement and Reasonable Accommodation Procedures
- **Program D-2.2:** Allow large residential community care homes for 7 or more individuals, subject to objective criteria, in all residential zones.

Large Households

Large households typically comprise of five or more persons residing together, and may include multiple generations including a young family, grandparents, and extended family members or co-housing households. Large households serve a unique need in that householders can save money, share responsibilities for child care or for religious or cultural needs, serve a member with disabilities, and other reasons. Housing units with three or more bedrooms are residential types that serve large households and are mainly renter occupied.

Existing and Projected Needs

In Sebastopol, large family households make up 2.4% of total households. Two-person households represent the largest share of household sizes in the City. Total large households comprise of 42% owner-occupied units and 58% renter-occupied units (Table 7), which is lower than County estimates. Large households have decreased by about 45% since 2010.

Table 7: Household Size by Tenure

Household Size	Owner-occupied households	Renter-occupied households	All households
1-person	497	601	1,098
2-person	556	573	1,129
3-person	274	313	587
4-person	300	138	438
5 or more-person	34	47	81
Total	1,661	1,672	3,333

Source: U.S. Census Bureau, ACS 5-Year estimates, Table B25009, 2019

Table 8: Large Households by Income Group

Income Group	All other household types	Larger families of 5+ people	Total
Extremely Low-Income 0% – 30% of AMI	470	0	470
Very Low-Income 31% – 50% of AMI	418	0	418
Low-Income 51% – 80% of AMI	459	10	469
81% – 100% of AMI	299	0	299
Over 100% of AMI	1,680	29	1,709

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
Note: No 2019 data is available for CHAS, so the total does not match the 2019 ACS data shown above.

In Sebastopol, most large households earn 51% or greater than the AMI, as shown in Table 8. There were no reported very low-income large family households in Sebastopol. There are 81 households with 5 or more people, over 1,500 homes with 3 or more bedrooms,⁴ and this is not identified as a housing need.

⁴ Census Bureau, American Community Survey 2019 5-Year Estimates

Farmworker Housing

Statewide, farmworker housing is of unique concern and importance. Farmworkers are essential to the region's economy and its food supply. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, only 18% of Sonoma County's farmworkers are migrant workers, with 82% of farmworkers are considered settled and working farm(s) within 75 miles of their residences. Of the County's 3,594 farms counted in 2017, 48% hired farm labor, 93% were considered family farms, and 44% of farms were smaller than 10 acres.

Sebastopol is surrounded by agricultural lands. The 2019 American Community Survey identified approximately 48 Sebastopol residents employed in farming, fishing, and forestry occupations, representing 1.2% of the City workforce, 0.62% of City residents, and 0.65% of Sonoma County farmworkers. Sebastopol is surrounded by agriculture and local farmworker families may need housing in the area.

Most farmworkers (88%) in Sonoma County are permanent residents, yet often live in poor conditions.⁵ Two-thirds of Sonoma County farmworkers live in overcrowded dwellings in Sonoma County. Farmworkers who lived with their families were the most likely to live in overcrowded conditions. In 2021, the local newspaper printed a special report about low-wage earners living in Sonoma County, saying, "...many are farmworkers... who live in cramped apartments with too many people, or sheds with only a chemical toilet, or tiny mobile homes with leaking roofs or backed-up sewage pipes..."⁶ Although the data does not indicate a significant need for farmworker housing for current Sebastopol residents, this is a significant regional need that should be addressed through policies and programs.

Programs and Resources

Sebastopol plans for farmworker housing through the provision of very and extremely low-income housing, as well as through targeted housing opportunities, such as an approved housing project (Woodmark Apartments, see Section 3.2.2) with 48 units reserved for current or retired agricultural workers who meet the income and eligibility requirements.

To address the remaining needs of farmworkers, the City is implementing the following policies and programs:

- **Policy A-4 and D-4:** Promotes development of affordable housing and access to housing opportunities for special needs groups, including farmworkers
- **Program A-1.3:** Inventory monitoring of sites to accommodate special needs groups, including farmworkers

⁵ County of Sonoma Department of Health Services, Sonoma County Farmworker Health Survey, <https://insight.livestories.com/s/farmworker-health-survey-sonoma-county/55dcaed6a750b37d7bf09501/>, 2014

⁶ Press Democrat, Kathleen Coates, *Many Live in Squalid Conditions to Work in Sonoma County*, <https://www.pressdemocrat.com/article/news/many-live-in-squalid-conditions-to-work-in-sonoma-county/>, November 18, 2021

- **Program A-3.2:** Supports efforts of affordable housing developers, including supporting applications for Joe Serna, Jr. Farmworker Housing Grant funding
- **Program B-2.1:** Expedites processing for affordable housing and special needs housing, including farmworker housing

Female Headed Households

Female-headed (FH) households typically rely on a single income and can experience increased cost burden due to high living costs and childcare costs. Cost burden over time can result in poverty in which households make 18% of the AMI. Additionally, lack of resources needed for childcare or job training services may exacerbate housing cost burdens and thus increase the need for affordable housing that may otherwise result in homelessness.

Existing and Projected Needs

In Sebastopol, over one third of households are female-headed households with no spouse or partner present. Less than 5% of households are female headed with children under 18 years. Nearly one quarter of female heads of households live alone, half of whom are seniors . In Sebastopol, 2.6% of households are female-headed owner-occupied whereas 8.8% are renter occupied. Of the female-headed family households, 12.6% have incomes below the poverty level and 87.4% have incomes above the poverty level. All female-headed family households under the poverty limit in Sebastopol have children.

Table 9: Female-Headed Households in Sebastopol

Household type	Number of Households	Percent of Total Households
Total households	3,333	100%
Total FH households	1,190	35.7%
FH family households	390	11.7%
FH households w. children under 18	158	4.7%
FH households living alone	789	23.7%
Total families under the poverty level	85	2.6%
FH households under the poverty level		
• No child	0	0
• 1 or 2 children	49	1.5%
• 3 or 4 children	0	0

Source: US Census Tables B17012 & DP02 2019: ACS 5-Year estimates

Female-headed households with one to two children and no spouse that experience poverty may need affordable housing and services in Sebastopol. Low-income female-headed households may qualify for housing vouchers or other rental subsidies that lower housing costs. Additionally, FH households can benefit from transitional or

shared housing, middle missing housing types, and ADUs/JADUs that allow for long-term residency. This may include fixed-term affordability provisions or matching services that connect low-income FH households to affordable units throughout the region. Other unconventional multifamily housing strategies such as co-housing units with on-site daycare and communal facilities can identify additional site opportunities that expand multifamily options for low-income female-headed households.

Programs and Resources

Petaluma Avenue Homes is a cohousing complex in Sebastopol that provides 45 apartments and town homes serving low-income families and seniors. However, there is often a waitlist and may not meet the immediate housing needs of low-income families. Additionally, female-headed households may need additional resources related to job training, childcare, and health care coverage. State and County programs are available to assist low-income families and single-parent families, including the following:

- **SonomaWORKS** provides temporary help for families with children who have little or no money. This may include housing, food, utilities payments, childcare or medical care, job training, legal services, and mental health services.
- **Medi-Cal** and the **County Medical Services Program** provide health care coverage for eligible residents.
- **CalFresh** and **WIC** help eligible residents afford food and access information about nutrition and health.

To address the remaining needs of female-headed households, the City is implementing the following policies and programs:

- **Policy A-4:** Promotes affordable housing for special needs groups
- **Program B-2.1:** Expedites permit processing for special needs housing
- **Program A-1.3:** Inventory monitoring of sites to accommodate special needs groups
- **Program A-3.3:** Encourage missing middle housing by promoting a variety of housing types through municipal code updates, zoning updates, and promotion of online ADU resources.

Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs and support services to meet, due to both the diversity and the complexity of factors that lead to homelessness. The Department of Housing and Urban Development defines homelessness as any, "individual or family who lacks a fixed, regular, and adequate nighttime residence" or an individual whose, "primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground." This also includes those at risk of being homeless, those fleeing domestic violence, those

who have no other residence, and those who lack the resources to obtain permanent housing. California law requires that Housing Elements estimate the need for emergency shelter or other types of viable shelters for individuals experiencing homelessness.

Some unhoused residents are able to receive wrap-around services and re-enter the workforce while some continue to experience chronic homelessness. In California, those who have reported experiencing chronic homelessness have increased by 20% between 2020 and 2021, while occupancy rates at shelters have declined.⁷

Existing and Projected Needs

In 2020, there were an estimated 129 homeless Sebastopol residents, all of whom were unsheltered.⁸ The 2019 US Census estimated that 7.3% of residents living in Sebastopol have incomes beneath the poverty line, making them especially vulnerable to homelessness. In Sebastopol, 13 students experienced homelessness during the 2019-20 school year, a decrease of 7.1% from the 2016-17 school year.

In Sonoma County, there are a total of 2,745 reported individuals experiencing homelessness, a 7% decrease in homeless persons since 2019.⁹ The cause of homelessness is complex and often based on interrelated factors. In Sonoma County, the top primary causes of homelessness include the following:

- job insecurity (22%),
- alcohol or drug use (16%),
- conflict with family or friend (15%),
- fire (10%).

Obstacles to obtaining permanent housing, from highest reported to lowest reported, include the following:

- unable to afford rent (70%),
- no job or not enough income (50%),
- no money for moving costs (31%),
- no housing availability (20%), and
- no transportation (17%).¹⁰

Of those experiencing homelessness in the County, the most (63%) are men. The majority of those experiencing homelessness are White. Since 2016, the number of people experiencing homelessness in Sonoma County has increased for those 18 to 24 years and those 61 years or greater since. During this time, homelessness rates have decreased for those aged 31-60 years.

⁷ HUD, Annual Homeless Assessment Report (AHAR) to Congress, Part 1, 2021

⁸ Point-in-Time Census, 2020.

⁹ Point in Time Census, 2021.

¹⁰ Sonoma County Homeless Census Comprehensive Report, 2020.

From 2018 to 2020, the number of those who are homeless in Sebastopol has increased, while the total homeless population in Sonoma County has decreased (Table 10).

Table 10: Homeless Persons in Sebastopol by Shelter Status

	2018	2019	2020
Unsheltered	69	101	129
Sheltered	0	0	0
Total	69	101	129

Source: 2020 Sonoma County Homeless Census Comprehensive Report

Programs and Resources

Sebastopol is currently served by transitional and supportive housing that is managed by the City of Sebastopol, West County Community Services (WCCS) and Sonoma Applied Villages (SAVS), including:

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

Park Village is a City-owned mobile home park that was recently renovated and expanded through a collaboration between the City and West County Community Services (WCCS). Park Village includes a mix of mobile homes and apartments to provide transitional housing and “wrap-around” services for homeless families. Park Village Mobile Home Park is located just east of the City on Highway 12 on a 3.73 acre parcel that is currently approved for operation as a mobile home and RV park. The site includes 26 mobile home spaces and two apartments.

West County Community Services (WCCS) took over management of Park Village in May 2017. Since that time, WCCS has housed ten previously homeless families (two have cycled out of the program into permanent housing) in quality RVs connected to sewer, water, and electricity. A WCCS full-time Case Manager provides case management to the eight families and supportive services to the 18 extremely low- and very low-income families who are long-term residents at the park. A 2nd WCCS employee lives on the property and serves as the Resident Manager. The City of Sebastopol provided \$95,000 to the project in 2018, which includes the salaries for the Case Manager and the Resident Manager. WCCS continually seeks additional funding for at-risk clients’ housing, economic and social needs.

In November 2018, the project welcomed a Community Room: an ADA compliant 12’x44’ construction trailer that serves as a community room for Park Village’s 80 residents. The Community Room is furnished with computers, a printer, toys, and furniture for health checks, AA meetings, community gatherings, and family events. The Case Manager works from an office in this space.

In 2018, the City applied for and received a HEAP (Homeless Emergency Action Program) grant from the State of California, to install two additional permanent RV pads and associated utilities (electric, water, sewer). These are specifically geared towards homeless individuals/families living in their vehicles on the street. These were completed in 2021 and are now occupied, with residents receiving 'wrap around' services through the Park Village model.

The City also received a CDBG grant from the Sonoma County Community Development Commission (CDC) to renovate two vacant apartments at the site into two-bedroom family apartments available to low-income households. These were completed and occupied in January 2022.

City Council members created an ad hoc Committee on the Unhoused in 2021 to address the declared homelessness emergency in the City. The committee reviewed several potential sites for a 24-7 RV homeless shelter throughout the fall of 2021, with SAVS as the identified operator of the site through a grant they had received from the Sonoma County CoC (Continuum of Care) with full City Council support. This site, "Horizon Shine", functions as a temporary homeless shelter, with all individuals residing there in their owned RVs, and is operated by SAVS. It opened in January 2021 and was granted a two-year extension on their temporary use permit in 2022 to keep the site open. A nonprofit purchased this property and seeks to continue using the property to address housing needs locally once the shelter closes.

Safe Overnight Parking is an existing program that offers safe overnight parking spaces at some local churches, including at Community Church on 1000 Gravenstein Hwy North. While the City does not operate these sites, the Committee for the Unhoused is working with private organizations (generally churches) to expand this program for the vehicular unhoused and plans on expanding services throughout the City. In 2021, the Community Church on 1000 Gravenstein Hwy N applied for a Temporary Use Permit to bring two 'Conestoga hut' shelters to the site for a period of 5 years, to expand this safe parking program to include basic shelters for homeless. This permit was unanimously granted by the Planning Commission.

Elderberry Commons is a City-County collaboration providing thirty-one units of permanent supportive housing using Project Homekey funds. These units are currently providing housing to COVID-19 vulnerable homeless individuals. Individuals in this category include those who are over the age of 65 years and/or with chronic or acute health conditions such as cancer, chronic obstructive pulmonary disease (COPD), liver disease and individuals who are immunocompromised. Wrap-around services are provided at this site. Once the COVID-19 housing program is complete, the property will be renovated and converted to permanent housing for extremely low-income households.

The WCCS Homelessness Outreach Coordinator position is funded through the City's General Fund and provides support services to reduce the number of unhoused individuals. The City is currently looking for homelessness-related funding grants or mental health service funding to continue this program as a permanent service.

Other resources within the region include:

- The SAY Dream Center for Youths
- Tamayo House
- Catholic Charities of Santa Rosa and Burbank Housing's Carita's Village
- The Living Room Day Shelter for Women
- The Rose - Women with Children Emergency Shelter
- Redwood Gospel Mission
- Catholic Charities Homeless Services Center
- Catholic Charities Family Support Center
- Sloan House Women's Emergency Shelter
- Community Support Network Opportunity House
- InterFaith Shelter Network

To address the remaining needs of homelessness, the City is implementing the following policies and programs:

- **Policy A-4** promotes affordable housing for special needs groups
- **Program B-2.1** expedites permit processing for special needs housing
- **Program D-1.1** administers housing services and provides outreach and education for special needs groups
- **Program D-2.2** allows by-right permanent supportive housing and low barrier navigation centers for those experiencing homelessness

4.2.3 Zoning for a Variety of Housing Types

This section provides an analysis of zoning and availability of sites for a variety of housing types pursuant to Government Code Sections 65583(a)(4), 65583(c)(1), and 65583.2(c). The City provides for a range of housing types within their Zoning Code, including single-family, multifamily, accessory dwelling units, mobile and manufactured homes, residential care facilities, emergency shelters, single-room occupancy living units, farmworker housing, and live/work studios. Additional information related to the permitting requirements, allowed densities, and development standards for each type of housing and zoning designation can be found in Section 4.4.2.

Due to Sebastopol's built out nature, it has limited availability of sites throughout all the zoning districts discussed. However, the City is actively processing and permitting projects that address the community's housing needs, including many of the housing types analyzed here.

Multifamily Rental Housing

Higher density rental multifamily dwellings are allowed without the need for a conditional use permit in the R6 and R7 districts. Additionally, higher density multifamily uses are permitted in the Office Commercial (CO), General Commercial (CG), and Central Core (CD) districts within mixed-use projects, except along primary

street frontages. Affordable housing that is deed-restricted for occupancy to very low-, low-, and moderate- income households are allowed by right in the CO, CG, and CD districts. Deed-restricted affordable housing projects in these zones are not required to be mixed-use but may include nonresidential uses in up to 25% of their square footage.

These zones are located around main thoroughfares, including Bodega Avenue, Healdsburg Avenue, and Highway 116, and within and surrounding the Downtown Core, including properties along West Street, Willow Street, and Wallace Street.

Housing for Agricultural Employees

Sebastopol's municipal code defines agricultural employee housing by reference to the definitions in California Health and Safety Code (HSC) sections 17021.5 and 17021.6. Commercial agricultural employee housing is allowed as a permitted use in the R1 and R2 zones, which are generally located near the City's boundaries. Employee housing for or fewer employees, including farmworkers, is considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Other types of agricultural employee housing can be built in other City zones. As discussed in 4.2.2 Housing Needs Analysis, the 84-unit Woodmark project that reserves units for low-income agricultural employees was approved in August 2022. Sebastopol's Zoning Code was updated in 2017 to be consistent with State law, including permitting employee housing and single-family housing in residential zones, up to 36 beds in a group quarter or 12 units designated for single family use. The provisions of HSC 17021.8 are not applicable to Sebastopol as there is no land designated as agricultural land in the City's General Plan.

Emergency Shelters and Low Barrier Navigation Centers

The Sebastopol Municipal Code (SMC) defines a homeless shelter as "a residential facility operated by a provider which provides temporary accommodations to persons or families with low income for a period of generally no more than six months, [that] may also provide meals, counseling, and other services, as well as a common area for users of the facility" (SMC 17.08.100). This use meets the definition for emergency shelters, defined in Government Code Section 65582(d) as, "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." The Zoning Code was updated in 2017 to allow homeless shelters in the General Commercial (CG) district by right, with no planning permit required, subject only to the same development standards as other uses in the same zone. The building permit review for homeless shelters is a ministerial process with only objective standards, and there is no review of management standards required in this zone as part of the permitting process. These standards are compliant with those set forth in Government Code section 65583 (a)(4)(A).

Homeless shelters are additionally allowed in the R5, R6, R7 and CD (Downtown Commercial) zones subject to a conditional use permit, subject only to the same development standards as other uses in the same zone.

The permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.

Zones that allow homeless shelters are located in proximity to transit and amenities, such as grocery stores and laundromats, and include sufficient capacity to accommodate the need for emergency shelter, demonstrated in Table 11. The City has several existing housing and shelter options already established, as discussed in Section 4.2.2.

Table 11: Sites with Capacity for Emergency Shelters

APN	Zone	Acres	Use
004-350-076	CG	0.3	Vacant
060-270-013	CG	0.26	Vacant
004-102-027	CG	0.93	Vacant
060-270-077	CG	0.29	Vacant
004-430-041	CG	4.6	Parking Lot
Total		6.38	

Homeless shelters are required to provide one off-street parking space per ten beds, and bicycle parking spaces totaling at least 25% of the required vehicle spaces. To ensure the City meet the requirements set in Government Code 65583(a)(4)(A), it will update its Code to ensure its parking requirements for emergency shelters comply with changes made by AB 139 (Program D-2.2e).

Low barrier navigation centers are defined in Government Code Section 65660(a) as, “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” As with emergency shelters, low barrier navigation centers are allowed under the definition of homeless shelter within the SMC, and are allowed in the R5, R6, R7 and CD zones subject to a conditional use permit and allowed as a by right use in the CG zone.

The CG zone mainly includes parcels along Highway 116 on the northern and southern portions of town, as well as several parcels near higher density intersections. As addressed in Section 1.9.3, Section 4.2.2, and Appendix A, Sebastopol has a demonstrated need for resources for the local unhoused population. Program D-2.2 is included to address this need and ensure compliance with State standards and allow low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Transitional and Supportive Housing

The Sebastopol Municipal Code (SMC) defines transitional housing the same as Government Code Section 65582(h), “buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance,” and supportive housing as defined in Government Code 65582(f), “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Transitional and supportive housing are allowed in Sebastopol under the same zoning restrictions as other residential dwellings of the same type. For instance, transitional and supportive housing in multifamily residential developments is allowed by right in the R5, R6, and R7 zones. Program D-2.2 is included to address this need and ensure compliance with State standards.

Single Room Occupancy (SRO) Housing

The Sebastopol Municipal Code (SMC) defines single room occupancy (SRO) housing as, “multifamily residential buildings containing housing units with a minimum floor area of 150 square feet and a maximum floor area of 375 square feet which may have kitchen and/or bathroom facilities, and where each housing unit is restricted to occupancy by no more than two persons and is offered on a monthly rental basis or longer.” SRO housing is permitted in the R7 district and in the Office Commercial (CO), General Commercial (CG), and Central Core (CD) districts with a conditional permit, or by-right when all units are affordable or when part of a mixed-use development. These zones are located around main thoroughfares, including Bodega Avenue, Healdsburg Avenue, and Highway 116 within and surrounding the Downtown Core, including properties along West Street, Willow Street, and Wallace Street.

SRO units count as one-half a unit for the purposes of calculating densities, which can help incentivize development and remove potential constraints. Additionally, due to their size, SROs may be able to develop on sites that would not be viable for other housing types and are ideal for small infill projects.

Manufactured Homes

The Sebastopol Municipal Code (SMC) was updated in 2018 to establish criteria for manufactured homes consistent with Government Code Section 65852.3. The SMC defines manufactured homes using the definition provided in the California Health and Safety Code Section 18007(a). Manufactured homes in Sebastopol are subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, and not exceeding architectural requirements required of conventional single-family dwellings constructed on the same lot (siding materials, roof pitch, etc.). Single-family dwellings are considered

permitted uses in zones R1 through R7, which includes most of the City's land away from major thoroughfares.

Mobile Home Parks

The Sebastopol Municipal Code (SMC) defines mobile home parks as "an area or parcel of land where one or more mobile home lots are rented, available for rent, owned, or available for sale," and uses the definition for mobile home provided in the HSC 18008(a). Sebastopol is unique in that the City, rather than HCD, retains authority over its mobile home parks.

Mobile home parks are permitted in the RMH District and allowed with a conditional use permit in the following zones: R1, R2, R3, R4, R6, and R7. Development standards for mobile home parks are outlined in SMC 12.20.050 and were last updated in 2018.

Sebastopol contains two mobile home parks: Park Village, described in the Programs and Resources section above, operates as transitional and supportive housing, and Fircrest Mobile Home Park, a senior mobile home park age restricted for residents 55+ years. There is no vacant land currently zoned as RMH in the City; however, a new park could be established with a use permit in any residential zone, and existing parks within the RMH can be expanded.

Accessory Dwelling Units

The Sebastopol Municipal Code (SMC) defines an accessory dwelling unit (ADU) as, "a residential dwelling unit which provides complete independent living facilities and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as another dwelling is situated." Sebastopol last updated its code related to ADU and Junior ADU (JADU) criteria and development standards in 2019. ADUs and JADUs are permitted by right in zones R1 through R7. ADUs are also permitted on commercial property with an existing residential dwelling. Sebastopol provides information on the City website about ADU development,¹¹ including the following:

- An "Accessory Dwelling Unit (ADU) Checklist" and a "Junior Accessory Dwelling Unit (JADU) Checklist and Standards" with an overview of types of accessory units, required application materials, key standards, costs, and review process;
- An "Accessory Dwelling Unit (ADU) and Junior ADU (JADU) Primer" with an overview of ADU options, standards, and rental regulations;
- Information on several "ADU Calculator" tools to help individuals estimate costs, returns, and benefits of building an ADU;
- Responses to frequently asked questions regarding property taxes related to ADUs and JADUs; and

¹¹ <https://ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/Housing-Resources-Vacation-Rentals>

- A link to a webinar on "how to Build an ADU in Sebastopol" (<https://napasonomaadu.org/blog/sebastopoladuwebinar>).

Program A-3.6 is included to further encourage and incentivize the development of Accessory Dwelling Units. Under Program D-2.2d, the City will update its Code to allow JADUs in the R7 zone. Additionally, in order to implement new State laws, the City will review and update its ADU ordinance.

4.3 HOUSING PROGRAMS & RESOURCES

4.3.1 Resources: Housing Assistance Programs

The following programs include Federal-, State-, and locally run programs providing funding for construction, rehabilitation, or rental assistance for very low-, low-, and moderate-income households. This section describes programs utilized by the City and those that may be locally available and potentially applicable within the jurisdiction.

Federal Assistance Programs

The Community Development Block Grant (CDBG) Program funds a wide variety of local housing and community development projects that improve the quality of living for lower-income residents whose incomes are less than 80% the Area Median Incomes as established by the U.S. Department of Housing and Urban Development (HUD).

The Sonoma County Community Development Commission (CDC) is the administrator of HUD funds for the Urban County group of non-entitlement jurisdictions in Sonoma County. It receives approximately \$1.8 million in CDBG funds and approximately \$650,000 in HOME funds annually. The CDC, with oversight by the Sonoma County Board of Supervisors administers funding to participating cities including Sebastopol. Sebastopol can apply directly to the CDC to obtain CDBG funds for designated projects; however, the City is not guaranteed any minimum allocation.

CDBG funds can be used for activities that meet one of the following National Objectives established by HUD:

- Benefits low- and moderate- income persons;
- Aids in the prevention or elimination of blight; and
- Meets a need from having a particular urgency (e.g. disasters)

Examples of such activities include the following:

- Housing rehabilitation
- Community and Senior Centers
- Acquisition of real property for affordable housing
- Infrastructure improvements
- Public services
- Accessibility modifications
- Permanent Supportive Housing for people experiencing homelessness
- Homeless Shelters

Home Investment Partnerships (HOME) grants are provided by HUD to fund a wide variety of projects that implement local housing strategies and create affordable housing for low-income households including building, buying, rehabilitating affordable housing, or providing direct rental assistance. The County receives approximately \$650,000 in HOME funds annually. The City and nonprofit developers may apply to the Sonoma County CDC to obtain HOME funds, which are distributed on a competitive basis. There is no minimum funding guaranteed to be allocated to projects in Sebastopol. The City can work with affordable housing developers to support applications for these funds that can be used for all aspects of affordable housing development.

Housing Choice Voucher Section 8 (HCV Program) is a major Federal program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

To become a participant of the HCV Program, individuals and families must sign up on the Waiting List with the Sonoma County Housing Authority (SCHA), a division of the Sonoma County CDC. This is a list of people who are waiting to receive rental assistance. Names can only be added to the Waiting List when the list is open, which is approximately every three to five years. While the list is open, 750 applications are randomly selected and assigned a place in line. Once a name reaches the top of the Waiting List, the applicant is interviewed to determine program eligibility. Most recently, the Sonoma County HCV Program Waiting List was opened to receive applications in August 2022.

If selected, participants may choose any housing that meets the Housing Quality Standards of the program. The SCHA pays a housing subsidy directly to the landlord, and the participant pays the difference between the actual rent charged and the amount subsidized by the program. The tenant's share of rent and utilities is generally between 30% to 40% of their monthly income.

The Emergency Shelter Grant (ESG) Program administered by Sonoma County CDC provides HUD funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, provide permanent housing solutions, and prevent homelessness.

Federal Home Loan Bank System¹² facilitates Affordable Housing Programs (AHP) which subsidize the interest rates for affordable housing. The San Francisco Home Loan Bank District provides local services within California. AHP grants are awarded annually through a competitive application process to Bank members working in partnership with housing developers and community organizations.

¹² Federal Home Loan Bank of San Francisco, <https://www.fhlbsf.com/community-programs/grant-programs/affordable-housing-programs?category=overview>

Basic eligibility requirements include having at least 20% of units in rental housing reserved for very low-income households and any owner-occupied housing must serve lower income households

HUD Section 811/202 Programs¹³ provide critical affordable housing to elderly and persons who experience disabilities. The Section 202 program funds development and operation of affordable housing for very low-income elderly households. The Section 811 program provides non-profits with funding to develop and operate supportive housing for disabled very- and extremely-low-income persons.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA)¹⁴ requires that all eligible HUD Section 236 and Section 211(d) projects which are “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA incentives. The incentives include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies.

Low Income Housing Tax Credits (LIHTC) provide State and Local LIHTC-allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits based on population for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

National Housing Trust Fund (NHTF)¹⁵ is a Federal program administered in California by HCD whereby funds can be used to increase and preserve the supply of affordable housing, with an emphasis on permanent housing for extremely low-income households. Previously, NHTF funding was allocated through the Housing for a Healthy California Program. Beginning in Fiscal Year 2022, the NHTF will be aligned with Federal regulations. HCD is currently in the process of developing guidelines for the 2022 allocation of NHTF funds.

Off-Farm Labor Housing Direct Loans & Grants¹⁶ is a Federal program administered by the US Department of Agriculture Rural Development. This program provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers. Housing construction may be in urban or rural areas if there is a demonstrated need for farmworkers nearby. The rental housing is for very low- to moderate-income (\$5,500 above low-income limit) farmworkers and their families.

State Assistance Programs

Affordable Housing and Sustainable Communities Program (AHSC) is administered by the Strategic Growth Council and implemented by the Department

¹³ HUD, https://www.hud.gov/sites/documents/SECTION202_811_FACTSHEET.PDF

¹⁴ US Government Code, Title 12, Chapter 42, “Low-Income Housing Preservation and Resident Homeownership

¹⁵ HCD, AAP Substantial Amendment Webinar, <https://www.youtube.com/watch?v=njArA21NgQw>, 2021

¹⁶ USDA Rural Development, <https://www.rd.usda.gov/programs-services/multi-family-housing-programs>

of Housing and Community Development (HCD). The AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce transportation related greenhouse gas emissions. The AHSC provides grants and/or loans that benefit disadvantaged communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation. Eligible applicants for the AHSC program include local governments, non-profit and for-profit housing developers, among others.

CalHome Program is administered by HCD and provides grants to local public agencies and nonprofit developers to assist individual first-time homebuyers through deferred-payment loans for down payment assistance and home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. The CalHome Program also provides financial assistance for development of multiple-unit ownership projects.

California Emergency Solutions and Housing (CESH) Program is administered by HCD and provides grants to fund a variety of activities to assist persons experiencing or at risk of homelessness. Local governments, non-profit organizations, or designated unified funding agencies can apply for funding to use for housing relocation and stabilization services, operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems.

California Housing Accelerator Program is a new HCD program and intends to reduce the backlog of shovel-ready housing projects that have been stuck in financial limbo. Projects which have been funded under other HCD programs and have not been able to access low-income housing tax credits are eligible for the program. Applications for funding assistance must go through a selective process, giving priority to Tier I "Multifamily Project Tracker" projects, and once selected is provided a forgivable loan. The program is funded by the Coronavirus State Fiscal Recovery Fund established by the Federal American Rescue Plan of 2021.

California Housing Finance Agency (CalHFA) operates several programs to help reduce the cost of housing. These programs, funded through the sale of taxable and tax-exempt bonds, provide permanent financing of affordable housing developments, financing for homebuyers, hardship assistance, resources to increase homeownership for Black residents, and grants for the pre-development costs associated with the construction of Accessory Dwelling Units.

Community Placement Plan (CPP) and Community Resource Development Plan (CRDP) Funds. In collaboration with the regional center, the California Department of Developmental Services uses CPP and CRDP funds to develop safe, affordable, and sustainable homes as a residential option for individuals with intellectual and developmental disabilities.

Golden State Acquisition Fund (GSAF)¹⁷ provides funding seeded by HCD's Affordable Housing Innovation Fund to preserve and expand quality affordable and senior housing. Combined with matching funds, GSAF makes up to five-year loans to developers for the acquisition or preservation of affordable housing. Terms for funding include development parameters that require projects to designate units to lower income households. Nonprofit and for-profit developers, cities, counties, and other public agencies within California are all eligible for GSAF financing.

Homekey¹⁸ is administered by HCD and provides grants to local entities to acquire and rehabilitate a variety of housing types to sustain and expand housing for people experiencing homelessness or are at risk of experiencing homelessness and provides additional funding for wrap-around supportive services. In 2020, the State granted Sonoma County Homekey funds to purchase and convert the former Sebastopol Inn (6751 Sebastopol Ave) into permanent supportive housing for up to 42 homeless individuals. The new facility, named Elderberry Commons, provides 31 rooms and wrap-around services for formerly homeless individuals. The City collaborated with the County CDC to facilitate the Homekey project by holding stakeholder meetings, coordinating responses to community concerns, and working to engage local businesses as providers of services.

Infill Infrastructure Grant Program (IIG) promotes infill development by providing financial assistance for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Criteria for funding include affordability, density, and access to transit.

Eligible applicants for the IGG Program include nonprofit and for-profit developers of qualifying infill projects and localities with jurisdiction over qualifying infill areas, among others.

Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program is administered by HCD and finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households.

Eligible applicants include local government agencies, nonprofit corporations, and cooperative housing corporations, among others.

Local Housing Trust Fund (LHTF) Program is funded through HCD and provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. Funds are also used to provide down payment assistance for first-time homebuyers and emergency shelters. Funds may also be used to provide down payment assistance for first-time homebuyers.

¹⁷ Golden State Acquisition Fund, <https://www.goldenstate-fund.com/>

¹⁸ CA HCD, <https://homekey.hcd.ca.gov/>

LHTF funds are restricted to units with at least 55 years of affordability for households earning less than 60% AMI.

Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP) is administered by HCD and is used to finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.

Eligible applicants include mobile home park resident organizations, nonprofit entities, and local public agencies. Low-income residents of converted parks can apply for individual loans to the entity that has purchased the park.

Multifamily Housing Program (MHP) is administered by HCD and assists the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households.

Eligible applicants must have successfully developed at least one affordable housing project.

Predevelopment Loan Program (PDLP) provides predevelopment capital to finance the predevelopment costs of projects to construct, rehabilitate, convert, or preserve assisted housing projects with priority given to developments which are rural, located in the public transit corridors, or which preserve and acquire existing government-assisted rental housing as risk of conversion to market rates. Eligible applicants include local government agencies.

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD) through a collaborative partnership among the California Housing Finance Agency (CalHFA), Department of Health Care Services (DHCS), Department of Housing and Community Development (HCD), Department of Developmental Services (DDS) and California Tax Credit Allocation Committee (TCAC).

Supportive Housing Multifamily Housing Program (SHMHP) provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units. SHMHP funds may be used for new construction or rehabilitation of a multifamily rental housing development, or conversion of a nonresidential structure to a multifamily rental housing development.

Veterans Housing and Homelessness Prevention (VHHP) Program¹⁹ is implemented by HCD and funds the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. Eligible applicants include affordable housing developers who are partnered with appropriate service providers.

¹⁹ CalVet, <https://www.calvet.ca.gov/VHHP>

Local Assistance Programs

Sebastopol does not maintain any municipal funding assistance programs. The City participates in County-wide, State, and Federal assistance programs for the development, preservation, and rehabilitation of affordable housing (see discussion in Section 1.15 for more information). The City implements additional local programs to meet housing needs, as discussed in Section 4.2.2.

4.3.2 Conversion Risk of Assisted Housing Developments

At-risk assisted housing developments refer to any existing multi-family, rental housing complexes which receive funding under public programs and are at risk of being converted from low-income housing to market rate housing within ten years of the beginning of the housing element planning period. The conversions can occur due to termination and opting out of programs such as rental subsidies, mortgage repayment, expiration of restricted uses or direct loans.

The City of Sebastopol contains a total of 187 low-income rental units, none of which are at risk of being converted to market rate units within 10 years of the beginning of the housing element planning period or January 2033, as described in Table 12 below. One development is eligible for conversion in 2031 but is expected to retain long-term affordability; see discussion below.

Table 12: Existing Assisted Multifamily Rental Housing Developments

Project Name	Address	Tenant Type	Low Income Units	Funding Program	Earliest Conversion Date	Options for Renewal
Low Conversion Risk: Conversion date 10+ years and/or owned by a large/stable non-profit, mission-driven developer						
Bodega Hills Apartments	121 W. Hills Circle (built 1997)	Elderly Units	0	Low-Income Housing Tax Credit (LIHTC); HOME Investment Partnerships Program	2052	Burbank housing to retain long-term affordability
		Non-Elderly Units	23			
Burbank Heights	7777 Bodega Avenue, Sebastopol, CA (built 1975)	Elderly Units	138	HUD's Section 8 Project-Based Rental Assistance	2040	Managed by Christian Church Homes of Nor CA
		Non-Elderly Units	0			
Burbank Orchards	7777 Bodega Avenue (built 1991)	Elderly Units	60	HUD's Section 8 Project-Based Rental Assistance	2031	Christian Church Homes of Northern CA to maintain long-term affordability. Property management submitted HUD renewal package.
		Non-Elderly Units	0			
Gravenstein North I&II Apartments	699 Gravenstein Hwy (built 1988)	Elderly Units	0	Low-Income Housing Tax Credit (LIHTC); CalHFA; HCD	2076	Burbank housing to retain long-term affordability
		Non-Elderly Units	59			
Petaluma Avenue Homes	501-565 Petaluma Ave (built 2009)	Elderly Units	0	Low-Income Housing Tax Credit (LIHTC)	2063	SAHA Housing
		Non-Elderly Units	44			
Bloomfield	1476 Bloomfield Road	Elderly Units	0		2035	
		Non-Elderly Units	1			
Table Total		Elderly Units	60	187 Total Units		
		Non-Elderly Units	127			

Source: ABAG, 2021; Sonoma County Affordable Housing Inventory, 2022; City of Sebastopol Affordable Housing Complexes by Household Type, 2021; Burbank Housing, 2022
<https://www.burbankhousing.org/rental/gravenstein-north-apartments/> (accessed 1/18/22);
<https://affordablehousingonline.com> (accessed 1/18/22)

Assessed Risk of Conversion

There are no existing assisted affordable rental housing developments that are at high risk of conversion to market rate within ten years of the planning period. Burbank Orchards has 60 affordable units for elderly tenants and is funded by Section 8 Project-Based Rental Assistance. The affordability covenants for this property will expire in 2031. The property is owned by a large, stable mission-based nonprofit and property management has submitted a HUD renewal package to renew their contract for an additional 20 years to retain affordability. This property has a low risk of conversion.

Costs of Replacement Versus Preservation of At-Risk Units

As shown in Table 13, the cost of preservation, including rehabilitation, is lower than the cost of replacement. Of these two options, the preservation option is preferable because of the lower costs and the avoidance of tenant displacement.

Table 13: Cost of Preservation and Replacement

Fee/Cost Type	Cost per Unit
Preservation	
Acquisition	\$ 125,583.33
Rehabilitation	\$ 62,791.67
Financing/Other	\$ 28,256.25
Total Estimated Cost per Unit	\$ 216,631.25
Replacement	
Land Acquisition	\$ 50,600.00
Construction (Hard Costs)	\$ 385,000.00
Financing/Other	\$ 152,460.00
Total Estimated Cost per Unit	\$ 588,060.00

Sources:

*Property Acquisition Costs based on property value, CoreLogic 2022; Rehabilitation assumes 50% of acquisition cost; Financing and other costs are assumed to be 15% of acquisition and rehabilitation cost; Land Acquisition Cost based on City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021 and assumes development at 20 units/acre; Construction Cost based on estimate by local developer; Financing and other costs are assumed to be 35% of land and construction costs
 This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and properly conditions, lease out/turnover rates, among other factors.*

Entities Qualified to Preserve At-Risk Units

Local non-profit organizations include Burbank Housing that manages Gravenstein North Apartments. Rehabilitation of affordable units is made possible by various funding sources that deed-restrict affordability for 55 years. Burbank Housing manages Bodega Hills Apartments and Christian Church Homes manages Burbank

Heights and Burbank Orchards. These organizations are very active and aim to maintain affordability for low-income residences in these complexes.

Resources

Since the City of Sebastopol is a HUD-designated Urban County entitlement jurisdiction, they will continue to receive administered funds from the Sonoma County CDC on an annual basis for affordable units that receive government subsidies. Additionally, the City aims to continue their successful program of collaborating with Burbank Housing and other affordable housing developers to maintain and develop affordable housing opportunities (Program B-4).

State and Federal financial resources that may help in preserving affordable housing are discussed in Section 4.3.1 and include the following:

- Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA)
- Golden State Acquisition Fund (GSAF)
- Local Housing Trust Fund (LHTF) Program
- Mobile Home Park Rehabilitation and Resident Ownership Program (MPRRP)
- Multifamily Housing Program (MHP)
- Veterans Housing and Homelessness Prevention (VHHP) Program

Other Affordable Units

In addition to the project-based units described above, there are affordable units which are provided by private developers under the City's inclusionary and density bonus provisions. For-sale inclusionary units are deed-restricted for affordability through the City's inclusionary housing requirements Chapter 17.250 and require that future buyers enter into a resale agreement with the City to maintain affordability in perpetuity.

4.3.3 Opportunities for Energy Conservation in Residential Development

Sebastopol residents value conservation efforts and seek to promote sustainable development that incorporates conservation measures. In 2016, the City adopted California Green Building Standards Code (CalGreen) which includes construction waste reduction and disposal and recycling requirements for residential projects. The CalGreen Mandatory Measures apply to all residential projects and represent the minimum sustainable goals for a project. If your project requires a Tier compliance, you also must comply with all of the mandatory measures. Local jurisdictions may raise these sustainable goals by adopting a "voluntary" tier of additional requirements. Sebastopol has adopted most Tier 1 requirements, which adds

additional requirements beyond the mandatory measures. Under Program C-3.1, the City will adopt additional conservation requirements.

Locally, the Sonoma County Energy and Sustainability Division provides resources and information on residential energy conservation, including home retrofits, photovoltaic technology, rebates and incentives for conservation measures, and financing opportunities. Additionally, the Sonoma County Energy Independence Program (SCEIP) is operated by the County of Sonoma and provides financing to property owners to install or upgrade energy and water conserving improvements on their property.

4.4 HOUSING CONSTRAINTS ANALYSIS

This section of the Housing Element examines the constraints that could hinder the City's achievement of its housing objectives and the resources that are available to assist in the production, maintenance, and improvement of the City's housing stock. In compliance with Government Code Section 65583, sections 4.4.1 and 4.4.2 identify and analyze potential non-governmental and governmental constraints to the production and retention of housing.

4.4.1 Non-Governmental Constraints

In compliance with Government Code §65583(a)(6) the following is an analysis of potential non-governmental constraints:

Financing

Sebastopol's population has increased by 5% within the last decade, to about 7,745 residents, while the housing stock has remained relatively stable. The lack of land availability combined with high demand and supply and labor shortages has led to a typical home value increase averaging 30% as of December 2021.²⁰ This increase is predicted to continue, requiring that homebuyers offer higher down payments to compete in the housing market.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. During high times of inflation interest rates rise, reducing the home price borrowers can afford. Consequently, financing can pose a major obstacle for first-time or moderate-income homebuyers, even for those who might otherwise qualify for a standard loan. Government insured conventional loan programs may be available to reduce mortgage down payment requirements.

The median price of a home in Sebastopol was \$956,150 in 2020 and increased to over \$1 million in 2022²¹ which exceeds conventional loan limits. Jumbo loans typically require a 20% down payment. Homes at current median prices would require buyers to provide approximately \$200,000 as a minimum down payment to

²⁰ Redfin.com, Realtor.com, Zillow.com (accessed 1/26/22)

²¹ Association of Bay Area Governments, 2021

be approved. Both the amount of the down payment and the resulting mortgage payment serve as a constraint to homeownership, especially for first-time and moderate-income homebuyers. 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.

Financing the development of affordable housing is a constraint. Although there are many programs to support the construction of affordable housing, these programs are highly competitive and very complex. Proposals are subjected to scrutiny and analysis before consideration, and the process is very slow and takes months to a year for approval.

Federal tax credits, which can be sold to investors, provide cash for planning and construction. In Sebastopol there are currently four projects receiving this credit. Low interest long term loans and HUD loan guarantees also provide financing. Grants are sometimes available, often to support Affordable Housing directed to specific groups such as farm workers, veterans, or seniors.

Accessing financing is a highly 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. This process adds additional time and administrative burden to housing projects, constraining development.

These challenges, combined with the unpredictability of competitive funding create financing constraints for developers of affordable housing.²²

Vacant Land

Sebastopol is generally built out and has relatively few vacant parcels. While the restricted availability of vacant land may pose a constraint to housing development in the future, it does not pose a constraint to the City's ability to meet its RHNA and address housing needs throughout this planning period.

Price of Land

Similar to the greater Bay Area, high land costs are a significant constraint to the development of affordable and middle-income housing in the City of Sebastopol, at approximately \$1,102,000 per acre.²³ Land acquisition generally represents more than 10% of total development costs.²⁴

Vacant residential lots in Sebastopol are limited due to their high demand. This has resulted in increasing land costs in the City compared to other larger jurisdictions with more available vacant land. Stakeholders have noted that the cost of land is a major constraint to housing development in the City. However, this constraint is not

²² Sonoma County Grand Jury Report, June 2022

²³ City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021

²⁴ CBRE, U.S. Seniors Housing Development Costs Report, 2018; City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021; Turner Center, Making It Pencil: The Math Behind Housing Development, 2019

unique to Sebastopol, as cost of land is a similar constraint in all comparable jurisdictions nearby.

Cost of Construction

The cost of construction depends primarily on the cost of materials and labor (hard costs) and cost of architectural, engineering, permit fees and services, development fees, construction financing, and insurance (soft costs). Hard construction costs are the largest share of a project's total costs, accounting for over 60% for new residential development.²⁵ Construction costs are also influenced by market demand and market-based changes in the cost of materials. The cost of construction depends on the type of unit being built and is partially determined by the quality or type of materials used to produce the unit. The cost of labor ranges from 14% to 40% based on several factors including housing demand, inflation-induced wage increases, the number of contractors in an area and the unionization of workers.²⁶

According to local stakeholders in the development community, hard costs for residential construction typically start around \$400 per square foot and can average close to \$500 per square foot. Hard costs of construction are approximately \$385,000 per unit for multifamily development and \$480,000 for a single family residence.²⁷

Disruptions in supply chains have exacerbated construction costs and further constrained housing development. As of January 2022, inflation rates have more than doubled to 5% since the previous year and have put increased pressure on developers to seek public funding options.

Stakeholders expressed that the unpredictability of construction costs was a constraint to the development of housing, and increases development risks, especially when relying on tax credits or similar affordable housing funding sources. Developers of affordable housing projects typically need several different forms of financing (loans, grants, tax credits), each of which has its own application procedures, regulations, and timetable.

The construction cost of housing affects the affordability of new housing and is a significant non-governmental constraint to housing in Sebastopol. Several programs and financing options are available to mitigate this constraint, as discussed in Section 4.3.1.

Development Trends

Local development trends provide insight into the feasibility of projected development. Requests to develop housing at densities lower than those identified or long development timeframes after receiving project approval may indicate additional nongovernmental constraints to housing development. In Sebastopol, all but one recent development has developed at or above the density listed in the prior site

²⁵ Turner Center, Making It Pencil: The Math Behind Housing Development, 2019

²⁶ California Forward, 2016; GoBridgit.com, 2022 (accessed 1/21/22).

²⁷ See Table 13

inventory; only one site was developed at a lower density due to environmental constraints that have been accounted for in the 6th cycle inventory.

The typical timeframe between approval for a housing development project and an application for a building permit varies, but generally ranges from 2 weeks to 6 months, depending on the project and the developer. This does not present constraints to development.

Community Opposition

Community opposition may pose a constraint to housing development, depending on the type of housing proposed, its location within the City, and the level of discretionary approval associated with the project. Residents of Sebastopol are engaged and concerned about the character of their community. Concerns have been expressed about the suitability of higher intensity development and about the adequacy and availability of infrastructure and transportation facilities to support the level of new growth in the City. Community opposition can add additional review time and cost to the development of housing.

To address this constraint and ensure compliance with relevant new laws, Sebastopol is implementing the following strategies:

- **Program D-1.2 Proactive Community Outreach:** At annual fair housing workshops, City staff, stakeholders, and community members can interface and discuss housing needs and solutions.
- **Program A-3.1 Objective Design Standards Program:** The development of Objective Design Standards will allow the City to establish standards for new housing development. This will provide residents a chance to provide feedback on the character of future housing, while allowing future development projects to have objective review criteria and streamline the approval process.
- **Program A-3.5 By-Right Housing Development:** Allowing residential uses in more districts without the need for a conditional use permit will enable streamlined development and minimize the impact of community opposition on housing projects.
- **Program B-3.1 Monitor Housing Trends, Laws, and Issues:** Providing ongoing education for City decisionmakers on new and future housing laws will ensure ongoing compliance with laws that affect discretionary approval.

4.4.2 Potential Governmental Constraints

Government Code Section 65583(a) requires that housing elements analyze potential and actual governmental constraints on maintaining, improving, or developing housing for all income levels. Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

General Plan and Zoning Code

Each City and County in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under State law, the General Plan must be internally consistent, and each jurisdiction’s zoning must be consistent with its General Plan. The Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element. Sebastopol’s General Plan was adopted in November 2016 and is a comprehensive policy document that guides development over a 20-year period.

The City of Sebastopol established allowed density ranges in its various zoning districts, from Very Low Density Residential (1 unit per acre) to High Density Residential (25 units per acre) and allows high density residential and mixed-use development in its commercial zoning districts (1 unit per 1,000 sq. ft. or 43.6 units per acre).

During the implementation of the 5th Cycle Housing Element, the City established the R5 zone to assist in the development of smaller lot single family homes, duplexes, and other “missing middle” housing types. This serves as a transitional zone between lower density residential areas and higher density multifamily residential or commercial areas. To avoid displacement of current residents in small single-family homes that are more affordable by design, this zoning was not applied to areas where many adjacent parcels could be consolidated and redeveloped into larger apartment blocks. The City will review opportunities to adjust the zoning regulations to address this and apply this zoning to more parcels through Program A-3.3.

Sebastopol’s built environment consists of single-family detached homes on approximately 6,000 to 10,000 square foot lots with a majority of the City designated for medium-density residential areas. The residential uses and densities allowed in each district are shown in Table 14 and Table 15. These provisions allow for a variety of densities and levels of affordability.

Table 14: Residential Districts and Allowed Residential Uses

Land Use Designation	Zoning Districts	Allowed Residential Uses	Residential Density (Units/ Acre)
Very Low Density Residential (VDR)	R1 – Single-Family Residential	Accessory Dwelling Units Employee Housing (Agricultural) Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks Single-Family Dwelling, Detached Small Community Care Residential	1
Low Density Residential (LDR)	R2 – Single-Family Residential	Accessory Dwelling Units Employee Housing (Agricultural) Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks	1.1 to 2.5

		Single-Family Dwelling, Detached Small Community Care Residential	
Medium Density Residential (MDR)	R3 – Single-Family Residential	Accessory Dwelling Units Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks Single-Family Dwelling, Detached Small Community Care Residential	2.6 to 5.4
	R4 – Single-Family Residential	Accessory Dwelling Units Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks Single-Family Dwelling, Detached Small Community Care Residential	5.5 to 8.7
	R5 – Single-Family and Multi-Family Residential (attached ownership allowed; up to fourplex rental allowed at 1 unit per 3,630 sqft. lot area)	Accessory Dwelling Units Dwelling Groups Homeless Shelter Junior Accessory Dwelling Large Community Care Residential Multifamily Dwellings Single-Family Dwelling, Attached Single-Family Dwelling, Detached Small Community Care Residential Two Detached Single-Family Dwellings Two-Family Dwelling	8.8 to 12.0
High Density Residential (HDR)	R6 – Multi-Family Residential	Accessory Dwelling Units Dwelling Groups Homeless Shelter Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks Multifamily Dwellings Single-Family Dwelling, Attached Single-Family Dwelling, Detached Small Community Care Residential Two Detached Single-Family Dwellings Two-Family Dwelling	12.1 to 17.4
	R7 – Multi-Family Residential	Accessory Dwelling Units Dwelling Groups Homeless Shelter Large Community Care Residential Mobile Home Parks Multifamily Dwellings Single-Family Dwelling, Attached Single-Family Dwelling, Detached Single Room Occupancy Dwelling	12.1 to 25.0

		Small Community Care Residential Two-Family Dwelling	
Mobile Home Park (RMH)		Mobile Home Parks	1 unit per 2,500 sq. ft. (16.8 units/acre)
Planned Community (PC)		Consistent with uses allowed by land use designation of subject property	Subject to provisions of the PC master plan
<p><i>* Mobile homes are defined as "a structure constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in traveling mode, or when erected onsite, is 320 or more square feet, is built on permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to required utilities"</i></p>			

Table 15: Other Districts and Allowed Residential Uses

Zoning Districts	Allowed Residential Uses	Residential Density (Units/ Acre)
Commercial Office (CO)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 15
General Commercial (CG)	Affordable Housing Projects Homeless Shelter Permanent Residential Uses allowed in the R7 District	Up to 21.8
Central Core (CD)	Affordable Housing Projects Homeless Shelter Permanent Residential Uses allowed in the R7 District	Up to 43.6
Industrial (M)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 21.8
Office/ Light Industrial (OLM)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 21.8
Commercial Industrial (CM)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 25

Development Standards

Zoning regulations establish certain development standards that implement the goals, policies and programs of the land use element as described in the City’s General Plan. Specific development standards include allowable density, lot area, setback requirements, floor area ratio, building height, neighboring building distances, and open space provisions. Table 16 below illustrates development standards for residential and commercial zoning districts. Minimum setbacks for residential and commercial projects are further described in Table 17 below.

Development standards do not generally pose a constraint to residential development, particularly the development of affordable housing. The development standards for R7, CO, and CM specifically include additional height allowances for affordable housing project. Under Program HP-2.2c, the City will further minimize

constraints by eliminating the 2-story limit and set a height limit of 35 ft, which would allow for three stories, for multifamily housing in the R6 and R7 zones.

If the development standards pose a constraint, the Zoning Code includes provisions that allow for flexibility. If there are special circumstances limiting property development, such as a parcel's size, shape, or topography, a developer can apply for an adjustment to development standards by up to 10%.²⁸ The adjustment application is subject to the review of the Planning Director and does not require a public hearing. For greater adjustments, a developer may apply for a variance. A developer can also apply for a rezone to the PC District with development standards meant to "encourage creatively designed development that builds community," including clustering and zero lot line development.²⁹ These provisions have been used in recent residential development and allow developers flexibility.

²⁸ Sebastopol Municipal Code 17.410

²⁹ Sebastopol Municipal Code 17.40

Table 16: Development Standards per Zoning District

	Residential Zones								Commercial Zones			
	R1	R2	R3	R4	R5	R6	R7	RMH	CD	CO	CM	OLM
Lot area (Min sq. ft) • Interior ¹ • Corner • Multi-family or Mobile Home Park	1 acre or 43,560 sq. ft.	17,500	8,000	5,000	4,000	4,000	6,000	-	6,000	6,000	15,000	130,680
Min Lot Width ² • Interior • Corner • Multi-family or Mobile Home Park	150 ft. 150 ft. -	80 ft. 80 ft.	70 ft. 80 ft.	50 ft. 60 ft.	40 ft. 45 ft. 60 ft.	45 ft. 50 ft. 60 ft.	60 ft. 70 ft. 80 ft.	- - -	- - -	60 ft.	60 ft.	150 ft.
Max Building Height • Main Buildings • Accessory Buildings • Affordable housing	30 ft. or 2 stories 17 ft. -	Same as R1	Same as R1	Same as R1	Same as R1	Same as R1	30 ft. or 2 stories 17 ft. 40 ft. or 3 stories	Same as R1	40 ft. or 3 stories ³ - -	32 ft. or 2 stories 17 ft. or 1 story 40 ft. or 3 stories ⁴	35 ft or 2stories ⁵ 17 ft. or 1 story 50 ft. or 4 stories	40 ft. or 3 stories 17 ft. or 1-story -

Residential Zones									Commercial Zones			
	R1	R2	R3	R4	R5	R6	R7	RMH	CD	CO	CM	OLM
Maximum Lot Coverage												
• Parcels ≥ 30,000 sq. ft.	20%	20%	20%	20%	20%	20%	20% ⁶	-				
• Parcels > 15,000 sq. ft. and < 15,000 sq. ft.	30 %	30 %	30 %	30 %	30 %	30 %	30 %	-				
• Parcels > 5,000 sq. ft. and < 15,000 sq. ft.	40%	40%	40%	40%	40%	40%	40%	-				
• Parcels ≤ 5,000 sq. ft.	50%	50%	50%	50%	50%	50%	50%	-				
Maximum FAR	-	-	-	-	-	-	-	-	1.0 to 2.5	1.5	0.75	1.5
Minimum Usable Open Space	-	-	-	-	-	-	50 sq. ft. per unit	-	50 sq. ft. per unit	50 sq. ft. per unit	50 sq. ft. per unit	50 sq. ft. per unit

Source: City of Sebastopol Municipal Code, 2021

¹ Interior and corner lots are measured in square foot and applies to single-family residences and/or duplexes for R1 to RMH residential zones.

² Lot frontage may be reduced to 45 feet if minimum lot width is achieved in front yard setback for single-family residences and duplexes on cul-de-sac properties. For multi-family residences, lot frontage may be reduced to 70 feet if minimum lot width is at least 80 feet measured at the front yard setback. This rule applies to properties located in R4 to R7 residential zones.

³ 50 ft. or 4 stories are allowed for CD and CM zones with residential uses per CUP review and Planning Commission project design review.

⁴ Front, side, and rear yard setbacks for third story must equal to a minimum of 10 feet beyond required second-story setbacks. This applies to projects located in CO, CG, and CM zones.

⁵ Additional height of up to 40 feet or 3-stories is allowed if each yard is increased by one foot for each foot increase in height.

⁶ 10% increase in allowable lot coverage may be approved by Planning Commission if sufficient open space and recreation areas are provided, or affordable units provided. This applies to parcels located in R7 residential zones only.

Table 17: Development Standards – Minimum Setbacks per Zoning District

Zoning District	Front Yard	Interior side yard – main building (whichever is greater)	Interior side yard – accessory building	Secondary front yard (corner lots)	Rear yard – main building ¹	Rear yard – accessory building	Garage/ carport opening facing street	Rear yard – parking
R1	30 ft.	10% of lot width or 15 ft., not to exceed 25 ft.	20 ft. or 10% lot width, not to exceed 25 ft.	15 ft. ²	20% of lot depth, or 20-50 ft.	20 ft. or 20% of lot depth, not to exceed 30 ft.	30 ft.	-
R2	30 ft.	10% of lot width, not to exceed 15 ft.	10% of lot width, not to exceed 10 ft.	15 ft.	20% of lot depth, or 20-35 ft.	3 ft.	-	-
R3	30 ft.	10% of lot width or 10 ft., not to exceed 15 ft.	3 ft.	20 ft.	20% of lot depth, or 20-30 ft.	3 ft.	-	-
R4	20 ft.	10% of lot width, or 5 ft., not to exceed 9 ft.	3 ft.	10 ft.	Same as R3	3 ft.	-	-
R5	15 ft.	Same as R4	3 ft.	10 ft.	Same as R3	3 ft.	20 ft.	-
R6	15 ft.	Same as R4	3 ft.	10 ft.	Same as R3	3 ft.	20 ft.	-
R7	10 ft.	10% of lot width, or 5 ft., not to exceed 9 ft. ³	3 ft.	10 ft.	20% of lot depth, or 20-25 ft.	3 ft.	20 ft.	-
RMH	20 ft.	15/20 ft.	15/20 ft.	15/20 ft.	15/20 ft.	3 ft.	-	-
CD	0 ft.	0 ft.	-	-	0 ft.	3 ft.	-	6 ft.
CO	10 ft. fronting west side of S. Main St., N/A for others	0 ft.	-	-	5 ft.	3 ft.	-	6 ft.
CM	15 ft. from curb or property line	0 ft.	-	-	0 ft.	0 ft.	-	0 ft.
OLM	20 ft. or 30 ft. ⁴	0 ft.	-	-	0 ft.	0 ft.	-	0 ft.

Source: City of Sebastopol Municipal Code, 2021

¹ Rear yard of main building is 20 feet for mixed use commercial buildings abutting a residential district.

² Secondary front yard setbacks cannot be less than the front yard required on adjacent lots. This applies to all residential zoned districts.

³ One foot setback required for each foot above 30 feet for 3-story buildings.

⁴ 20 feet for buildings up to 30 feet high, and 25 feet for buildings more than 30 feet high.

Table 18 below describes the types of residential uses allowed in the City of Sebastopol’s residential zoning districts. Table 21 describes the types of residential uses allowed in the City’s commercial zoning districts.

Table 18: Types of Residential Uses Allowed in Residential Zones

Housing Type	R1	R2	R3	R4	R5	R6	R7	RMH
Single-Family Dwelling, attached	/	/	/	/	P	P	P	/
Single-family Dwelling, detached; one per parcel*	P	P	P	P	P	P	P	/
Two Detached Single-Family Dwellings	/	/	/	/	P	P	/	/
Two-Family Dwelling	/	/	/	/	P	P	P	/
Accessory Dwelling Units	P	P	P	P	P	P	P	/
Junior Accessory Dwelling Units	P	P	P	P	P	P	/	/
Multifamily Dwelling	/	/	/	/	P	P	P	/
Dwelling Groups	/	/	/	/	P	P	P	/
Mobile Home Parks	C	C	C	C	/	C	C	P
Homeless Shelter**	/	/	/	/	C	C	C	/
Large Community Care, Residential	C	C	C	C	C	C	C	/
Small Community Care, Residential	P	P	P	P	P	P	P	/
Single Room Occupancy Dwelling	/	/	/	/	/	/	P	/
Employee Housing (Commercial Agricultural)	P	P	/	/	/	/	/	/
Employee housing (six or fewer employees)	P	P	P	P	P	P	P	/

* Manufactured homes are subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject
 **The definition of Homeless Shelter in the zoning code allows for the development of Emergency Shelters and Low Barrier Navigation Centers under the Government Code definition (Gov. Code, § 65582, subd. (d) and Health and Safety Code, § 50801, subd. (e); Gov. Code, § 65660, subd (a))
 R1, R2, R3, R4 = Single-Family Residential
 R5, R6 = Single-Family and Multifamily Residential
 R7 = Multifamily Residential
 RMH = Mobile Home Park
 P = Permitted Use
 C = Conditional Use Permit, Planning Commission Review
 / = Use Not Allowed

Table 19: Permit Types by Housing Type and Zone in Commercial, Office, and Industrial Zones

Zoning District	CO	CG	CD	M	OLM	CM
Permanent Residential Uses that are Allowed in the R7 District when part of a mixed-use development*	P1	P1	P1	C	C	C
Permanent Residential Uses that are Allowed in the R7 District when not part of a mixed-use development*	C	C	C	C	C	C
Artist Live/Work Studios	CD	CD	C	P	P	P
Affordable Housing Projects	P	P	P	C	C	C
Homeless Shelter	/	P	C	/	/	/
Large Community Care	C	/	/	/	/	/
<p><i>*Applies to living accommodations that have been occupied 30 days or longer or similarly, as determined by the Planning Commission.</i> CO = Office Commercial CG = General Commercial CD = Central Core M = Industrial OLM = Office/Light Industrial CM = Commercial Industrial P = Permitted Use P¹ = Live-Work units will only be permitted in the following areas by a conditional use permit: along the street frontage on Sebastopol Avenue, Healdsburg Avenue/Gravenstein Highway North, or Gravenstein Highway South alongside C = Conditional Use Permit, Planning Commission review CD = Conditional Use Permit, Planning Director review / = Use Not Allowed All uses within a Planned Community District require a Conditional Use Permit (Ord. 1111, 2018).</p>						

Parking Requirements

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing land that may otherwise be available for residential units or amenities. Parking requirements are based on the type of development and the number and size of dwelling units. Parking spaces must generally be located on the same parcel as the residential development but may be located on an adjacent lot under an easement. Residential parking may be covered or uncovered, and the code includes provisions for compact car spaces, tandem parking, and parking accessed by an alley.³⁰ Sebastopol’s parking requirements are not excessive do not pose a constraint to residential development.

³⁰ Sebastopol Municipal Code 17.110

Table 20 : Residential Parking Requirements

Type of Residential Use	Required Parking	Additional comments
Single-Family Dwelling	2 spaces per unit	-
Duplex, Triplex, or Fourplex*	1.5 spaces per studio 1.5 spaces per one-bedroom unit 2 spaces per two+ bedroom unit	0.5 bicycle parking space per unit
Multi-family Dwelling* Attached Single-family dwelling*	1 space per studio 1.5 space per 1-bedroom unit 2 spaces per 2-3-bedroom unit 3 spaces per 4+ bedroom unit	0.5 bicycle parking space per unit
Senior Citizen Housing	0.75 space per unit for first 50 units; 0.50 space per additional unit	20% of the required vehicle spaces for bicycle parking
Single Room Occupancy	0.75 space per unit for first 50 units; 0.50 space per additional unit	25% of the required vehicle spaces for bicycle parking
Accessory Dwelling Units	No parking required	
Junior Accessory Dwelling Units	No parking required	
Temporary Accommodation for Very Low-Income Individuals	1 space per 10 beds	25% of the required vehicle spaces for bicycle parking
Deed-restricted Affordable Housing	90% of the applicable parking requirement	25% of the required vehicle spaces for bicycle parking
Residential Use in CD and CM Districts	Applicable parking requirement, less 30%	20% of the required vehicle space for bicycle parking
<p><i>*Street parking along the project's street frontage may be counted in meeting these requirements for multi-family residential/single family attached projects, SMC 17.110.010.A</i> <i>Tandem parking is allowed for single family residential, and for mutli-family residential if spaces are assigned.</i> Source: City of Sebastopol Municipal Code, 2021</p>		

Accessory Dwelling Unit Requirements

The City updated its Accessory Dwelling Unit (ADU) Ordinance in 2020. The City allows ADUs up to 850 square feet and JADUs up to 500 square feet in size in zones R1 through R7. ADUs up to 1,000 square feet are permitted on lots 10,000 square feet or larger, and for 2 bedroom ADUs. The table below includes additional development standards for ADUs. These standards do not pose as a constraint to development.

Table 21: Development Standards for Accessory Dwelling Units

	One Story ADU	Two-Story ADU	Garage Conversion	Unit Above Garage
Maximum Height	17'	25'	N/A	25'
Maximum Unit Size	850 sq. ft. 1,000 sq. ft. for 2 bedroom units or on lots 10,000 sq. ft. or larger For attached ADUs, the increased floor area (living space) cannot be more than 50% of the existing living area.			
Minimum Setback	Back and Side setbacks no less than 4' Front setback same as main house	Same setbacks as main building	No setbacks required	Back and Side setbacks no less than 5'
<i>Source: Sebastopol Municipal Code 17.220</i>				

Growth Controls

The City first established an Urban Growth Boundary (UGB) in 1996 to prevent sprawl, ensure adequate infrastructure is available for development, and protect the environment. In 2016, the UGB was adopted by City Council through 2041. The UGB includes land within the City’s Sphere of Influence. Under the UGB provisions, the City may not annex or approve development beyond the UGB, except in specified circumstances.

The City also adopted a Growth Management Program ordinance in 2018, which limits growth to balance residential growth to not exceed available resources. New development is limited to 50 units per year and 750 units through 2035. The following types of housing are exempt from the yearly dwelling allocation:

- Affordable housing units
- Accessory dwelling units
- Replacement residential structures
- Single-family homes on an existing lot of record as of November 1994
- Homeless shelters, single room occupancy residences (SROs), and community care or health care facilities
- Residential units in the Central Core

Additionally, senior housing units, SROs, and units smaller than 500 square feet count as half a dwelling unit for the purposes of this ordinance. The unused portion of the annual allocation may be carried over for two years. The “cap” has never been reached and in 2019 and 2020, every residential permit issued was for an exempt unit. These growth controls do not act as a constraint to the development of housing.

Inclusionary Requirements

Sebastopol’s Inclusionary Housing Ordinance serves to support the development of affordable housing, mixed-income developments, and promote fair housing by

providing access to opportunities in higher-resources areas and developments. The ordinance requires the construction of inclusionary units on-site in market-rate residential developments of five or more units, at one of the following income levels:

- 15% of units affordable to moderate-income households;
- 10% of units affordable to low-income households; or
- 5% of units affordable to very low-income households.

The ordinance also includes requirements for the construction timing, distribution, appearance, and size of inclusionary units, to ensure these units are comparable to other units in the same development. When the calculation of inclusionary requirements results in a fraction, developers may pay a fee in lieu of providing a full unit. Developers of rental development projects may also opt to pay the in-lieu fee or construct the inclusionary units off site within the City. Additionally, housing units 840 square feet or less are exempt from this ordinance, and developers may request a hardship exception or a modification of requirements for innovation.³¹ This ordinance was last updated in 2018 in response to stakeholder input on constraints. While there are no metrics since updating our Inclusionary Ordinance in November 2018, the City has heard in conversations with multiple developers that they like the format and flexibility that it creates. There has been a significant increase in development proposals subject to the Inclusionary Housing requirements since the Inclusionary Housing Ordinance update in 2018.³² This response indicates that the current Inclusionary Housing Ordinance does not present an obstacle to development. The current requirements do not pose a constraint to development of housing for all income levels.

Funds received from in lieu fees are collected in the Inclusionary and Linkage Fee fund. The fees are set based on analysis of the affordability gap between a market rate and the income level and the fees as assessed in the 2021 Developer Impact Fee Update adopted in 2021.³³ These fees apply to both the ‘fractional units’ if a developer selects rather than ‘rounding up’ to provide the additional unit, and for rental housing should the developer elect the fee instead of construction.

Table 22: Inclusionary Ordinance In-Lieu Fees, 2021

	Very Low-Income	Low-Income	Moderate-Income
Ownership Unit	\$436,586	\$278,872	\$149,931
Rental Unit	\$331,903	\$220,858	\$115,625

*Source: [City of Sebastopol, 2021 Developer Impact Fee Update](#)
 If there is a decimal fraction unit requirement, the option of an additional inclusionary unit or an in-lieu fee for one inclusionary unit.*

³¹ Sebastopol Municipal Code 17.250

³² Sebastopol’s prior requirement was 20% inclusionary units for developments with 3 or more units, with no exemptions for smaller, more ‘affordable by design’ units

³³ City of Sebastopol, Development Impact Fee Program, March 2021

The balance of this fund is \$132,918 as of Fiscal Year 2020-2021, with annual revenues averaging \$11,000 to \$15,000 in recent years. This fund is used for direct project assistance, with most recent expenditures used to develop and expand Park Village (see Homelessness subsection of 4.2.2: Housing Needs Analysis).

Consistency with State Law

The State Density Bonus Law requires a City or County to provide a developer with a density bonus and other incentives or concessions when a certain number of affordable units are included within the development. Existing law provides a calculation of the amount of density bonus for each type of qualified development. The City of Sebastopol codified the Density Bonus Law to incentivize construction of affordable housing.³⁴ These incentives include parking reductions, variances, and public land acquisition. Under Program A-4.1, the City will explore the feasibility of a local Density Bonus Ordinance that provides additional incentives in exchange for additionally affordability or developments that meet the City's identified housing needs.

The Housing Accountability Act (HAA) limits to a local government's ability to deny, reduce the density of, or deny housing development projects consistent with objective local development standards and contribute to meeting housing need. Several recent pieces of legislation strengthen and clarify the HAA. To ensure the City is compliant with the HAA, it will adopt Objective Design Standards (Program A-3.1) and provide ongoing education about new laws to decisionmakers (Program B-3.1). The City's Growth Management Ordinance (GMO) meets the requirements for an SB 330 exemption (see Appendix E).

Publication and Transparency Requirements

The City website includes a Planning Department page. This page includes fee schedules, exactions, and affordability requirements, and information on permitting procedures. It also has a webpage dedicated to the Zoning Ordinance, which includes an explanation of zoning and links to the Zoning Map and Zoning Ordinance, which includes allowable uses and development standards by zone. Under Program A-4.2, the City will review its webpage and make necessary changes to be consistent with the website publication and transparency requirements of Gov. Code Section 65940.1(a)(1)(B).

Local Processing and Permit Procedures

The permitting process allows jurisdictions to apply the provisions of its Municipal Code and Zoning Ordinance. However, processing and permitting procedures can pose a constraint to housing development if there is a lengthy processing time, unclear permitting procedures, multiple review processes and discretionary requirements, or expensive conditional approvals. These constraints can increase the

³⁴ Sebastopol Municipal Code 17.255

cost of development and risks associated with financial uncertainty and building timeline, which can inhibit developers from producing affordable housing and can further exacerbate the high costs of development. These costs can then be reflected in monthly rental amounts or sales prices to offset costs to developers, exacerbating unaffordability.

Sebastopol's permit procedures are codified in Municipal Code 17.400 which describes required application contents, fees, approval bodies, public comment and hearing requirements, timelines, time extensions, and potential enforcement actions for permit violations.

To apply for a permit, a property owner or their representative must submit an application form to the Planning Department with the required information and fees. If additional information is necessary, the Planning Department will request this information from the applicant. All initial applications go through a 30-day review period for completeness. Within thirty days, the jurisdiction must deem the application complete or incomplete. At this point, the Planning Department reviews the project information and consults with other departments as necessary to ensure project compliance with City requirements. The Planning Department staff prepare a staff report for the designated review authorities describing project compliance and providing a recommendation. This process takes approximately three to six weeks.

If the project information indicates potential environmental impacts, the Planning Department may require the applicant to submit additional information for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and Mitigated Negative Declaration is typically required for subdivisions and multi-family projects in Sebastopol. Environmental review procedures and timelines are subject to CEQA guidelines and can vary from thirty days for a CEQA exemption to two years for an EIR depending on the project.

Projects that involve conditional uses, annexation requests, variances, development agreements, general plan amendments, and zoning code amendments may go through a public hearing process prior to formal application submittal. After a three-to-six-week review period, the project is scheduled for a public hearing. Once the hearing notice is published, a twelve-day minimum public comment period begins. A project may be appealed by the applicant or interested person within seven days if they are not satisfied with the decision. A decision made by City staff may be appealed to the Planning Commission or Design Review Board, or City Council (depending on the application) and a decision made by the Planning Commission or Design Review Board may be appealed to the City Council. Table 22 describes the applicable decision-making authority based on permit type, including the agency responsible for hearing an appeal of a permit decision. The appeal of housing projects must address conformance with Government Code Section 65589.5.³⁵ Typical

³⁵ Sebastopol Municipal Code 17.455.020C

processing times and procedures for new construction of a typical single-family, 10-unit subdivision and 25-unit multi-family development are described in Table 23.

Table 23: Approval Processing Times and Decision-Making Authorities

Type of Approval or Permit	Typical Processing Time	Approval Authority
Administrative Permit <ul style="list-style-type: none"> - Regular - Minor 	3-6 weeks	Planning Director
Adjustment	3-6 weeks	Planning Director
Annexation Request <ul style="list-style-type: none"> - Preliminary - Prezone Request 	3-6 weeks 4-7 weeks + 4-12 weeks for LAFCO	Planning Commission and City Council
Certificate of Compliance	3-6 weeks	Environmental Review Committee
Conditional Use Permit <ul style="list-style-type: none"> - Planning Director Review - Planning Commission Review 	4-7 weeks	Planning Director or Planning Commission
Development Agreement	4-7 weeks	City Council
Design Review <ul style="list-style-type: none"> - Planning Director - Design Review Board <ul style="list-style-type: none"> o Additions/ Modifications o Amendment to existing design review approval o New building (<10,000 sq. ft. or 1-2 dwelling units) o New building (≥10,000 sq. ft. or 3+ dwelling units) 	4-7 weeks	Planning Director Design Review Board
Environmental Review <ul style="list-style-type: none"> o Initial Study/ Exemption o Negative Declaration/ Mitigated Negative Declaration o Environmental Impact Report 	4 weeks 24 weeks (60-90 additional days for lead agency to approve, conditionally approve or disapprove an adopted negative declaration) 1-2 years	Planning Department
General Plan Amendment	4-7 weeks	City Council
Lot Line Adjustment / Merger	3-6 weeks	Environmental Review Committee
Preliminary Discretionary Review – Planning Submittal	3-4 weeks	Planning Department
Reasonable Accommodation Request	3-6 weeks	Planning Director

Type of Approval or Permit	Typical Processing Time	Approval Authority
Subdivision Map	4-7 weeks	Planning Commission and City Council
Time Extension Request - Staff - Council/ Commission Hearing	Subject to staff's discretion Up to 10 weeks	Planning Commission
Tree Protection Plan	Timeline depends on submittal materials and Arborist's Report, but is concurrent	Tree Board
Water Efficient Landscape Review	3-6 weeks	Design Review Board (DRB)
Variance	4-7 weeks	Planning Commission
Zoning Code Amendment	4-7 weeks	City Council
Accessory Dwelling Units (ADUs) / Junior ADUs	3-8 weeks	Planning Director
Affordable Housing SB-35 Project Supplemental Application	3-7 weeks (to be processed concurrently with applicable entitlements)	Subject to primary entitlement application's approval authority
<i>Source: City of Sebastopol; Sebastopol Municipal Code, 2022</i>		

Table 24: Processing Procedure and Timeframe by Residential Project Type

	Single-family	Subdivision	Multi-family
Application and Permit Type(s)	<ul style="list-style-type: none"> • Administrative Permit • Site Plan 	<ul style="list-style-type: none"> • Preliminary Review • Master Planning Permit • Site Plan • Tentative and Final Maps • Environmental Review (Initial Study + Mitigated/ Negative Declaration) • Design Review • Project Website • Development Agreement 	<ul style="list-style-type: none"> • Preliminary Review • Master Planning Permit • Site Plan • Tentative and Final Maps • Environmental Review (Initial Study + Mitigated/ Negative Declaration) • Design Review • Project Website • Density Bonus Review • Inclusionary/ Affordable Housing Agreement • Variance
Estimated Total Processing Time	3-4 weeks	3-13 months	4-15 months
<i>Source: City of Sebastopol; Sebastopol Municipal Code, 2022</i>			

The City works closely with developers to expedite approval procedures and reduce permitting barriers that may pose unnecessary timing constraints on development.

A preliminary review of projects with Planning Department staff is encouraged prior to application submittal for discretionary review projects. This preliminary review is not required component of project review, but often assists in streamlining a project for quicker and less expensive process overall, as key project concerns can be addressed early in the process. This increases approval certainty and can decrease project costs and timelines.

Design Review Procedures

Sebastopol requires design review for developments of 3 or more lots with 3 or more new units, and for any buildings (except ADUs) in zones other than single-family or duplex zones. The Design Review Board (DRB) delegates many of its functions to the Planning Director, who uses an administrative process to determine consistency with design guidelines and to ensure neighborhood compatibility.

If the residential use is permitted in the zone, and no other entitlements are required (for example, a use permit or subdivision), then the DRB is authorized to process any CEQA review along with the Design Review entitlement. Planning Commission or City Council approval is not required for Design Review permits. Planning Commission/City Council are only required bodies if the project requires entitlements from these bodies, such as a variance or a rezoning.

The Design Review function itself does not require public hearings, but the Code does give the City Council, DRB or Planning Director the authority to require a public hearing for residential developments of 10 or more units except when the application qualifies for exemption from a public hearing requirement under State law. Stakeholder interviews indicated that the current design review process is a constraint to housing and that the process could be improved by eliminating some of the design review discretion. The City has recently begun to streamline the process. For example, the City hosting a combined Tree Board and DRB hearing to reduce the number of total meetings required for a housing project.

Current findings required for design review approval include the following:

1. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol;
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way;
3. It would not impair the desirability of investment or occupation in the neighborhood;
4. The design is internally consistent and harmonious;
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter.

In addition to recent streamlining efforts, the City will adopt objective design standards for multifamily and mixed use developments through Program A-3.1 which will provide a nondiscretionary process for multi-family projects. The City will also

amend its code to revise current findings 1, 3, and 4 and instead prioritize consistency with established guidelines under Program D-2.2f. While the current design review process may impact development timing and approval certainty and thereby impact housing cost and supply, these programs will mitigate those constraints.

Cumulative Impact of Permitting Procedures

Permitting procedures are clearly noted in each application and municipal code. Although multiple review processes and discretionary requirements exist, they are streamlined through concurrent application processing and inter-departmental consultation to reduce unexpected barriers during the permitting process. Due to lower permit volume, processing times in the City of Sebastopol are generally less than larger jurisdictions. To further remove constraints in the development process, Programs A-3.1, A-3.5, and D-2.2 serve to reduce discretionary permitting review and approvals. Additionally, Program B-2.1 includes actions to prioritize and expedite the processing of affordable and special needs housing.

Streamlined and By-Right Development Applications

In order to process applications for streamlining under SB 35, the City provides the [Affordable Housing SB-35 Project Supplemental Application](#), which is submitted concurrently with the Master Planning Application Form³⁶ at time of notice of intent to submit through SB35. This application is available on the City's website, includes information about the SB 35 process and requirements, and serves as a written procedure for the SB 35 streamlined, ministerial approval process. This application process provides permit streamlining for eligible projects. The approval process allows ministerial review and omits CEQA analysis requirement along with CUPs or other discretionary entitlements. Program B-2.1 includes actions continue streamlining of SB 35 housing applications.

While Sebastopol has streamlined the approval and development of supportive housing and interim housing, it has not adopted specific provisions and by-right procedures for Permanent Supportive Housing and Low Barrier Navigation Centers. Under Program D-2.2, the City will ensure consistency with these requirements.

Building Codes and Enforcement

Building codes are an essential part of planning and development and establish design standards for any building construction to include proper installation of plumbing, mechanical, electrical, and fire safety systems. These standards ensure the health, safety, and general welfare of the public and are necessary for the longevity of life and property without putting any undue constraints on housing development.

³⁶ This is the standard intake form for all planning projects, including all residential projects. [This form is found on the City's Planning Department website](#). On this form, applicants provide basic information, such as property address and APN, contact information, current/proposed site information, property owner authorization, authorized agent information, authorization for staff to enter the property for purposes of facilitating review, and fee information. It is not a separate application/entitlement. This form is required at time of any submittal.

The City has adopted the 2019 Edition of the International Building Code and the California Code of Regulations Title 24, Part 2, Volumes 1 and 2 into their code.³⁷ Additional chapters of the City's Building and Construction Code include the Storm Water Low Impact Development Technical Design Manual, Universal Design Guidelines, and Special Flood Hazard Area regulations.

The City's Building Code is enforced through the Building and Safety Division's Code Enforcement staff. They are responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. Any complaint or concern submitted by a citizen may necessitate an investigation, which typically takes place within five business days. If the building inspector does not find a violation, the case is closed. If the claim is substantiated, the property owner is sent a notice listing the violations and expected date of compliance. Any violation of building provisions is considered an infraction and a second violation is considered a misdemeanor.

The City's building code includes minimum necessary standards to ensure public health and physical safety and do not pose a significant or unique constraint to housing development.

On and Off-Site Improvement Requirements

On and off-site improvements include streets, sidewalks, storm drain facilities, water and sewer facilities, utilities, and landscaping for subdivision projects that are constructed and installed by the developer. The developer and City typically enter into a development agreement, requiring subdivisions with five or more parcels to complete improvements within twelve to twenty-four months. Subdivisions with four or fewer parcels are not required to complete improvements until project approval is granted.³⁸

Circulation improvements aim to promote grid-like street patterns. For the reasons of improving circulation, minimum street and highway widths are as follows:

- Arterial, minimum right-of-way, 64 feet; minimum curb-to-curb, 40 feet.
- Collector, minimum right-of-way, 60 feet; minimum curb-to-curb, 36 feet.
- Local street, minimum right-of-way, 44 feet; minimum curb-to-curb, 32 feet.
- Pedestrian ways, minimum right-of-way 10 to 20 feet maximum.
- Sidewalks, minimum right-of-way, 5 feet.
- One street tree for every parcel or for every 40 feet of street frontage

Double frontage lots less than 200 feet deep are not allowed unless needed to preserve open space and provide separation between residential development and traffic. A minimum 25-foot-wide access corridor, with at least 16-foot clearance for one residential unit and 19-foot clearance for two or more units, are required for flag

³⁷ Sebastopol Municipal Code 15.04

³⁸ Sebastopol Municipal Code 16.40, 16.44

lots on hillsides. Alleyway widths are set at 20 to 25 feet. Cul-de-sacs are discouraged, but when acceptable by City Council, are required to be 400-feet long from the intersection with a turn-around radius of 46 feet and 40 feet for roadway radius. Subdivisions with streets longer than 500 feet need multiple access points for ingress/ egress of emergency vehicles.

The City has established on and off-site improvement requirements that aim to improve circulation and promote visual continuity between new subdivisions and existing adjacent development. The improvements are assessed on a case-by-case basis under a conditional use permit and are typically reviewed by the City Council as the decision-making body. Improvement standards are comparable to other jurisdictions. The City’s on and off-site improvement requirements do not pose a significant or unique constraint to housing development.

Development and Permitting Fees

The City charges various permitting fees for housing development to cover the cost of processing, evaluating, and ensuring compliance. The City sets permitting and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees. Some permit application fees are charged on a fixed fee basis, and some charged as a deposit as initial fees are subject to change during the permit process section below.

Table 24 compares selected permitting fees from Sebastopol with jurisdictions of similar populations within Sonoma County. While there is significant variation between different types of permits in different jurisdictions, the fees required by the City of Sebastopol are generally within the range of fees required by comparable jurisdictions and therefore are not likely to pose a unique or significant constraint to housing development. Fees increase annually by approximately 0.1% to 1.5% to account for inflation and are typical across other jurisdictions.

Table 25: Sebastopol Development and Permitting Fees

Item/ Permit Type	Fee
Administrative Permit	
- Regular	\$454.75
- Minor	\$267.50
Adjustment	\$695.50
Annexation Request	
- Preliminary	\$4,000
- Prezone Request	\$8,000
Appeal of Commission, Board or Staff determination	\$1,070
Certificate of Compliance	\$3,000
Conditional Use Permit	
- Planning Director Review	\$1,500
- Planning Commission Review	\$3,000
Density Bonus Review	\$2,000
Development Agreement	\$15,000

Item/ Permit Type	Fee
Design Review	
- Planning Director	\$347.75
- Design Review Board	
o Additions/ Modifications	\$535
o Amendment to existing design review approval	\$428
o New building (<10,000 sq. ft. or 1-2 dwelling units)	\$2,000
o New building (≥10,000 sq. ft. or 3+ dwelling units)	\$4,000
General Plan Amendment	\$6,000
Inclusionary/ Affordable Housing Agreement	\$5,000
Lot Line Adjustment / Merger	\$3,000
Preapplication Conference	\$481.50
Preliminary Review	\$3,000
Reasonable Accommodation Request	\$428
Research Fee	\$181.90
Site Inspection	\$144.45
Subdivision	
- Tentative Minor	\$7,000
- Tentative Major	\$8,000
- Subdivision Ordinance Exception	\$3,103
Time Extension Request	
- Staff	\$214
- Council/ Commission Hearing	\$535
Tree Protection Plan	\$508.25
Water Efficient Landscape Review	\$301.74
Variance	\$4,000
Zoning Code Amendment	\$5,000
Zoning Determination	\$180.83
Zoning Ordinance Interpretation	\$588.50
<i>Source: City of Sebastopol Master Planning Fee Schedule, 2020</i>	

Table 26: Development and Permitting Fees in Sebastopol and Comparable Local Jurisdictions

City	Administrative Permit	Conditional Use Permit	Residential Design Review	Development Agreement
Sebastopol	\$454.24	\$1,500 for Planning Director review; \$3,000 for Planning Commission Review	Ranges from \$347.75 To \$4,000	\$15,000
Cloverdale	\$385	\$3,220	\$1,845	Deposit determined by staff.
Santa Rosa	\$243	\$2,936	\$1,480	\$10,607
Rohnert Park	\$350	\$2,731	\$1,638 for residential remodels; \$2,731 for new residences or change-in-use	Actual cost of time & materials charged against an Initial Deposit as determined by staff
Healdsburg	\$402	\$2,531	\$1,599	Deposit determined by staff

Sources: Cloverdale Master Fee Schedule, 2020; Santa Rosa Fee Schedule, 2022; Rohnert Park Planning Fee Schedule, 2021; Healdsburg Master Fee Schedule, 2020; Sebastopol Master Fee Schedule, 2020.

Development impact fees, shown below, are calculated per unit. Single-family dwellings smaller than 1,750 square feet receive a discount based on their size. A typical single-family residential development will incur approximately \$30,891 in development impact fees per unit, whereas a new multi-residential development will incur approximately \$19,185 per unit. ADUs under 750 square feet are excluded from payment, and ADUs over 750 square feet pay a percentage of the residential fee.

Table 27: Sebastopol Impact Fees

Fee	Single-Family Dwellings*	Multi-Family Dwelling Unit
Traffic Impact Fee	\$8,174	\$4,624
Park Land and Development Fee	\$13,198	\$8,994
General Government Fee	\$3,017	\$2,056
Fire Facilities Fee	\$1,000	\$681
Stormwater Facilities Fee	\$1.44 per sq. ft.	\$1.44 per sq. ft.

** Impact fees for Single-Family Dwellings is based on a 1,750 SF or larger unit. Units smaller than this will receive a SF discount*
Source: City of Sebastopol Impact and Annexation Fee Schedule, Effective July 17 2021

Housing for People with Disabilities

Approximately 11% of Sebastopol residents have a disability of any kind and require accessibly designed homes that offers greater mobility and opportunity for

independence. The City established design guidelines³⁹ for residential development to accommodate individuals with a variety of physical abilities. Accessible development standards are modeled after HCD's Universal Design Local Ordinance and have been adopted to ensure the health, safety and welfare of life and property. These standards apply to interior residential design such as sunken and risen ingress and egress pathways and entryway widths of primary room, bathrooms, bedrooms, and other rooms. The City works closely with developers to ensure accessible residential development. The codes enforced do not pose an undue constraint on housing development within the City but acts as an additional measure of building compliance to ensure accessibility and provide for residents with disabilities.

The City updated the definition of "family" in its Zoning Code in 2018. The current definition references the City's definition of a household, as follows: "one or more persons, whether or not related by blood, marriage or adoption, jointly occupying a dwelling unit in a living arrangement characterized by the sharing of common living areas, including area and facilities for food preparation."

Small community care homes of six or fewer persons are permitted by-right in all residential and commercial-office (CO) zones, and large community care homes of seven or more persons are conditionally permitted in all residential zones and CO zones. Under Program D-2.2, the City will amend its code to allow large community care homes subject to only objective, transparent criteria.

Accessible Development

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new multi-family developments to be fully accessible to the physically disabled. Enforcement of ADA requirements is not at the discretion of the City but is mandated under Federal law. The provisions of the ADA applicable to residential uses would apply only to multi-family developments and any residential components of a live-work project in a Commercial Zone.

Compliance with building codes and the ADA may increase the cost of housing production. However, these regulations provide minimum standards that must be followed to ensure the development of safe and accessible housing.

Reasonable Accommodation

Under the ADA, cities must reasonably modify policies when necessary to avoid discrimination because of disability, unless they can show that the modifications "would fundamentally alter the nature of the service, program or activity" (28 Code of Federal Regulations 35.130(b)(7)). In general, the law states that local agencies retain their ability to regulate land uses and to apply neutral, non-discriminatory regulations, but are required to make accommodations to allow persons with disabilities an equal opportunity to use and enjoy housing in the community.

³⁹ See <https://sebastopol.municipal.codes/SMC/15.80.070>

The City codified reasonable accommodation pursuant to the Federal Fair Housing Act and California Fair Employment and Housing Act (SMC Chapter 17.425), referred to as "the Acts." An individual may apply for and request reasonable accommodation including the siting, development, and use of housing that could reduce or eliminate regulatory barriers that increase equal opportunities to housing of their choice. The City's Planning Director reviews these requests and grants them whenever necessary and reasonable, with findings based on the following conditions:

1. Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts).
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
5. The accommodation is necessary.
6. The accommodation is reasonable.
7. Potential impact on surrounding uses.
8. Physical attributes of the property and structures.
9. Alternative reasonable accommodations which may provide an equivalent level of benefit.

The cost of a reasonable accommodation request is set at \$428 to cover the cost of processing. To ensure that this cost does not pose a constraint the City will implement Program B-1.2 and review its current practices and costs to bring them in line with the State's model ordinance.

Historic Preservation

The City of Sebastopol's Planning Commission reviews applications for alterations or demolitions made to historic landmarks and/or sites of historic interest that are visible from the public right-of-way. The City's Building Official can waive building, electric, housing, mechanical, or plumbing code provisions if determined that waiving provisions do not constitute a public health or safety hazard and is necessary to continue preservation of the designated landmark. The City has also established incentives to preserve historic-designated landmarks (SMC 17.150.130), including an application fee reduction and streamlined permit process. For example, any alterations made to historic structures are reviewed under the California State Historical Building Code, as deemed appropriate by City/State building official, and are allowed as non-conforming uses if it differs from the current development standards set forth by the City.

The City's methods for historic preservation do not pose a significant or unique constraint to housing development.

Locally Adopted Ordinances

Locally adopted ordinances may impact the cost and supply of housing. Several locally-ordinances are discussed within the constraints analysis, including the City's Urban Growth Boundary, Growth Management Program, and Inclusionary Ordinance. In addition to these, the City has adopted a Tree Preservation Ordinance and requirements for Tree Protection Plans.

Trees are important community assets. Trees increase property values, provide shade and cooling, control erosion, reduce stormwater runoff, filter airborne pollutants, reduce noise, provide habitat and food value, and release oxygen. In March of 1992, the City Council adopted a Tree Ordinance,⁴⁰ Chapter 8.12 of the Municipal Code, to ensure that the community's trees would be prudently protected.

All trees other than escaped exotics (Acacias, Wattles, Eucalyptus, Poplars, certain Cedars, and Plume Albizia) that have a diameter at breast height (d.b.h.) of 20" or more are protected on properties that are developed with a single-family residence. Species identified on the Protected Native tree List are also protected with a d.b.h. of 10" or more.

The removal of any protected tree, as described above, requires a Tree Removal Permit. Tree Removal Permits are not required for emergency removals necessary to provide for the public health and safety. A Tree Removal Permit is reviewed by the Sebastopol Tree Board, which meets twice per month. Tree Removal Permits are approximately \$350.00. Because these permits are required for already-developed properties, they do not pose a constraint to development.

Where new development is proposed, a Tree Protection Plan (TPP) is required as part of the overall application submittal. The developer is responsible for the preservation of all trees for which a tree removal permit would be required whenever those trees are designated to remain on the site. The developer is also responsible for installing any replacement trees that are required and demonstrates that those trees will be included by their inclusion on the project's landscaping plan. A Tree Protection Plan is reviewed as the part of a large development application or, if no discretionary review is required, the TPP is reviewed by the City Arborist and Planning Director.

The cost for review of a TPP is about \$500.00. Because this review occurs concurrent with the remainder of the land use entitlements and because replacement trees are allowed, the Tree Protection Ordinance does not pose a constraint to development.

⁴⁰ Sebastopol Municipal Code 8.12

4.4.3 Environmental and Infrastructure Constraints

Environmental Constraints

Government Code Section 65583.2(b)(4) requires that any existing environmental hazards be identified that may constrain housing development within the jurisdiction. The City of Sebastopol is subject to seismic, flooding and fire hazards due to its proximity to neighboring mountain ranges. However, the City has adopted building codes and site-specific analyses as part of the project application process to mitigate risks associated with the identified hazards. Studies such as the City's General Plan, 2005 Sonoma-Lake-Napa Fire Management Plan, 2021 Local Hazard Mitigation Plan and annual Level of Service reports provide additional information to inform site-specific analyses and their viability for housing development. Stakeholders have noted that flood hazards are the most significant environmental constraint to development in the City. Information on specific environmental constraints is listed below:

Seismic Hazards: While there are no seismic hazard zones mapped within the City of Sebastopol, the surrounding area hosts active faults that may impact structures within the City. This includes other seismic and geologic hazards such as liquefaction, erosion, and earthquake-induced landslides. The draft EIR for Sebastopol's 2016 General Plan update determined that geologic and seismic hazards pose a less than significant threat. Any potential hazards are mitigated through the adoption of Title 24 Statewide Building Codes and further restrictions adopted by the City such as reinforcement of older masonry buildings. The City also requires site-specific geotechnical analyses of new construction projects to be evaluated for consistency with the State building code, City's General Plan, municipal codes, and other local building ordinances. The analyses provide further insight into geologic hazard impacts to emergency accessways and other mitigation measures. These standards may create additional costs for developers but are necessary to preserve life, safety, and property. Additionally, safety and retrofit measures will help preserve the existing housing stock. Program C-2.1 includes actions to support safety retrofits and rehabilitation.

Flooding: The jurisdiction is located in the Lower Laguna de Santa Rosa and Green Valley Creek hydrologic subarea of the Russian River hydrologic unit. Developments in the northeast portion of City limits is located within the 100-year floodplain and are subject to flooding, especially to the east along Laguna de Santa Rosa and to the west along Atascadero Creek. The Sonoma County Water Agency was created per legislative mandates to provide flood protection and water supply services to the area. Flood protection includes local building ordinances, low impact development program, stormwater drainage standards, open space and parks buffer areas, and development impact fees for new projects with impervious surfaces. Additionally, new projects with over one acre of topsoil disturbance are required to procure a site-specific Stormwater Pollution Prevention Plan and obtain a General Permit for construction stormwater discharge during construction per the Clean Water Act. The

City provides best management practice guidelines for new development. These factors may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property.

Fire Hazards & Hazardous Materials: The City of Sebastopol is located within the Local Responsibility Area that is served by the City's Fire Department. Unincorporated rural areas immediately surrounding the jurisdiction are served by the Gold Ridge Fire Protection District. The Fire Department contains the Hazardous Materials Division which also manages the control, mitigation and prevention of hazardous wastes and disseminates annual reports on hazardous waste incidents. The jurisdiction participates in the 2005 Sonoma-Lake-Napa Fire Management Plan that identifies risk areas to reduce wildfire impacts throughout the region. There are no significant wildfire risks within the jurisdiction. Additionally, local fire-safe building codes are implemented to ensure structural security. While there are no significant risks associated with hazardous waste handling and transportation, the City requires new projects to analyze site-specific hazardous waste and potential wildfire impacts through a CEQA process. These requirements may pose a constraint for developers but are necessary to preserve life, safety, and property.

Infrastructure Constraints

Government Code Section 65583.2(b)(5) requires that adequate utility supplies be provided for new housing development, including water, sewer, and dry utilities. The availability of infrastructure, including water, wastewater, and dry utilities, can pose a constraint to development. The City's 2021 Development Impact Fee Program study and General Plan have identified population growth projections and their assumptions for capacity demands. These demands are supplemented by various facilities fees that are identified in the Impact Fee Program such as new water supply, sewer, public services, and other facilities to accommodate increased demand. Information on specific infrastructure constraints is listed below:

Energy: Electrical and gas services for the City of Sebastopol are provided by Pacific Gas & Electricity. The City manages the Solar Sebastopol program to promote residential and commercial usage of solar energy. Per local ordinance, new projects and substantial remodel projects are required to utilize solar panels in an effort to reduce greenhouse gas emissions (GHGs). The City's collaboration with the Regional Climate Protection Authority and other jurisdictions resulted in the 2016 Climate Action Plan which provides guidelines for reducing GHGs. The City also adopted Title 24 CALGreen Tier 1 standards as part of the municipal code to promote energy-efficient buildings and landscaping designs coming from residential and commercial developments. New residential developments are evaluated for adequacy of energy infrastructure as part of the standard City development review process. Energy infrastructure does not pose a constraint to housing development.

Water and Wastewater: Sebastopol is solely served by municipal wells that accumulate from groundwater basins. Wastewater is collected and pumped to the Sub-Regional Water Reclamation System Treatment Plant in Santa Rosa for

treatment. Due to elevated risks related to groundwater recharge and supply, the City is currently involved in collaborative regional efforts with the Basin Advisory Panel to produce a Groundwater Sustainability Plan pursuant to the 2014 Sustainable Groundwater Management Act. The City has also codified the Water Shortage Contingency Plan in their municipal code to promote water conservation and efficient use of potable water. Additionally, the City continues to conduct annual level of service reports that monitor groundwater supply and further implement local design standards to promote groundwater recharge and conservation per various State agency measures. New projects are subject the City's 2005 Water Master Plan, Sanitary Sewer System Utility Master Plan, and Capital Improvement Program to mitigate potential impacts to water quality and further assess adequate water supply for future demands. The City's 2005 Water Master Plan has determined that sufficient capacity exists for future development. The City's 2021 Level of Service report has also determined that there is adequate wastewater capacity for future development.

Communications: Telecommunications services are provided by AT&T, Viasat, Verizon, or other providers, at the discretion of future tenants. Telecommunications are generally available in the project area, and facility upgrades would not likely be necessary.

Fire and Police Services: The City of Sebastopol is serviced by the City's Fire Department and Sebastopol Police Department. The Fire Department retains 32 volunteer firefighters and are subject to strict response times per National Response Standard 1720. The Police Department retains 24 officers, 14 of which are sworn-in full-time positions. The annual level of service report indicates that response times for fire and police were adequate and met national standards. The City's 2016 General Plan outlines guidelines for meeting infrastructure and public service needs of the community. Additionally, new projects are required to undergo a public services consultation to determine adequate emergency vehicle access and transit impact mitigation measures during the development review process. These fees to maintain service levels do contribute to the cost of development overall but are not likely to pose a constraint to development as they are a small portion of total costs.

4.5 FAIR HOUSING ANALYSIS

4.5.1. Background and Summary of Fair Housing Issues

The requirement to affirmatively further fair housing (AFFH) derives from the Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex, and later amended to include familial status and disability.¹ The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful actions to address significant disparities in housing needs and access to

opportunity. These measures are intended to address disproportionate housing needs of the City's most vulnerable residents, including renters and cost burdened households.

Though housing costs continue to rise, and affordable housing is in too short supply, the City of Sebastopol has made notable efforts in the past several years to increase funding for affordable housing, preserve existing and naturally occurring affordable housing, and enhance local fair housing protections. The Assessment of Fair Housing (AFH) details the efforts and progress that the City has made to promote fair and equitable housing opportunity and highlights remaining fair housing issues to be addressed.

Housing Element Requirements

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." Housing Element law as amended by AB 686 requires that jurisdictions incorporate AFFH into their Housing Element updates, including community engagement and outreach, an assessment of fair housing, identification of housing sites, and goals, policies, and programs that meaningfully address local fair housing issues. The City of Sebastopol is addressing these requirements through the following means:

Meaningful Engagement: Meaningful engagement and outreach efforts were conducted throughout the Housing Element process. These efforts and the incorporation of feedback received is detailed in Appendix A.

Assessment of Fair Housing: This section contains the assessment, which includes analysis of local data, regional data, trends and patterns, and local knowledge. The AFH identifies fair housing issues and contributing factors based on the analysis in the five different subsections:

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

Sites Inventory: Housing sites identified to meet regional housing needs have been evaluated relative to the components of the AFH. Section 3 contains the housing sites information, maps, and a summary of this sites analysis.

Identification of Contributing Factors: Factors that contribute to fair housing issues have been identified for each area of the AFH and prioritizes these factors within Table 47.

Goals and Actions: The Housing Element includes meaningful actions with specific metrics to address identified contributing factors. Implementing policies and programs are contained within Section 2 of the Housing Element and are described in relationship to contributing factors within Table 47 in the AFH.

Summary of Fair Housing Issues & Contributing Factors

Fair Housing Issues in Sebastopol include affordability, access, and displacement concerns.

Contributing factors to fair housing issue in Sebastopol have been identified as prioritized as follows:

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

- Lack of language access
- Access to financing for small sites
- Risk of becoming exclusive and/or displacement of residents due to rising housing costs
- The availability of affordable units in a range of sizes

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.

- Community opposition
- Lack of resources for fair housing agencies and organizations
- Capacity for assistance

4.5.2 Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relate to the ability of the City and local fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights. In addition, enforcement and outreach capacity include the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Compliance with Existing Fair Housing Laws and Regulations

Federal, State, and local laws make it illegal to discriminate based on a person's protected class. At the Federal level, the Fair Housing Act prohibits discrimination based on race, color, religion, sex, national origin, familial status, and disability. In California, the Fair Employment and Housing Act (FEHA)⁴¹ and the Unruh Civil Rights

⁴¹ Government Code Section 12955 et seq

Act also make it illegal to discriminate based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Locally, the City of Sebastopol has additional protections for individuals living with HIV or AIDS.

Federal and State fair housing law both prohibit intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression.

Both the State and the Federal government have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations and hate violence. The agency processes complaints online, over the phone and by mail and provides protection and monetary relief to victims of unlawful housing practices. At a Federal level, HUD also processes, investigates, and enforces any complaints in violation of the Federal Fair Housing Act.

Additional State protections include the following:

The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.

California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

The California Tenant Protection Act⁴² prohibits tenants from being evicted without "just cause," which means that tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% for a period of 10 years.

California Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in land use decisions.

⁴² AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13

The City of Sebastopol maintains compliance with all Federal and State fair housing laws and is committed to ensuring access to fair housing services. In addition to anti-discrimination for protected classes, the City promotes fair housing through the preservation and production of affordable housing for at-risk residents and through coordination with the Sonoma County Community Development Commission (CDC) and other local organizations. The following affordable housing requirements can be found in City of Sebastopol's Municipal Code:

- **Inclusionary Housing Ordinance:** In an effort to “promote the construction of housing within Sebastopol that is affordable to all economic segments of the community” and “throughout the community, rather than concentrated within specific areas of neighborhoods,” the City requires that all development projects of five or more units or parcels reserve at least 25% of units as deed restricted affordable housing regardless of whether it is a rental or purchase-based property.⁴³ This condition directs how developers must allocate affordable housing based on the income level of eligible tenants. Attached to this requirement is a deed restriction that preserves the affordable housing condition in “perpetuity” as opposed to for a minimum of 55 years like many jurisdictions in California.
- **Elimination of In-Lieu Fees:** The City's Inclusionary Housing Ordinance requires the provision of units on-site rather than allowing the payment of an in-lieu fee, a common policy practice in local California jurisdictions.
- **Density-Bonuses:** The City provides Density-Bonuses for the construction of affordable housing as prescribed by State law.⁴⁴ An additional source of affordable housing permitted in parcels zoned as residential are accessory dwelling units.⁴⁵
- **Mobile-Home Rent Stabilization Ordinance:** The City enforces a Mobile Home Rent Stabilization ordinance which is intended to mitigate the shortage of mobile home parks in the City and across Sonoma County. This kind of housing is considered affordable housing by design and prevent “excessive space rent increases which could result in threats to health and safety and possible economic eviction.”

Despite these progressive fair housing measures, there remains one local policy that could pose as an impediment to fair housing. The policy involves the obligation to prioritize Sebastopol residents when determining the allocation of affordable housing units,⁴⁶ however, local preference is likely to prevent or severely limit regional access to this housing by essentially operating as an exclusionary zoning measure.

⁴³ Sebastopol Municipal Code 17.250

⁴⁴ Sebastopol Municipal Code 17.55.020

⁴⁵ Sebastopol Municipal Code 17.295.030

⁴⁶ Sebastopol Municipal Code 17.250.070

Aside from these City-level measures, the County of Sonoma also promote the preservation and creation of affordable housing works to affirmatively further fair housing through their own policies, programs, projects, and practices.

Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

Federally, Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between 01/01/2006 - 06/30/2020 there have been two FHEO complaints filed in the County of Sonoma, one on account of disability and the other on an unspecified count. In both instances, no valid issue was counted.

Fair Housing Services and Enforcement at a Local Level

The City of Sebastopol works to eliminate all unlawful discrimination in housing with respect to all protected classes so residents can obtain affordable, adequate, and accessible housing throughout the City. The City facilitates equal housing opportunities by designating an equal housing coordinator (the City Manager), distributing materials regarding fair housing laws, and referring persons with fair housing concerns to Fair Housing Sonoma County and Fair Housing of Marin.

Fair housing materials are distributed at Sebastopol City Hall, on the City's website, and at other locations willing to distribute materials throughout the City, such as the Library, Veterans Building, Sebastopol Area Senior Center, and Sebastopol Community Center. The City requires nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City agreements. The City also holds an annual Housing Fair in conjunction with Sonoma County, an event that includes elected representatives from both jurisdictions as well as housing providers, fair housing experts, and other related parties.

In addition to these actions, the City of Sebastopol works with and benefits from local and regional organizations that increase the City's capacity for fair housing outreach and enforcement. These organizations include the following:

Sonoma County Community Development Commission (CDC): The CDC was established in 1970 and is "dedicated to creating homes for all in thriving and inclusive neighborhoods." They strive to do so by offering three core services: rental assistance, homeless services, and investment in community and affordable housing projects. The goal is to create housing that is "affordable, available, and accessible to the County's low-income and workforce residents."

Every three years, the CDC produces a new Three-Year Strategic Plan to "identify its role within the County of Sonoma and to guide its work effort in a rapidly changing environment." The most recent plan, released in August 2019, discusses recent evidence that "housing instability as measured by rent burdens, over-crowding, and concentrations of poor households in high poverty neighborhoods remains a pressing issue impeding the full recovery of the County and disproportionately impacting

communities of color.” To address these issues, the CDC has created a strategic plan aimed at fostering a strong team, building trust through proactive engagement, and creating pathways to housing and community resources.

Legal Aid of Sonoma County (LASC): Legal Aid of Sonoma County represents low and very low-income residents throughout Sonoma County. Their housing practice provides legal assistance regarding public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lockouts and utility shut-offs, residential hotels, and training advocates and community organizations. It is important to note that LASC is restricted from representing undocumented clients.

Bay Area Legal Aid (BayLegal): BayLegal represents low and very low-income residents within their seven-county service area, including Sonoma County. BayLegal is also a grantee under HUD’s Fair Housing Initiatives Program (FHIP) and receives funding from HUD to assist victims of housing discrimination. Their housing practice provides legal assistance regarding public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lockouts and utility shut-offs, residential hotels, and training advocates and community organizations. It is important to note that BayLegal is restricted from representing undocumented clients.

Department of Fair Employment and Housing (DFEH): The California DFEH is a State agency dedicated to enforcing California’s civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department. DFEH is also a HUD Fair Housing Assistance Program (FHAP) agency and receives funding from HUD to enforce fair housing laws.

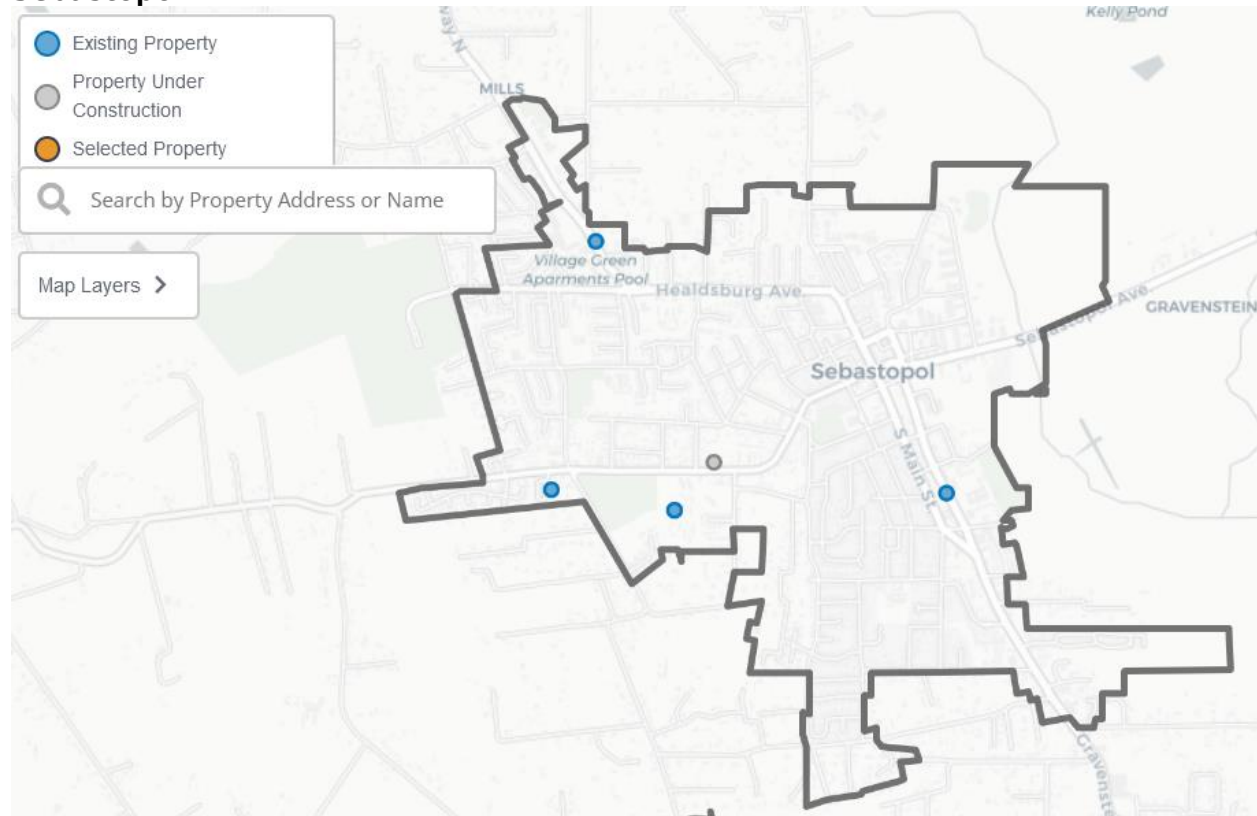
Fair Housing Advocates of Northern California (FHANC): Fair Housing Advocates of Northern California is a private 501(c)(3) nonprofit organization with a stated mission of ensuring equal housing opportunity and educating communities on the value of diversity in their neighborhoods. FHANC is also a grantee under HUD’s Fair Housing Initiatives Program (FHIP), which means that it receives funding from HUD to assist victims of housing discrimination. FHANC provides fair housing counseling services, fair housing complaint investigation, and assistance in filing fair housing administrative complaints to residents of Sonoma, Solano, and Marin counties. FHANC also offers counseling and education programs on foreclosure prevention and pre-purchase homebuying.

Public Housing

The City of Sebastopol does not own or operate any public housing; however, it does include five housing projects in which all units are deed-restricted affordable: Gravenstein Apartments with 59 affordable units; Bodega Hills Apartments with 23 affordable Family units; Burbank Orchards with 60 affordable Elderly units; and Petaluma Avenue Homes with 44 affordable Family units. Woodmark Apartments is

a new construction estimated for completion in 2022 and will provide 47 affordable Family units.

Figure 1: Federal- and State-Subsidized Affordable Housing Properties in Sebastopol



Source: California Housing Partnership Affordable Housing Map and Benefits Calculator

Among other outcomes, these affordable units are estimated to generate the following outcomes: \$870 per month in median household rent savings; \$631,000 per year in medical cost savings from living in a lower poverty community; 40 MTCO₂e per year in GHG emission reductions from proximity of transit and 160 MTCO₂e per year in GHG emission reductions from proximity to jobs; 270 supported jobs per year; \$10 million per year in wages and business income; and \$2 million per year in State and local taxes.

Housing Choice Vouchers

Housing Choice Voucher Section 8 (HCV Program) is a major Federal program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. To become a participant of the HCV Program, individuals and families must sign up on the Waiting List with the Sonoma County Housing Authority. This is a list of people who are waiting to receive rental assistance. Names can only be added to the Waiting List when the list is open, which is approximately every three to five years. While the list is open, 750 applications are

randomly selected and assigned a place in line. Once a name reaches the top of the Waiting List, the applicant is interviewed to determine whether they are eligible for the program.

The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Sonoma County Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. Program participants are also able to move without the loss of housing assistance if the family notifies the Housing Authority ahead of time, terminates any existing lease within the lease provisions, and finds acceptable alternate housing.

The Sonoma County Housing Authority (SCHA) administers Housing Choice Vouchers in Sonoma County. The most recent waiting list opening to receive application was from October 1, 2021 – November 1, 2021. Voucher holders are granted a subsidy that is paid directly to the landlord, and the participant pays the difference between the actual rent charged and the amount subsidized by the program. The tenant's share of rent and utilities is generally between 30% to 40% of their monthly income

SCHA's 2021 Public Housing Authority Annual Plan outlines the goal to maintain "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP) and outlines its awarded application renewal of Special Needs Assistance Program grants from HUD through the Continuum of Care. This enables the provision of rental assistance to families, individuals, and youth with disabilities who are experiencing homelessness. On average, the SCHA supports approximately 3,000 households through various rental assistance programs.

Housing Enforcement and Outreach Capacity: Conclusion and Contributing Factors

While the City of Sebastopol is in full compliance with fair housing regulations at the State and Federal levels, there remain challenges in fair housing enforcement. These challenges are primarily related to limited administrative capacity and resources, including lack of language access for non-English speaking Sebastopol residents. There is also a continued need for more frequently and widely dispersed fair housing resources so that the rights to fair housing and enforced for all residents. In Sebastopol, the main factors that contribute to fair housing issues related to enforcement and outreach are:

- Lack of language access
- Lack of resources for fair housing agencies and organizations

4.5.3 Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed

across geographic space. Integration in the equal distribution of demographic groups within a geographic location or community. This section of the Assessment of Fair Housing will assess the extent of racial and income segregation and integration both on the neighborhood level and between the City and neighboring jurisdictions.

Race and Ethnicity

The City of Sebastopol is made up of a predominantly White population, at almost 75% of its total population. The Hispanic or Latino population is the second largest group, making up 12.7% of the total population. Between 2010 and 2020, Sebastopol has experienced little change in racial population demographics.

Table 28: Racial Population Demographics, Sebastopol

	Sebastopol		
	2010	2020	Percent Change
Hispanic/Latinx	11.7%	12.7%	+1.0%
White (Non-Hispanic) alone	81.4%	74.9%	- 6.5%
Black or African American alone	0.8%	1.7%	+0.9%
American Indian and Alaska Native alone	2.2%	0.0%	-2.2%
Asian alone	1.6%	3.8%	+2.2%
Native Hawaiian or Other Pacific Islander alone	0.4%	0.2%	-0.2%
Two or More Races	0.8%	6.7%	+5.9%

Source: American Community Survey 2010 and 2020, 5-Year Estimates.

In Sonoma County and California, the two most prevalent racial and ethnic groups are also White and Hispanic/Latinx. Sebastopol has a larger proportion of White residents than either Sonoma County or California and a smaller proportion of Hispanic/Latinx residents. As of 2020, Hispanic/Latinx residents made up over one-fourth of the Sonoma County’s population and over one-third of the California’s population of California. Both Sebastopol and Sonoma County have significantly smaller Asian populations than California as a whole. Over time, Sebastopol has consistently had a greater White population than both Sonoma County and California (Table 28).

Table 29: Racial and Ethnic Composition of Sebastopol's Population Compared to Sonoma County and California

	Sebastopol		Sonoma County		California	
	2010	2020	2010	2020	2010	2020
Hispanic/Latinx	11.7%	12.7%	23.6%	27.0%	36.7%	39.1%
White (Non-Hispanic) alone	81.4%	74.9%	67.6%	62.5%	41.2%	36.5%

Black or African American alone	0.8%	1.7%	1.4%	1.5%	5.9%	5.4%
American Indian and Alaska Native alone	2.2%	0.0%	0.8%	0.4%	0.4%	0.3%
Asian alone	1.6%	3.8%	3.9%	4.2%	12.8%	14.6%
Native Hawaiian or Other Pacific Islander alone	0.4%	0.2%	0.3%	0.3%	0.4%	0.3%
Two or More Races	0.8%	6.7%	2.2%	3.6%	2.3%	3.4%
<i>Source: American Community Survey 2010 and 2020, 5-Year Estimates</i>						

As shown in Table 28, the racial and ethnic makeup of Sebastopol is more like that of Sonoma County than that of the broader region. However, Sebastopol has the lowest percentage of racial and ethnic minorities in the County at just 21.7% of its population. This stands in contrast to cities like Santa Rosa, Windsor, and Cloverdale and nearby unincorporated areas which have some of the largest proportions of minority populations in Sonoma County. Sebastopol is primarily designated as either High or Highest Resource areas, this suggests possible barriers of entry for minority populations. Table 29 below compares the proportion of minority populations⁴⁷ in all of Sonoma County's cities in 2022.

Table 30: Minority Populations in Sonoma County Municipalities

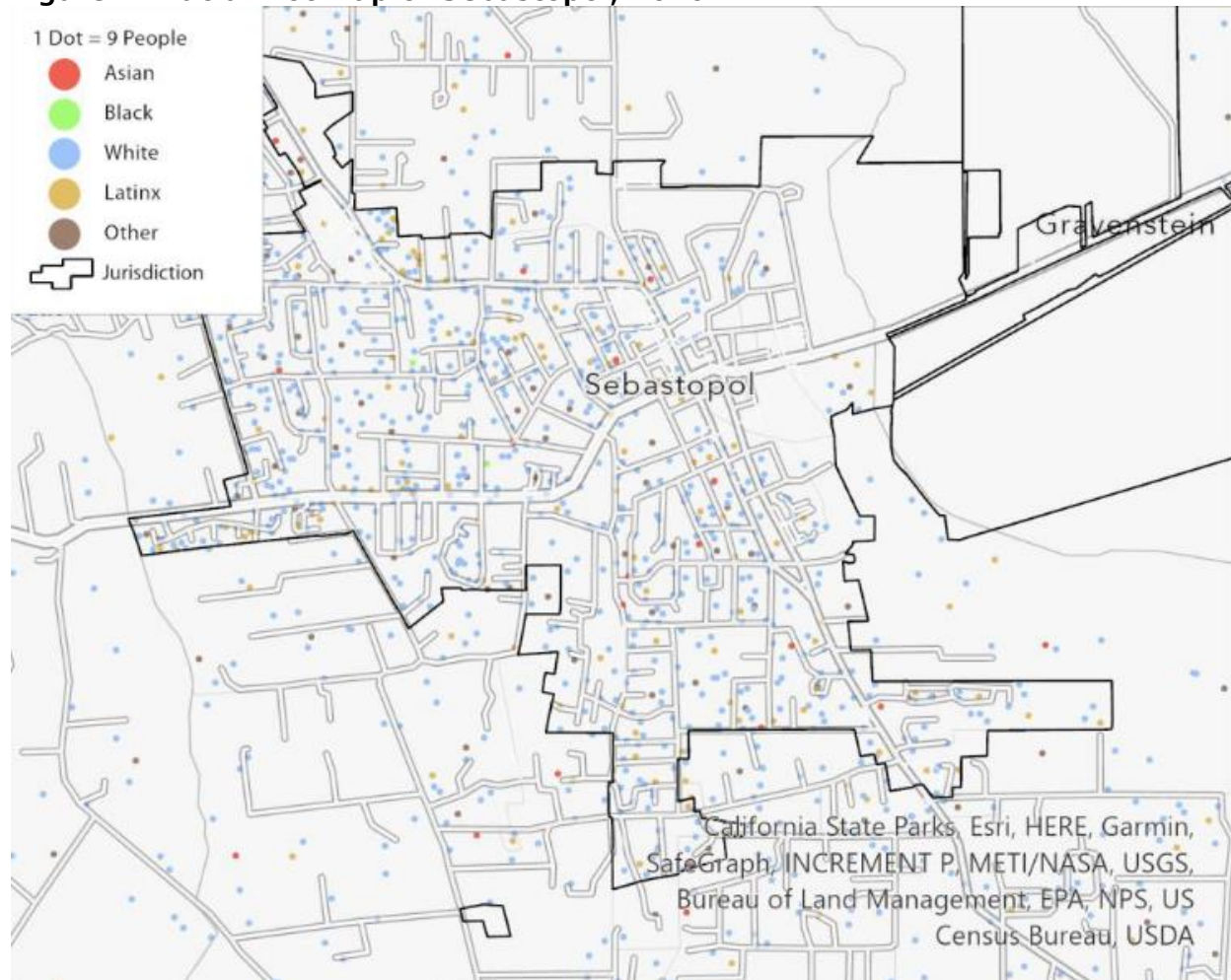
Municipality	Population	% Minority Population
Santa Rosa, CA	178,127	48.8%
Petaluma, CA	59,776	33.4%
Rohnert Park, CA	44,390	41.0%
Windsor, CA	26,344	46.7%
Healdsburg, CA	11,340	36.8%
Sonoma, CA	10,739	27.9%
Cloverdale, CA	8,996	42.2%
Cotati, CA	7,584	25.9%
Sebastopol, CA	7,521	21.7%
County Total	488,863	40.6%
<i>Source: All FDIC-related data derived from: Download Data, Federal Deposit Insurance Corporation, https://www7.fdic.gov/idasp/advSearch_warp_download_all.asp?intTab=1 (last visited Feb. 2, 2022).</i>		

Racial dot maps are useful for examining neighborhood racial segregation within a jurisdiction. The racial dot map of Sebastopol visually demonstrates the

⁴⁷ Here, minority is defined by Section 308 of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 and refers to any Black American, Asian American, Hispanic American, or Native American.

predominance of White residents (represented by the blue dots in Figure 2). There are no notable clusters of one race within this distribution.

Figure 2: Racial Dot Map of Sebastopol, 2020



Source: U.S. Census Bureau, 2020 Census State Redistricting Data Summary File, 2020 Census of Population and Housing, Table P002

The Othering & Belonging Institute’s Divergence Index measures the racial composition of local areas is given the overall racial composition of the region. Index values range from zero to one, with higher values indicating greater divergence and more segregation. Sebastopol has an Intermunicipal Divergence (i.e., within the municipality) value of 0.4160 which constitutes the highest degree of racial segregation of all municipalities within Sonoma County.

Table 31: Intermunicipal Divergence of municipalities in Sonoma County

Cities/Towns	Inter-municipal Divergence	Population	Level of Segregation
Sebastopol	0.4160	7,379	High

Sonoma	0.3505	10,648	High
Cotati	0.2510	7,265	High
Petaluma	0.2257	57,941	High
Rohnert Park	0.1941	40,971	Moderate
Healdsburg	0.2953	11,254	High
Cloverdale	0.2998	8,618	High
Santa Rosa	0.1750	167,815	Moderate

Source: Othering & Belonging Institute Racial Segregation in the San Francisco Bay Area, Part 1

At the regional level, segregation is measured between cities instead of between neighborhoods. The Intra-municipal Divergence Index measures the level of segregation of people between neighborhoods within a City. Santa Rosa has the greatest levels of intra-municipal divergence among municipalities in Sonoma County while Sebastopol has one of the lowest levels of segregation of people between neighborhoods (Table 31).

Table 32: Intra-municipal Divergence of municipalities in Sonoma County

Cities/Towns	Intra-municipal Divergence	Population
American Canyon	0.0276	19,454
Cloverdale	0.0228	8,618
Cotati	0.0004	7,265
Healdsburg	0.0385	11,254
Petaluma	0.0306	57,941
Rohnert Park	0.0208	40,971
Santa Rosa	0.0950	167,815
Sebastopol	0.0019	7,379
Sonoma	0.0013	10,648

Source: Othering & Belonging Institute Racial Segregation in the San Francisco Bay Area, Part 1

Another way to measure levels of segregation is by using an isolation index. The isolation index compares each neighborhood’s composition to the jurisdiction’s demographics. This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group.

While it might be counterintuitive to describe Whites as the most segregated racial group, this is a byproduct as the segregation of people of color. The segregation of non-Whites into disproportionately non-White neighborhoods or areas outside of the jurisdiction itself results in Whites residing in disproportionately whiter neighborhoods. The isolation index value for White residents in Sebastopol is 0.747

which means that on average, White residents in the City live in neighborhoods that are 74.7% White. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Sebastopol for the years 2000, 2010, and 2020 can be found in Table 32 below. Among all racial groups in this jurisdiction, the White population’s isolation index has changed the most over time, becoming less segregated between 2000 and 2020. As measured by the Racial Isolation Index, Sebastopol’s White population is more segregated than the Bay Area average, and its Asian/ Pacific Islander, Black/African American, and Latinx/Hispanic populations are less segregated than the Bay Area average.

Table 33: Racial Isolation Index Values for Segregation within Sebastopol

Race	Sebastopol			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	0.016	0.018	0.027	0.245
Black/African American	0.007	0.009	0.010	0.053
Latinx	0.092	0.108	0.144	0.251
White	0.853	0.837	0.747	0.491

Source: U.S. Census Bureau, 2020, 2010, 2000

While the racial isolation index measures the segregation of a single group, the dissimilarity index measures segregation between two different groups. Table 33 provides the racial dissimilarity index values indicating the level of segregation in Sebastopol between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the racial dissimilarity index between White residents and all residents of color in the jurisdiction, and all racial dissimilarity index values are shown across three time periods (2000, 2010, and 2020.) In Sebastopol, the highest segregation is between Black and White residents. It should be noted, however, that the racial dissimilarity index value might not be a reliable data point due to Sebastopol’s small population size.

The “Bay Area Average” column in this table provides the average racial dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. While the racial dissimilarity index is highest between Black and White residents in both Sebastopol and the Bay Area, the data shows slightly higher levels of segregation in the greater Bay Area. Segregation levels for other racial groups are much lower in Sebastopol than the Bay Area average.

Table 34: Racial Dissimilarity Index Values for Segregation Within Sebastopol

Race	Sebastopol			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.084*	0.062*	0.058*	0.185
Black/African American vs. White	0.046*	0.089*	0.211*	0.244
Latinx vs. White	0.070	0.080	0.025	0.207

People of Color vs. White	0.053	0.044	0.023	0.168
<i>Source: U.S. Census Bureau, 2020, 2010, 2000</i>				
<i>Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5% of the jurisdiction population, leading to unreliable numbers.</i>				

Finally, the Theil’s H Index can be used to measure segregation between all groups within a jurisdiction. This index measures how diverse each neighborhood is compared to the diversity of the whole City. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation. The index ranges from 0 to 1. A Theil’s H Index value of 0 would mean all neighborhoods within a City have the same demographics as the whole City. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

The “Bay Area Average” column in Table 34 below provides the average Theil’s H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil’s H Index for racial segregation in Sebastopol declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil’s H Index for racial segregation in Sebastopol was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Sebastopol is less than in the average Bay Area city.

Table 35: Theil’s H Index Values for Racial Segregation within Sebastopol

Index	Sebastopol			Bay Area
	2000	2010	2020	2020
Theil’s H Multi-racial	0.002	0.003	0.002	0.042
<i>Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004</i>				

Compared to other jurisdictions within Sonoma County, there is a higher proportion of White households occupying Project-Based Section 8 Public Supported Housing projects than in the neighboring cities of Cotati and Cloverdale (Table 35).

Table 36: Project-Based Section 8 Publicly Supported Housing Demographics, Sonoma Urban County

Sonoma County	# Units	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Households with children
Marvin Gardens Apartments, Cotati	37	48.57	22.86	25.71	n/a	57.14
Windwood Apartments, Cotati	28	69.23	11.54	19.23	n/a	57.69
Kings Valley Apartments, Cloverdale	75	83.1	1.41	12.68	1.41	1.41
Burbank Heights, Sebastopol	67	95.38	1.54	3.08	n/a	n/a
Burbank Orchards, Sebastopol	60	94.92	1.69	3.39	n/a	n/a

Across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and White populations. Racial segregation both within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.” Compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups.

In Sonoma County, most residents are White, with Hispanic residents the next largest group. There are Hispanic majority tracts near and directly south of the City of Santa Rosa (see Figure 3).

- As of 2020, White residents are the most segregated compared to the other racial groups in Sebastopol as measured by the isolation index. White residents live in neighborhoods where they are less likely to encounter other racial groups.
- Among all racial groups in Sebastopol, the White population’s index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- The highest level of racial segregation in Sebastopol is between Black and White residents according to the dissimilarity index; however, this data point is based on a small population size and therefore not necessarily reliable.
- Neighborhood racial segregation in Sebastopol declined between 2010 and 2020 according to the Theil’s H-Index.

Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” People with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Over 11% of people in Sebastopol have a disability of any kind and require accessibly designed homes that offer greater mobility and opportunity for independence according.

According to the 2015-2019 ACS, approximately 12% of the population in both the City and County has one or more disabilities (Table 36.) While there are no apparent concentrations of persons with a disability in Sebastopol, there are slightly higher rates and distributions of persons living with disabilities when compared to Sonoma County, the Bay Area, and the State of California, particularly those living with Cognitive Difficulty and Ambulatory Difficulty.

Table 37: Trends in Disability Characteristics

	Sebastopol		Sonoma County		California	
	2015	2019	2015	2019	2015	2019
Total with a Disability	14.9%	12.6%	11.7%	11.9%	10.4%	10.6%
Hearing Difficulty	4.3%	2.9%	3.8%	3.7%	2.9%	2.9%
Vision Difficulty	1.2%	1.9%	0.8%	1.9%	2.0%	2.0%
Cognitive Difficulty	6.9%	5.7%	4.7%	4.6%	4.3%	4.3%
Ambulatory Difficulty	7.1%	5.3%	6.0%	6.0%	5.9%	5.8%
Independent Living	6.7%	5.2%	5.3%	5.3%	5.5%	5.5%
Self-Care Difficulty	3.9%	3.4%	2.5%	2.5%	2.6%	2.6%

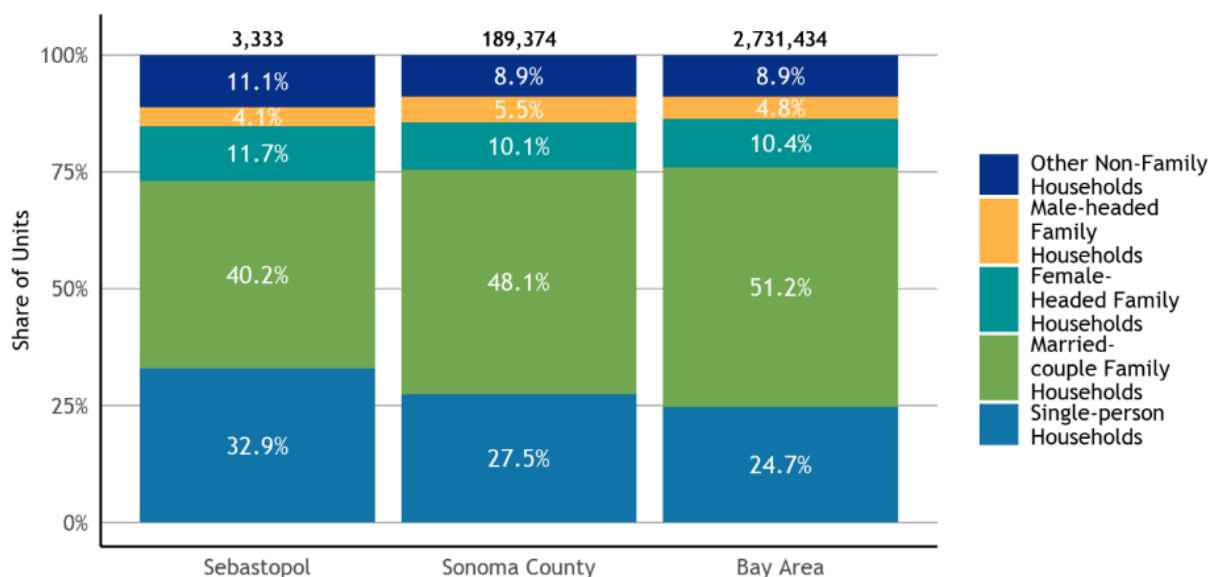
Source: ACS 5-Year Estimates 2011-2015, ACS 5-Year Estimates 2015-2019

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households

American Community Survey 2015-2019 data indicates that Sebastopol has a higher share of single-person households (32.9%) than both Sonoma County (27.5%) and the Bay Area. (27.4%) The share of married-couple family households is smaller in Sebastopol than in Sonoma County or the Bay Area region.

Figure 4: Household Type in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Of the 85 households living below the poverty level in Sebastopol, 25 (29.4%) are married-couple families, 11 (12.9%) are male householders with no spouse present, and 49 (57.6%) are female householders with no spouse present. There are no male-headed households with children live in poverty while all 49 female-headed households in poverty have children. Sebastopol’s female-headed family households and other non-married-couple family households more likely to rent than to own homes compared to married couple family households. However, this data comes with a large margin of error given the small population size.

Table 38: Sebastopol Families in Poverty by Household Type

	California	Sonoma County	Sebastopol
Family Households with Incomes below Poverty Level:	862,463	6,369	85
Married-couple families:	372,346	2,907	25
No child	35.0%	43.5%	100.0%
With child/children	65.0%	56.5%	0.0%

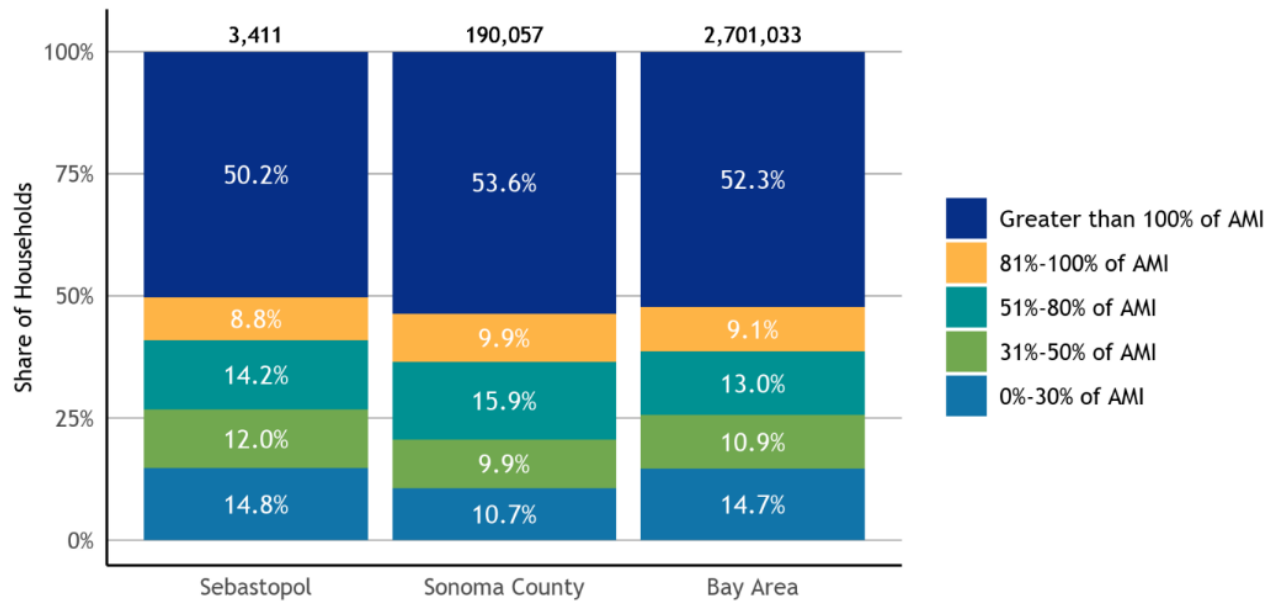
Male householder, no spouse present:	98,869	614	11
No child	27.6%	18.2%	100.0%
With child/children	72.4%	81.8%	0.0%
Female householder, no spouse present:	391,254	2,848	49
No child	16.9%	20.8%	0.0%
With child/children	83.1%	79.2%	100.0%
<i>Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012</i>			

Income

Household income is the principal factor in determining a household’s ability to balance housing costs with other basic life necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs, and often face additional barriers when seeking adequate housing. The relationship between household income, household type, race/ethnicity, and other protected classes often exacerbates fair housing issues. Identifying geographies and individuals with a low- to moderate- income (LMI) is important to overcome patterns of segregation. HUD defines LMI areas as a Census tract or block group where over 51% of the population is LMI, with income at or below 80% of the Area Median Income

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high-and low-income households in the State. In Sebastopol, 50.2% of households make more than 100% of the Area Median Income (AMI), with 14.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 5).

Figure 5: Households by Households Income Level

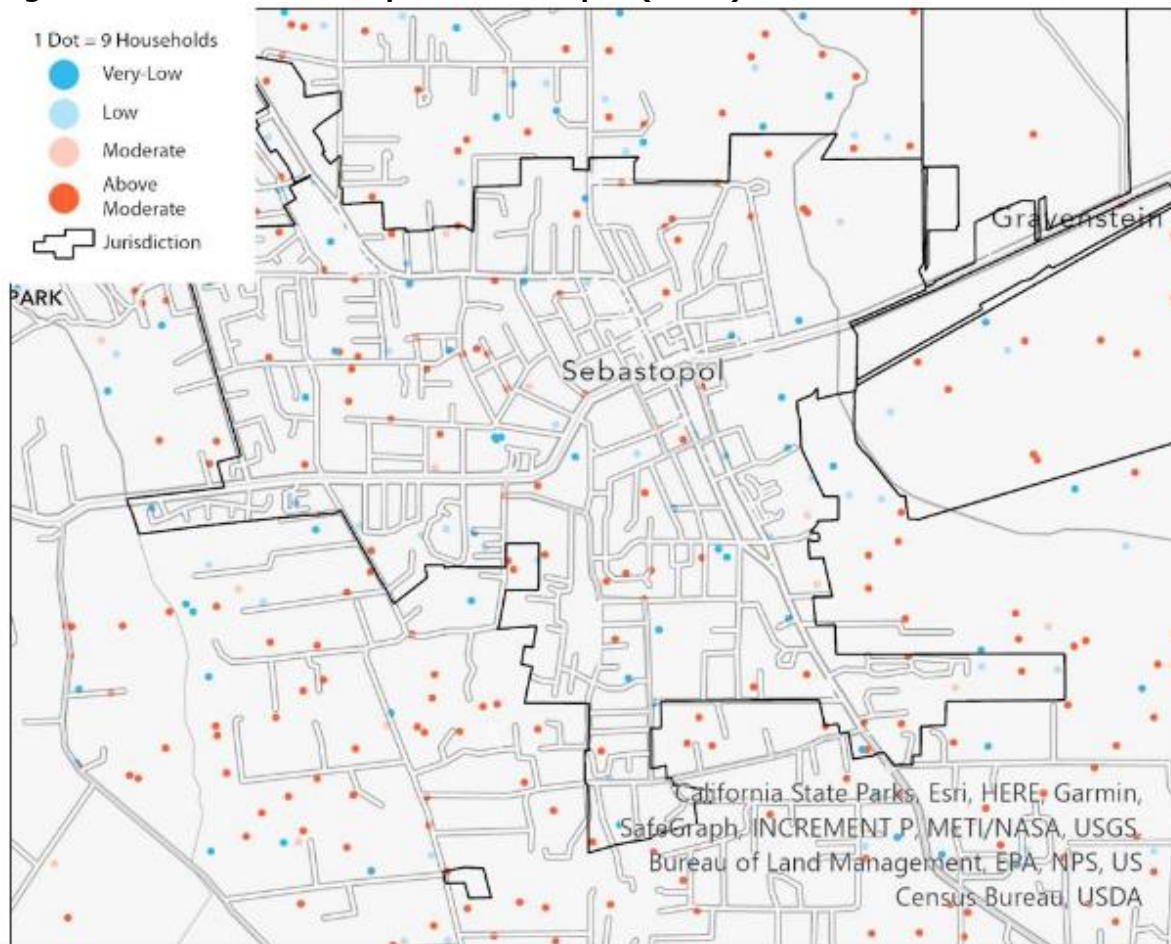


Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

There are two block groups in Sebastopol with median incomes greater than \$125,000 according to the 2015-2019 ACS. Those making just under \$125,000 are in the northern and southern regions of the city. Three designated block groups are at the HCD 2020 State Median Income level around \$87,100 and there are no concentrated areas of households earning less than \$55,000 in Sebastopol.

Income segregation can be measured using similar indices as racial segregation. Income dot maps, like racial dot maps, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Sebastopol in Figure 6 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well. Like the racial dot map, there are no notable income clusters in or around the City of Sebastopol (Figure 6)

Figure 6: Income Dot Map of Sebastopol (2015)



Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Income Isolation Index Values for Sebastopol and the average Bay Area jurisdiction are present in Table 38 below. Above Moderate-Income (AMI) households are the most isolated income group in Sebastopol. Sebastopol's isolation index of 0.456 for these households meaning that the average AMI household in Sebastopol lives in where 45.6% of households are also AMI. The degree of isolation for Low-Income households has changed the most over time, becoming less segregated from other income groups between 2010 and 2015. The lowest and highest income populations were relatively stagnant in their levels of isolation between 2010 and 2015.

The average isolation index value for Very Low-Income (VLI) households across Bay Area jurisdictions is 0.269. This indicates that in the average Bay Area jurisdiction, a VLI household is located in a neighborhood where 26.9% of households are VLI. This is slightly higher than the isolation index value of VLI households in Sebastopol. The largest discrepancy in isolation index values between the average Bay Area jurisdiction and Sebastopol is with AMI households: as of 2015, AMI households were 5.5% less segregated in Sebastopol than in the average Bay Area municipality.

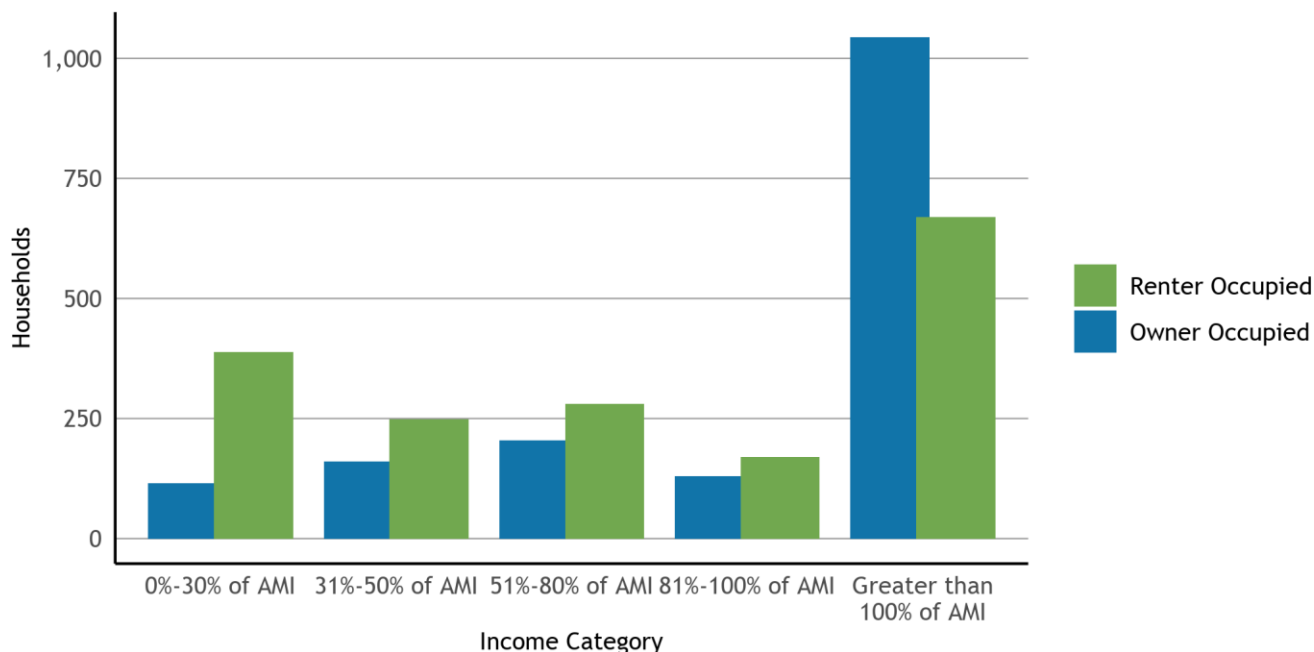
Table 39: Income Group Isolation Index Values in Sebastopol (2010, 2015) and Average Bay Area Jurisdiction (2015)

Income Group	Sebastopol		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.217	0.218	0.269
Low-Income (50%-80% AMI)	0.197	0.174	0.145
Moderate-Income (80%-120% AMI)	0.172	0.164	0.183
Above Moderate-Income (>120% AMI)	0.455	0.456	0.507

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data

Residents of all income levels are more likely to rent than own in Sebastopol as demonstrated in Figure 7. The largest income group of both renters and homeowners are those earning more than 100% of AMI. The second largest income group of renters, however, are those earning between 0% and 30% of AMI.

Figure 7: Household Income Level by Tenure in Sebastopol



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

From 2010 and 2015, the share of Very Low-Income (VLI) households in Sebastopol increased by 5.56%, but still was slightly lower than the share of VLI households in the Bay Area region. This increase could be attributed to new units available to low-income families with the opening of Petaluma Avenue Homes, or to a slow rate of wage increases.

Table 39 below provides the income group “dissimilarity” index values, which indicate the level of segregation in Sebastopol between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying income group dissimilarity for lower-income households. Segregation in Sebastopol between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, this table shows the level of segregation between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Like other tables in this report, the “Bay Area Average” column shows the average income group dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, the average income group dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has decreased between 2010 and 2015. In 2015, the income segregation in Sebastopol between lower-income residents and other residents was less than the average value for Bay Area jurisdictions.

Table 40: Income Group Dissimilarity Index Values for Segregation within Sebastopol

Income Group	Sebastopol		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.142	0.044	0.198
Below 50% AMI vs. Above 120% AMI	0.151	0.082	0.253

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Key findings on income in Sebastopol from the “AFFH Segregation Report: Sebastopol” conducted by the UC Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

- Neighborhood income segregation declined between 2010 and 2015 according to the Theil’s H-Index.
- Above Moderate-income residents are the most segregated compared to other income groups in Sebastopol. Above Moderate-income residents live in

neighborhoods where they are less likely to encounter residents of other income groups.

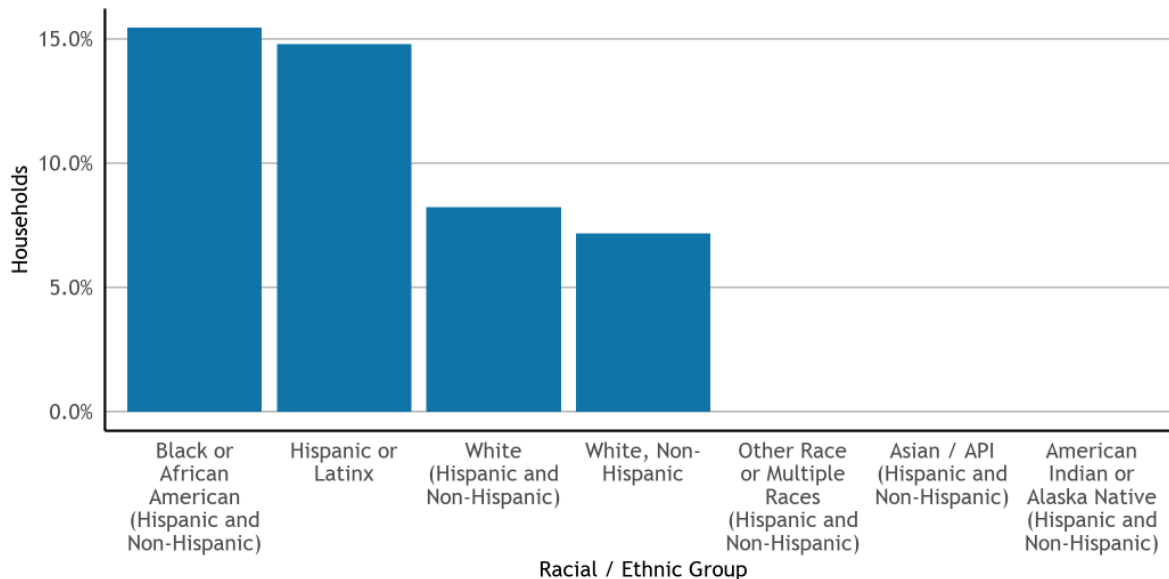
- Among all income groups, the Low-income population’s segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Poverty

Poverty thresholds, as defined by the Census Bureau, vary by household type but remain constant throughout the country and do not correspond to Area Median Income. Of the 7,534 individuals for whom poverty status was determined in 2020, 775 (i.e., 10%) were living below the poverty level in Sebastopol.⁴⁸

People of color are more likely to experience poverty and financial instability because of Federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Sebastopol, Black or African American residents experience the highest rates of poverty followed by Hispanic or Latinx residents (Figure 8.)

Figure 8: Poverty Status by Race in Sebastopol



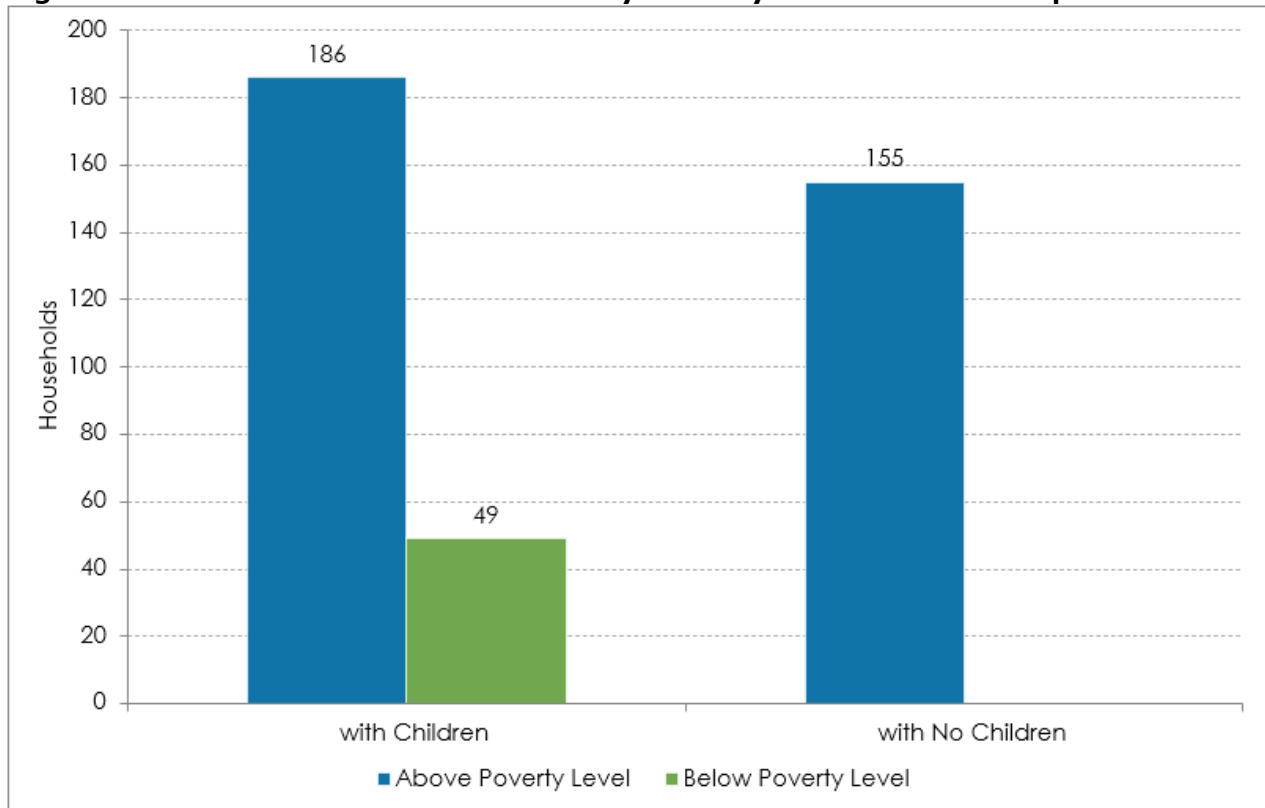
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Female-Headed households with children is another group that is at higher-risk of poverty. In Sebastopol, 20.9% of female-headed households with children fall below the Federal Poverty Line while there are no female-headed households without

⁴⁸ U.S. Census Bureau, American Community Survey 5-Year Data (2020), Table S1701

children live in poverty (Figure 9). This suggests that single female-headed households are highly susceptible to becoming impoverished in Sebastopol.

Figure 9: Female-Headed Households by Poverty Status in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

As of 2019, Sebastopol had a smaller population of impoverished residents compared both the State of California and Sonoma County. In the Bay Area, more than half of all households make more than the Area Median Income, while 15% are Extremely Low Income. Many households with multiple wage earners—including food service workers, full-time students, teachers, farmworkers, and healthcare professionals—can fall into lower AMI categories due to stagnant wages in certain industries.

Table 41: Percent of Population Below Poverty Level for Whom Poverty Status is Determined in California, Sonoma County, and Sebastopol (2019)

	California	Sonoma County	Sebastopol
Population in poverty	13.4%	9.2%	7.3%

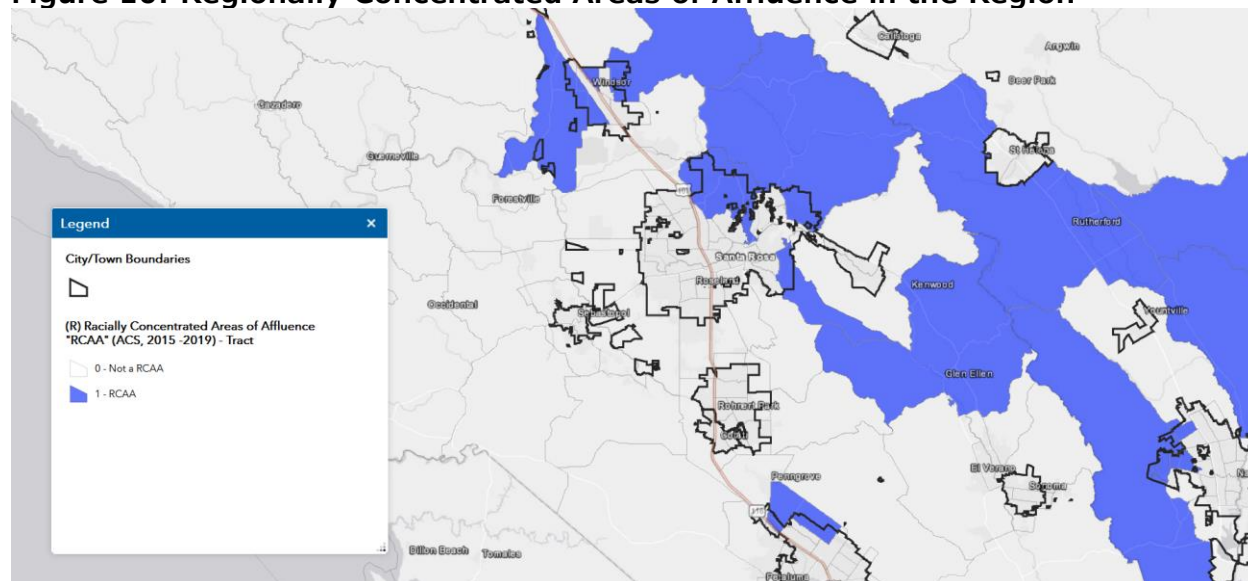
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2019)

Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)

The U.S. Department of Housing and Urban Development (HUD) has determined that Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” HUD defines census tracts with a majority non-White population (greater than 50%) that have either a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower, as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). There are no R/ECAPS in the City of Sebastopol or in Sonoma County.

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence should also be analyzed to ensure housing is integrated, a key to fair housing choice. Scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States. Based on their research, RCAAs are defined as census tracts where 1) 80% or more of the population is White, and 2) the median household income is \$125,000 or greater. There are no RCAAs in Sebastopol. There are several RCAAs in Sonoma County and the surrounding region, mainly in eastern Sonoma County and western Napa County (Figure 10).

Figure 10: Regionally Concentrated Areas of Affluence in the Region



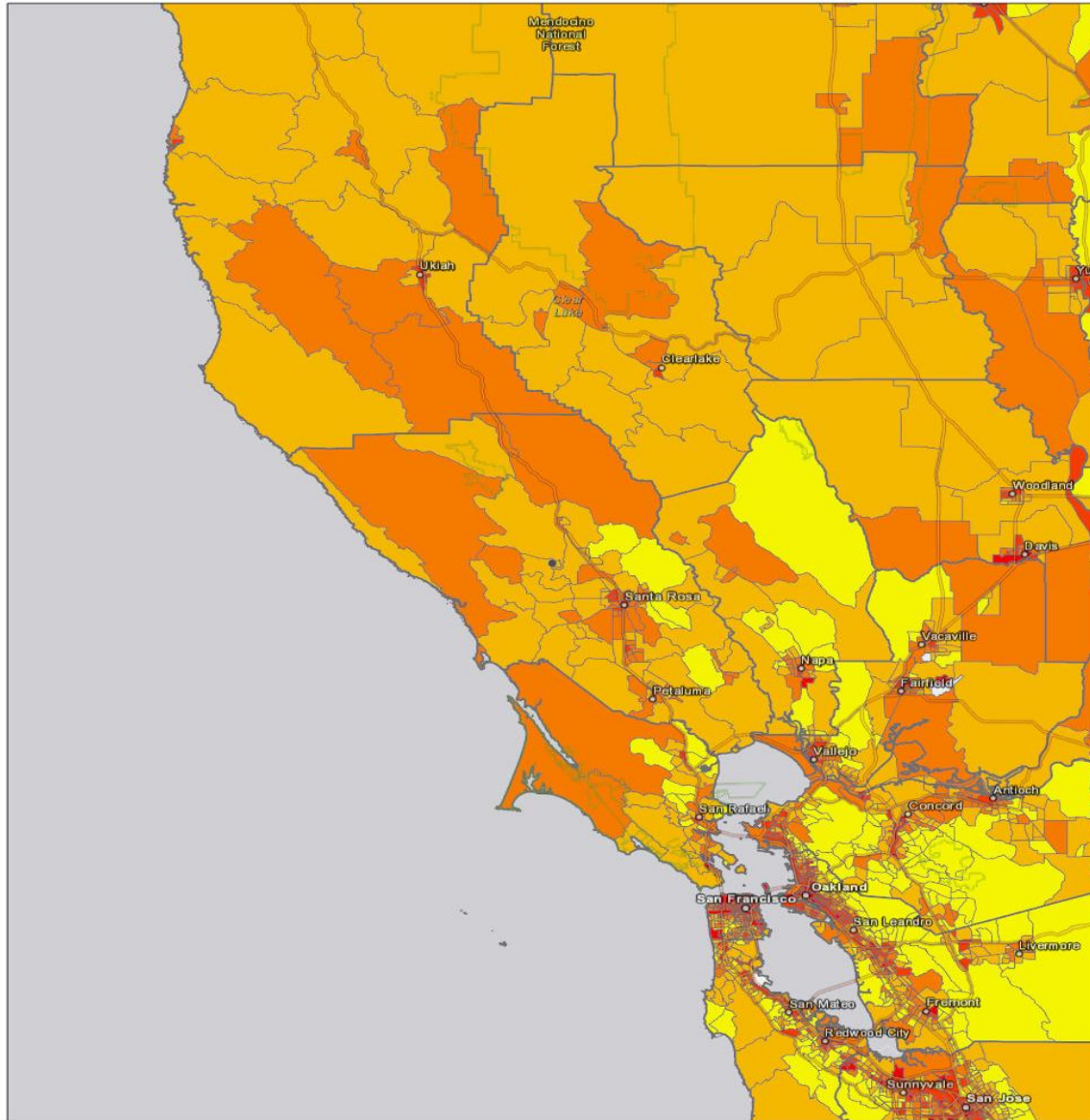
Source: HCD AFFH Data Viewer, ACS 2015 - 2019, HCD, PlaceWorks 2021

In February 2017, the California Fair Housing Task Force (Task Force) was tasked with creating a map that more effectively reflects that level of racial and ethnic diversity in many parts of California. The map that was created filters areas that are

both non-Whites racially segregated and high poverty. Census tracts and rural block groups that have both a poverty rate of over 30% and that are designated as being racially segregated are categorized by this statewide standard as “High Segregation and Poverty.” There are no Block Groups of High Segregation and Poverty in Sebastopol or Sonoma County.

Tenure

Figure 11: Sonoma County Percent of Households in Renter-Occupied Housing Units



1/7/2022, 12:52:33 PM

County Boundaries

(R) Percent of households in renter - occupied housing units (HUD) - Tract

- ≤ 20 %
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

1:1,155,581
0 10 20 40 mi
0 15 30 60 km

In Sonoma County, the location of renters largely correlates with aforementioned patterns of racial and ethnic segregation. The highest concentration of renters is near Santa Rosa and Petaluma.

Integration and Segregation: Fair Housing Issues and Contributing Factors

- Community opposition

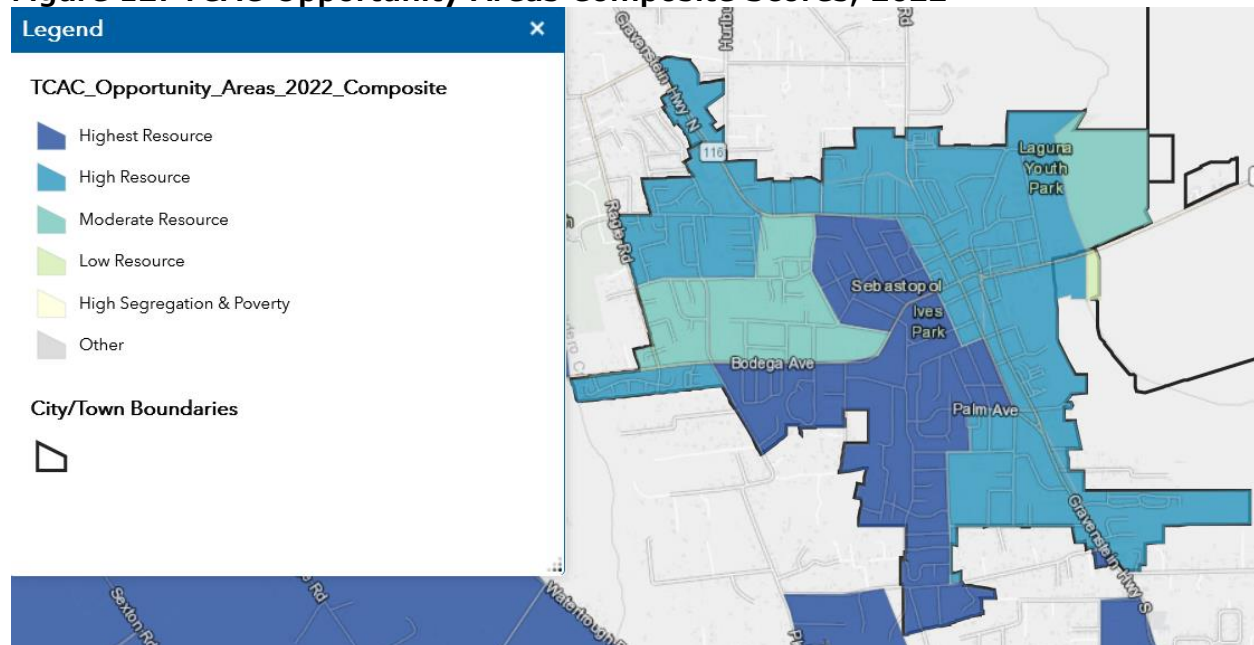
4.5.4 Disparities in Access to Opportunity

Racial and economic segregation can lead to vastly unequal access to opportunities within community such as access to high performing schools, good paying jobs, public transportation, parks and playgrounds, clean air and water, public safety, and other resources. This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes including lower educational attainment, higher morbidity rates, and higher mortality rates.

This section of the Assessment of Fair Housing identifies any socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact communities in the City of Sebastopol.

The TCAC Opportunity Areas 2022 Composite Score assess the level of resources related to education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors in neighborhoods across the City. The Composite Score, an index that weighs all these factors indicates that every neighborhood in Sebastopol falls into the Moderate to Highest Resource category. There is one small neighborhood in the northeastern part of the city that is considered Low Resource, but this might be due to lack of opportunity in most of the census tract that falls outside of Sebastopol limits.

Figure 12: TCAC Opportunity Areas Composite Scores, 2022



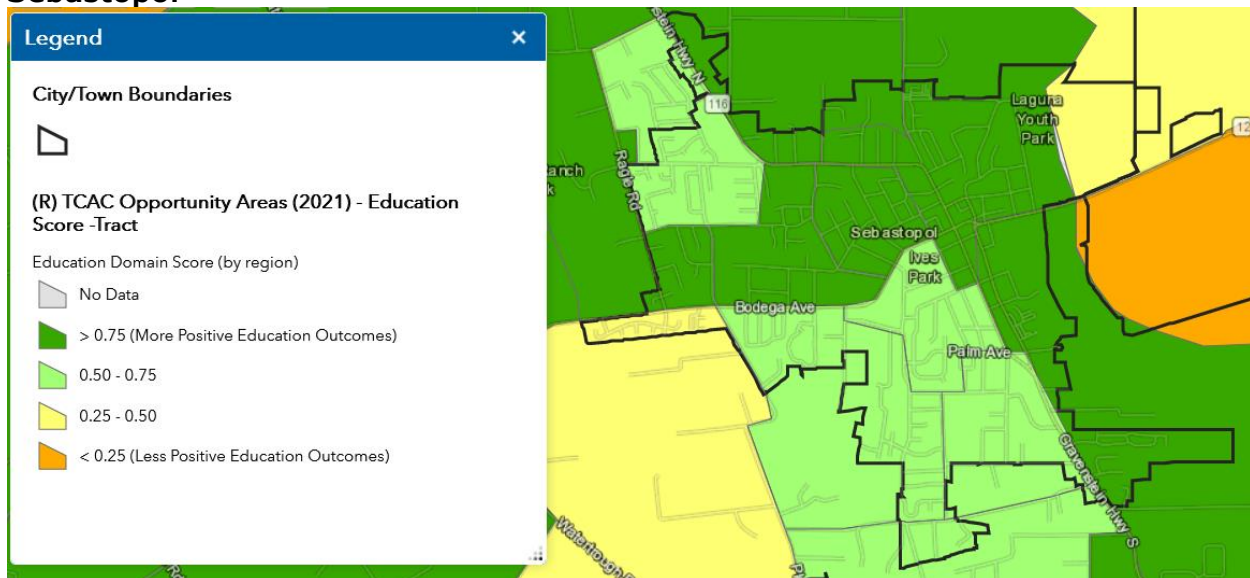
Source: TCAC/HCD Opportunity Area Maps

Education

TK-12 education for the City of Sebastopol is provided by the Sebastopol Union School District (Park Side Elementary School, Brook Haven Middle School and CASTLE Preschool & Child Care), Gravenstein Union School District (Gravenstein Elementary School, and Hillcrest Middle School), and Twin Hills Union School District (Apple Blossom Elementary, Twin Hills Charter Middle School, Orchard View Charter School (K-12), and Sunridge Charter School (K-8) West Sonoma County Union High School Grove Union School District (Oak Grove Elementary School and Willowside Middle School) also operate in Sebastopol.

2021 TCAC Opportunity Areas Education Scores provides an index for measuring the level of educational outcomes within a census tract. The higher the score, the more positive the outcomes. All census tracts that intersect Sebastopol rank between 0.50 (light green) and >0.75 (dark green) indicating generally positive education outcomes across the City.

Figure 13: TCAC Opportunity Areas (2021) Education Score by Tract in Sebastopol



Source: HCD/TCAC Opportunity Maps 2021

California School Dashboard features five of the schools located in Sebastopol, all with varying rates of enrollment, socioeconomic disadvantage, English learners, and foster youth which could be indicators of school performance and educational opportunity. There is limited data on their overall performance given that fewer than ten students have tested in all but one of the schools, Sebastopol Independent Charter.

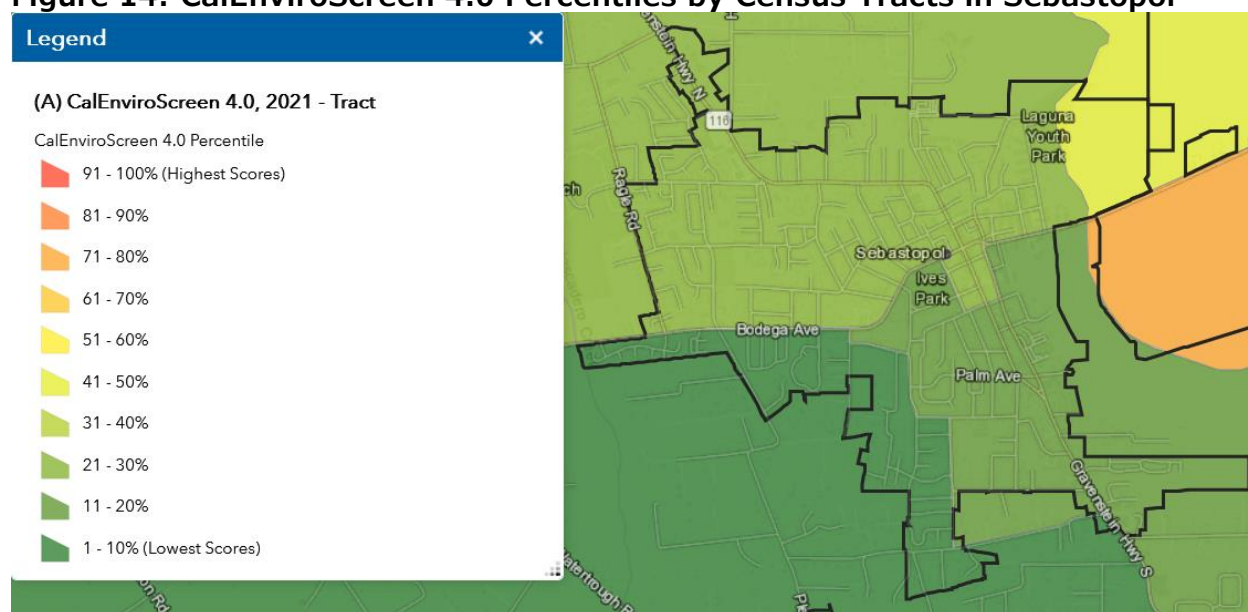
Table 42: Sebastopol School Attributes (2020)

School	Enrollment	Socioeconomically Disadvantaged	English Learners	Foster Youth
Sebastopol Union Elementary	418	48.1%	12.2%	0.7%
Sebastopol Independent Charter	281	32.7%	0.4%	0%
REACH	118	41.5%	0%	0%
Brook Haven Middle	198	48.5%	9.1%	1.5%
Park Side Elementary	--	48.6%	15.3	0%

Source: California School Dashboard, California Department of Education

Access to Healthy Environment

Figure 14: CalEnviroScreen 4.0 Percentiles by Census Tracts in Sebastopol







Source: CalEnviroScreen 4.0 – Feb 2021 Update

The California Healthy Places Index (HPI) combines 25 community characteristics like access to healthcare, housing, education, and more, into a single indexed “HPI” score. The healthier a community, the higher the HPI score. The HPI applies a positive frame focusing on assets a community has have they can build on, rather than what is lacking. According to this index, Sebastopol has healthier conditions than 83.4% of other California Cities and Towns. Of the factors that make up the “Clean Environment” score in this index, ozone quality scores the lowest, but still has better conditions than most of the State.

Figure 15: Environment Conditions Compared to Other California Cities/Towns and Individual Indicators of Environmental Health in Sebastopol

 Clean Environment ^

*This City / Town has healthier clean environment conditions than **86.4%** of other California Cities / Towns.*

Indicator	Value	Percentile Ranking
Diesel PM	0.076 kg/day	72.3  ↻
PM 2.5	6.61 µg/m ³	77.1  ↻
Ozone	0.032 ppm	96.0  ↻
Drinking Water Contaminants	472	53.5  ↻

Source: The California Healthy Places Index (HPI)

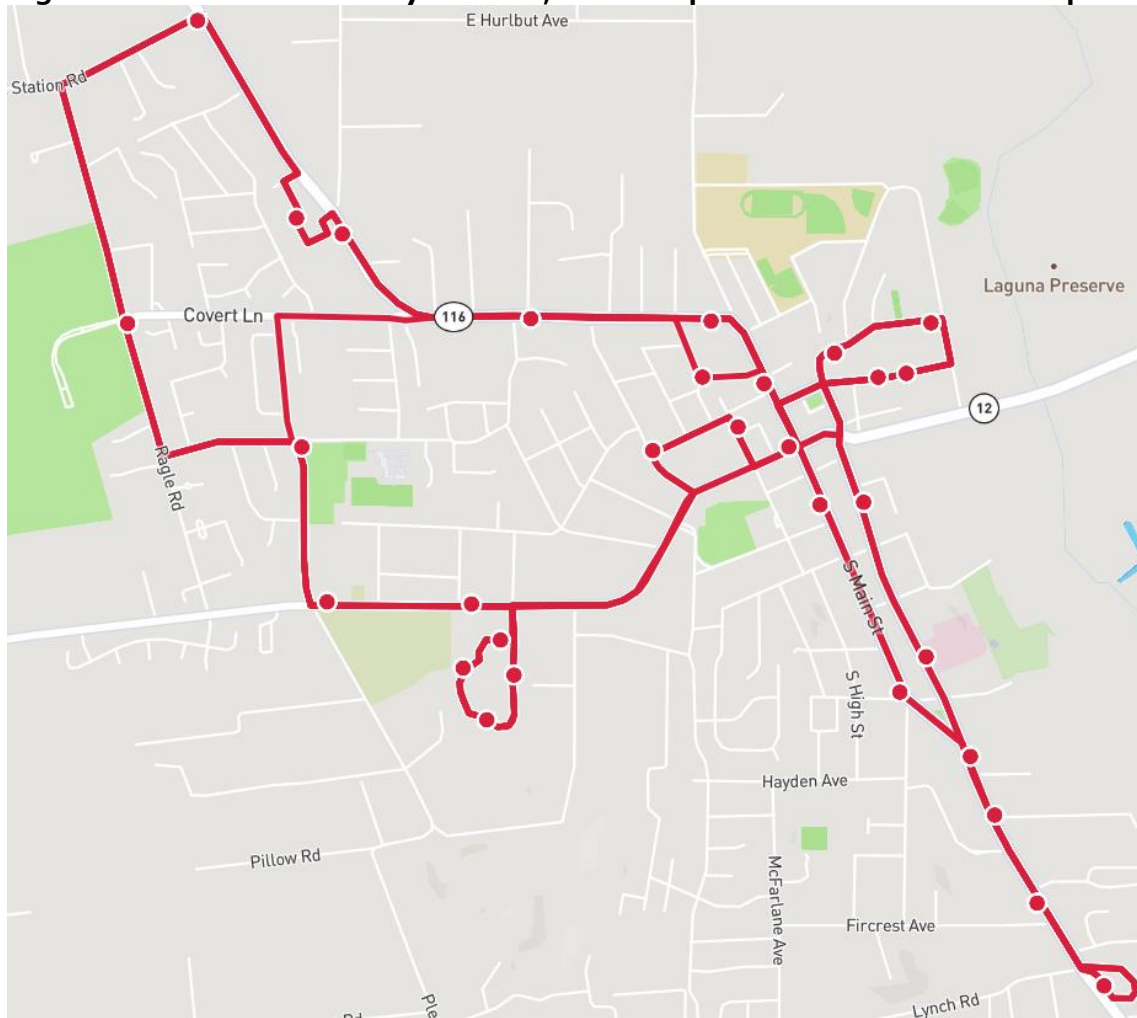
The TCAC Opportunity Areas (2021) Environmental Scores are based on the CalEnviroScreen. This data reflects slightly less positive environmental outcomes in the northern part of the City. This is likely due to environmental conditions in the unincorporated areas as the Census tract spans far north of City limits.

Transportation Opportunities

Public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit must provide a link between job opportunities, public services, and affordable housing to help ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

Sonoma County Transit (SCT) provides public transportation services to the City of Sebastopol and other jurisdictions within the County (Figure 16.) The Shuttle makes stops at key local destinations including Safeway, the Sebastopol Senior Center, Burbank Heights, and Lucky’s Market.

Figure 16: Sonoma County Transit, Sebastopol Shuttle Route 24 map



Source: Sonoma County Transit

State Route 12 connects Sebastopol, Santa Rosa, the Sonoma Valley, and Napa County. It also provides a connection to the Interstate 80 corridor. Most of this corridor is two lanes, except for a portion through Santa Rosa that has four lanes and is developed to freeway standards. The two-lane sections in Sebastopol and in the Sonoma Valley become severely congested during peak travel times throughout the year but is particularly impacted when tourism is at its height during summer months.

The County also provides an intercity service that connects Sebastopol to west County (Graton, Forestville, Rio Nido, Guerneville, Monte Rio) and to the downtown Santa Rosa where transfers can be made to other Sonoma County Transit Routes,

local Santa Rose CityBus services and regional services provided by Golden Gate Transit. In addition to cash fares, there are several options for transit passes.

SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts, with at least two on each bus. In addition, the agency offers half-priced fares to youth between the ages of five and 18, senior passengers 65 years and over, Medicare card holders, children under the age of five, U.S. veterans, college students, and disabled passengers with identification.

The County of Sonoma partners with several public and nonprofit agencies to provide senior transportation support. This includes the Medical Transportation Management (MTM), Non-Emergent Medical Transportation (NEMT), Sonoma County Area Agenda on Aging, Center for Volunteer and Nonprofit Leadership, and others (PartnershipHP.Org) There are also volunteer driver programs currently supported by the Area Agency on Aging and the Sebastopol Area Senior Center Volunteer Driver Transportation Program.



In June 2018, Sonoma County Transit began its first “Fare-Free” local route which has since been established in Sebastopol. This program has resulted in a significant increase in ridership on the “Fare-Free” routes, with some riders citing the ease of boarding without needing to plan for paying for a ride or purchasing a pass as an attraction.

The California Health Places Index (HPI) uses Active Commuting and Automobile access as indicators of healthy transportation conditions in a jurisdiction. The City of Sebastopol has healthier transportation conditions than 74.7% of other California cities according to this index. 96.9% of the local population has automobile access and 5.68% of the population are active commuters.

Figure 17: California Healthy Places Index: Transportation in Sebastopol



This City / Town has healthier transportation conditions than 74.7% of other California Cities / Towns.

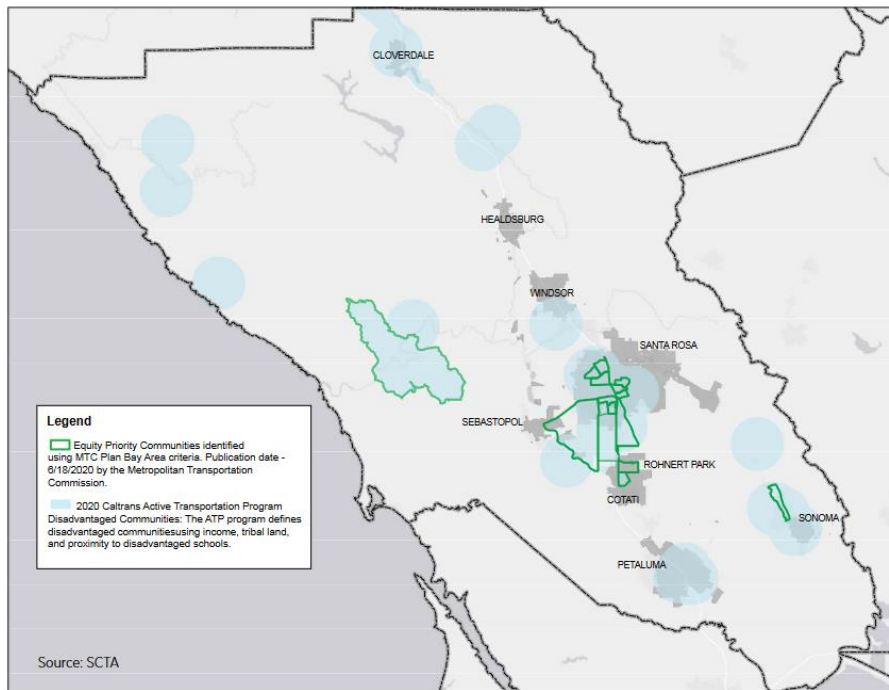
Indicator	Value	Percentile Ranking
Active Commuting	5.68%	72.1 
Automobile Access	96.9%	69.6 

Source: California Healthy Places Index

Sonoma County Transportation Authority (SCTA) outlines current and future options for public transit in their Comprehensive Transportation Plan, Moving Forward 2050.

This public document is updated every five years to ensure the plan is relevant and meeting community needs. The City of Sebastopol is represented on the SCTA Board of Directors and contributes to these regular updates. In the most recent update, released in September 2021, SCTA outlines “Equity Priority Communities” and “2020 Caltrans Active Transportation Program Disadvantaged Communities.” Neither designation applies to Sebastopol.

Figure 18: Sonoma County Equity Priority Communities



The SCTA Plan suggests that rising transportation costs impact household incomes and affordability throughout Sonoma County. The Center for Neighborhood Technology (CNT) estimates that transportation and housing costs accounted for over 50% of household expenses in the County. Reducing household transportation costs will increase countywide affordability and improve quality of life in Sonoma County.

Economic Development and Access to Jobs

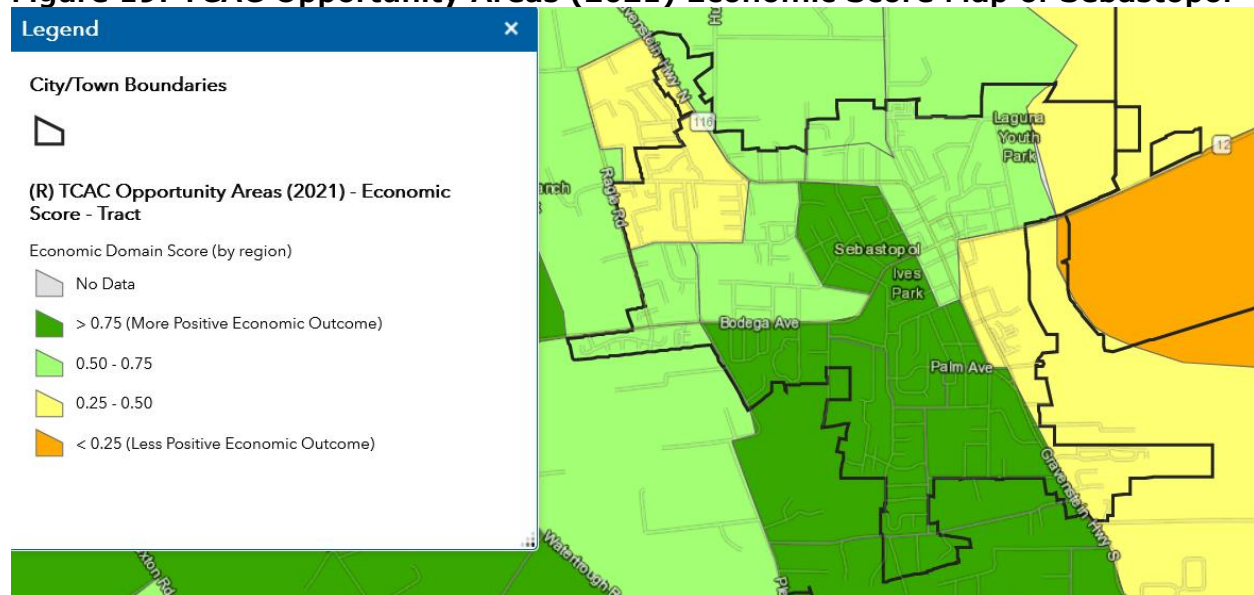
The TCAC Opportunity Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

- Poverty: Percent of population with income level above 200% of Federal poverty line
- Adult Education: Percent of adults with a bachelor’s degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces

- Job Proximity: Number of jobs filled by workers with less than a BA that all within a given radius of each census tract
- Median Home Value: Value of owner-occupied units

There are generally more positive economic outcomes in all census tracts that intersect Sebastopol. There are two small sections, one in the northwestern edge of the City and one in the most eastern part of the city (highlighted in yellow in Figure 19) that reflect less positive economic outcomes. These outcomes are likely attributed to economic activity in areas of the census tract that are outside Sebastopol City limits.

Figure 19: TCAC Opportunity Areas (2021) Economic Score Map of Sebastopol

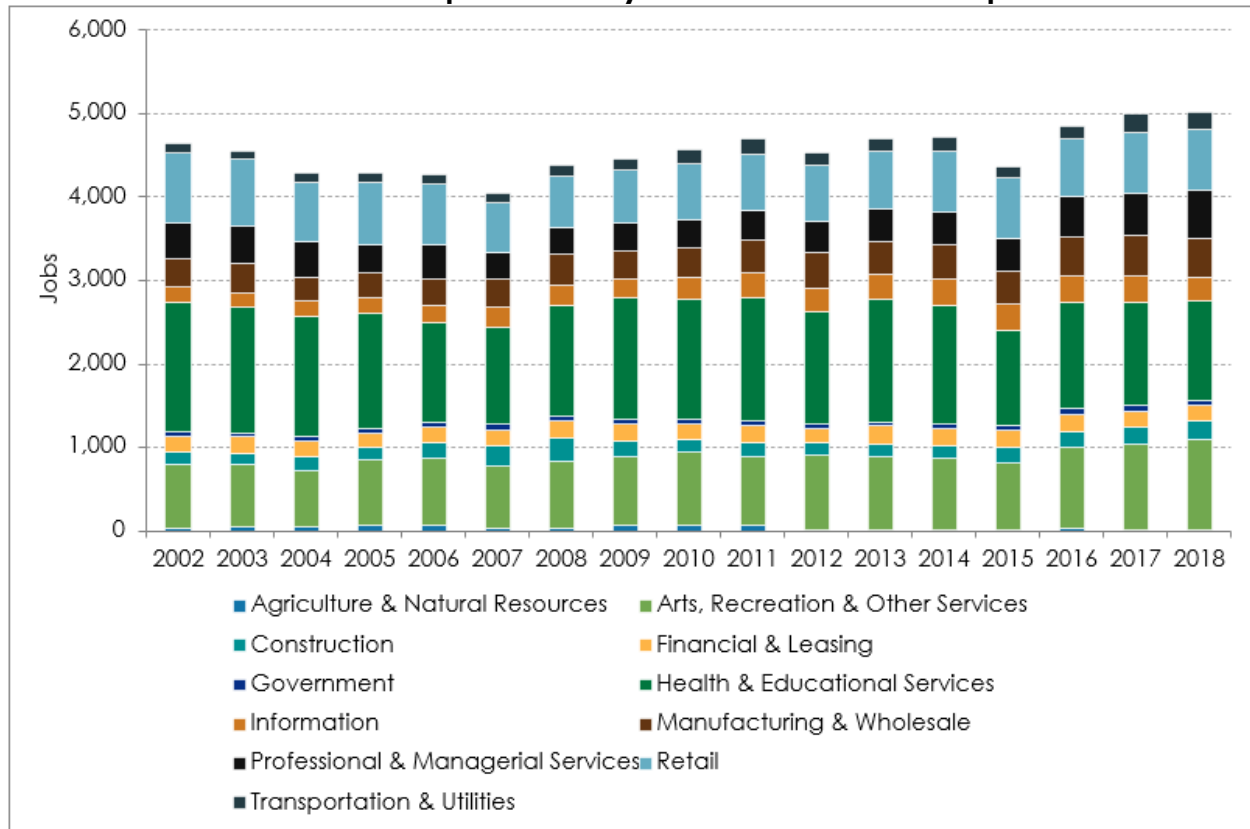


Source: HCD/TCAC Opportunity Maps 2021

The U.S. Census Bureau Work Area Profile Analysis tool calculated 3,748 private primary jobs in the City of Sebastopol in 2019. Of those jobs, most are concentrated in the center right of the City and the number of jobs per square mile are increasingly less concentrated towards City boundaries.

As of 2019, Sebastopol employed 4,113 people and the job market experienced 6.47% one-year growth. The three largest industries are Health & Educational Services, Arts, Recreation & Other Services, Retail. Health & Educational Services has steadily shrunk over time. The highest paying industries are Public Administration (\$108,462 on average), Finance & Insurance (\$84,075), and Wholesale Trade (\$75,556) In 2019, the Median Household Income was \$82,244 which was more than the median annual income of \$65,712 across the United States and California. Within a year, from 2018 to 2019, the Median Household Income grew by 6.53%.

Table 43: Share of Workers per Industry Over Time in Sebastopol



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Sebastopol (Figure 20) and are useful in understanding the ratio between residents who are employed within the City and those who are employed outside of the City as well as how much workers are commuting from outside of the City for employment opportunities.

Sebastopol is a net importer of workers from outside City limits according to data from *On the Map*. Only 13% of employed Sebastopol residents work in the City, and 90% of people who work in Sebastopol live outside City limits. Non-residents who are employed within the City make up 37.5% of the City’s workforce.

Figure 20: Inflow and Outflow Analysis of Sebastopol

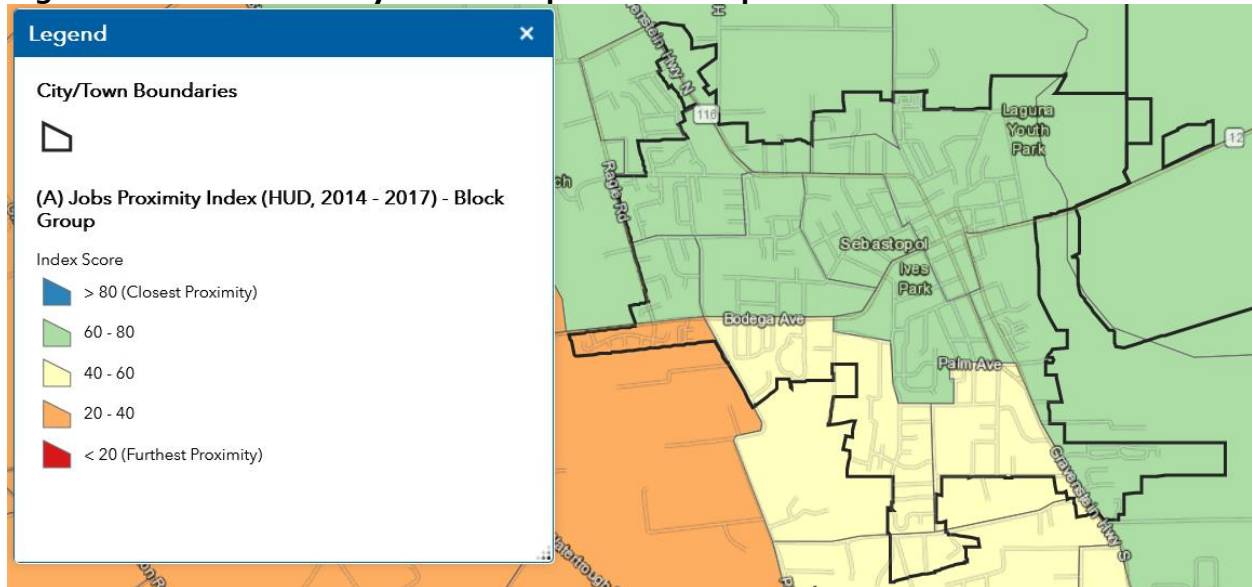


Source: OntheMap.ces.census.gov, 2019

Note: Arrows do not indicate directionality of worker flow

The U.S. Department of Housing and Urban Development (HUD) Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. In Sebastopol, residents within all census tracts in Sebastopol have relatively good access to employment opportunities, the most southern portion to a lesser extent, and there are no tracts that are either closest or furthest in proximity.

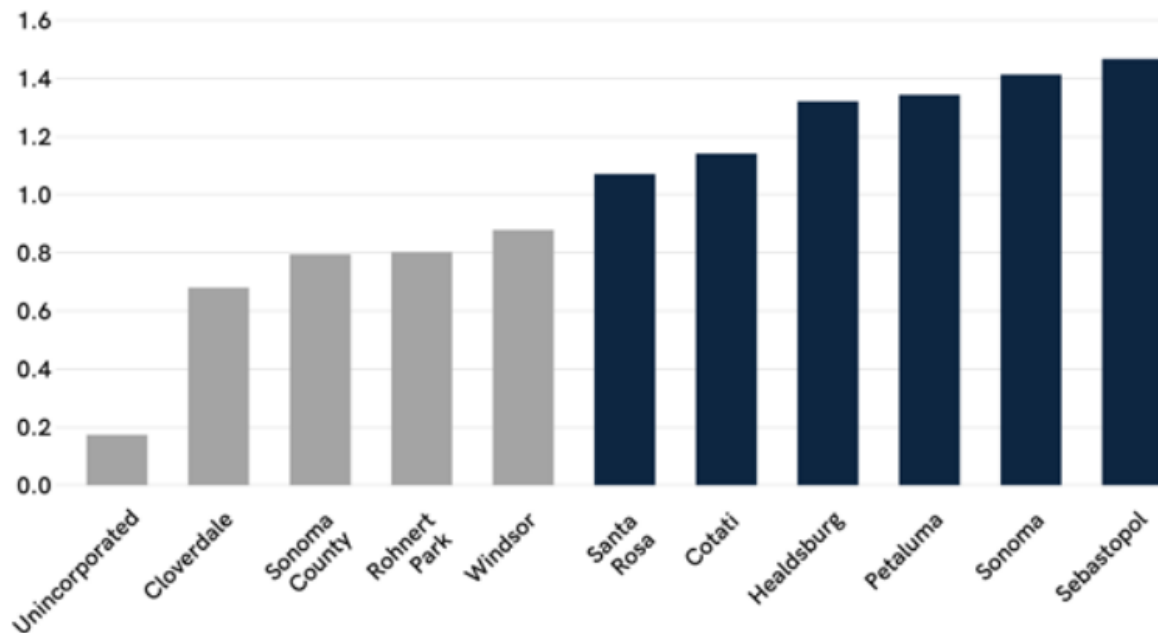
Figure 21: Job Proximity Index Map of Sebastopol



Source: HUD Jobs Proximity Index, American community Survey 2017 5-Year Estimates

Measuring the ratio of jobs-to-housing can offer insight into how well cities are balancing the two, and although imperfect, ratios that are too skewed in either direction can indicate an opportunity for action. Figure 22 ranks jurisdictions in Sonoma County based on its respective jobs-to-housing ratio. The higher the ranking, the stronger the jobs-to-housing ratio which means that the City more adequately provides housings according to the number of jobs and vice-versa. Sonoma and Sebastopol top the list with jobs-to-housing ratios above 1.4 (i.e., 1.4 jobs for every home built). The jobs-to-housing ratio in these jurisdictions rank well below the average Bay Area jurisdiction given that cities like San Francisco and San Jose produce more than three jobs for every permitted home according to the State of Housing in Sonoma County 2022 report.

Figure 22: Ratio of All Jobs to Homes in Sonoma County Jurisdictions



Source: California Department of Housing and Community Development, Annual Progress Reports, Generation Housing

Disparities in Access to Opportunity: Fair Housing Issues and Contributing Factors

Any shortfall in resource levels that might exist in the moderately resourced areas can be attributed to the City’s limited capacity for assistance of households in need of these resources. Application processes for housing in higher resourced areas pose a high barrier for lower-resourced residents and requires more robust administrative assistance to ensure the households that are most likely to experience additional challenges with accessing education, healthy environments, public transportation, economic development opportunities, and access to jobs. The small size of the City also restricts its access to financing affordable housing on small sites that could provide housing near resources for at-need residents. Therefore, the two contributing factors to fair housing issues related to access to opportunities are:

- Capacity for assistance
- Access to financing for small sites

4.5.5 Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden,

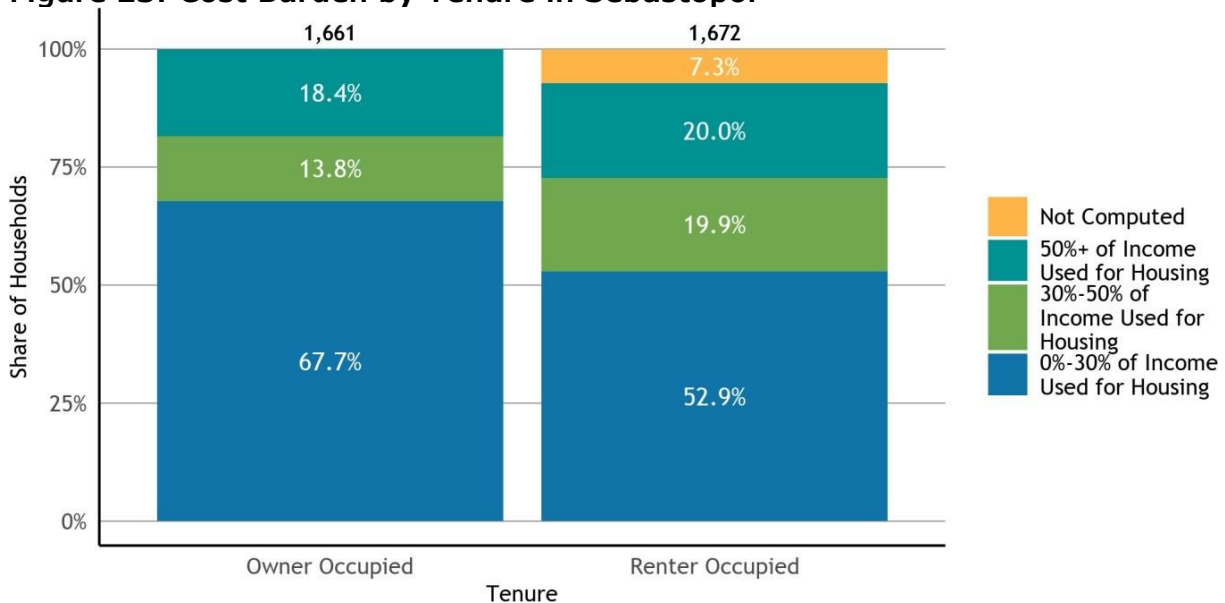
overcrowding, homelessness, and substandard housing conditions. This section analyzes these four housing needs categories as they apply to the City of Sebastopol.

Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with 30% threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' A lower-income household spending the same percent of income on housing as a higher-income household is therefore more likely experience a 'cost burden.' Some of the implications of high-cost burden can include housing-induced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation.

Home prices have skyrocketed in the last decade; however, most homeowners have mortgages with fixed rates or own outright and are therefore less likely to be impacted by market increases. Renters on the other hand are subject to rent increases based on market rates and tend to experience more cost-burden. This is the case in Sebastopol where 39.9% of renters are either cost-burdened (i.e., spend between 30%-50% of income on rent) or severely cost-burdened (i.e., spend more than 50% of income on rent) compared to 32.2% of cost burdened or severely cost-burdened homeowners (Figure 23) Roughly two-thirds of homeowners can afford housing by HUD standards (i.e., spend no more than 30% of income on rent) while only half of renters can afford housing in Sebastopol using this standard.

Figure 23: Cost Burden by Tenure in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Housing cost burden for lower income households puts them at greater risk of housing insecurity and/or eviction. Over half of extremely low-income households in Sebastopol are severely cost-burdened and almost all are cost-burdened to some extent. The proportion of severely cost-burdened households becomes exponentially

smaller as income increases (Figure 24). Within highest income households, only 11% are cost-burdened and less than 1% are severely cost-burdened. This indicates that the lowest income households are in the greatest need of affordable housing in Sebastopol.

Figure 24: Cost Burden by Income Level in Sebastopol



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Compared to Sonoma County, renter- and owner-occupied households in Sebastopol experience housing cost burdens at lower rates except in the category of owner-occupied households experiencing severe cost burden. In the State of California, there are slightly more owners and renters experiencing over 30% cost burden than in Sebastopol, while the number of extremely cost burdened homes in Sebastopol also outnumbers the State. Renter households experience ‘cost burden’ and ‘severe cost burden’ at higher rates than owner-occupied households at the City, County, and State levels.

Table 44: Cost Burden by Tenure in Sebastopol, Sonoma County, and California

	Cost burden > 30%	Cost Burden >50%
Sebastopol		
Owner-Occupied	29.31%	14.80%

Renter-Occupied	45.34%	28.57%
Sonoma County		
Owner-Occupied	29.68%	12.49%
Renter-Occupied	50.37%	25.67%
California		
Owner-Occupied	30.19%	13.03%
Renter-Occupied	50.61%	26.28%
<i>Source: HUD CHAS Data; ACS 2014-2018</i>		

Overcrowding

Overcrowding is defined as housing units with more than one person per room, including dining and living rooms, but excluding bathrooms and kitchens. Overcrowding has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless. Residential crowding reflects demographic and socioeconomic conditions. Older-adult immigrant and recent immigrant communities, families with low incomes and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" is co-residing with family members or friends for economic reasons. Doubling up is the most reported living situation for families and individuals before the onset of homelessness (California Health and Human Services)

In the City of Sebastopol, less than 8.2% (the statewide average) are overcrowded and there is no data on severely overcrowded households. Owner occupied households have fewer occupants per room on average than renter occupied households in every category. The vast majority (82.6%) of owner-occupied households have .50 or less occupants per room which is higher than both the County and statewide averages. Renter household occupant numbers more closely resemble State averages, though Sonoma County has 11.8% more renter households with two or more occupants per room, which is considered overcrowded. Sebastopol also has a higher percentage of renter households with 1.51 to 2.00 occupants per room (8.0%) than both the County (5.6%) and California (3.9%)

Table 45: Tenure by Occupants Per Room in Sebastopol

	Sebastopol	Sonoma County	California
Owner Occupied Households			
.50 or less occupants per room	82.6%	75.0%	67.4%
0.51 to 1.00 occupants per room	16.6%	22.6%	28.5%
1.01 to 1.50 occupants per room	0.0%	2.4%	3.1%
1.51 to 2.00 occupants per room	0.0%	1.7%	0.8%
2.00 or more occupants per room	0.0%	10.6%	0.3%

Renter Households			
.50 or less occupants per room	52.0%	51.8%	44.9%
0.51 to 1.00 occupants per room	35.1%	38.9%	41.9%
1.01 to 1.50 occupants per room	3.8%	12.2%	7.8%
1.51 to 2.00 occupants per room	8.0%	5.6%	3.9%
2.00 or more occupants per room	1.2%	13.0%	1.4%
<i>Source: 2020 ACS 5-Year Estimates</i>			

Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are no reported homeowners or renters experiencing substandard housing conditions in Sebastopol.⁴⁹ Rates of substandard housing are higher for the region but have decreased from 2010 to 2019 (Table 45).

Table 46: Substandard Housing Issues in Sonoma County

Year	2010		2019	
	Owner	Renter	Owner	Renter
Lacking Complete Kitchen	0.5%	1.9%	0.4%	1.7%
Lacking Plumbing	0.5%	1.2%	0.4%	0.6%

Source: U.S. Census Bureau, American Community Survey 5 Year Estimates: 2010, 2019, Table B25053, Table B25049

Homelessness

The Department of Housing and Urban Development defines homelessness as any, “individual or family who lacks a fixed, regular, and adequate nighttime residence” or an individual whose, “primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground.” People experiencing homelessness have the most immediate housing needs of any population group and are most vulnerable to violence and criminalization due to their unhoused status.

California accounts for almost half of the country's homeless population. Sonoma County has the fourth highest number of homeless individuals for large suburban areas in the United States.⁵⁰ Preliminary 2022 Sonoma County Point-In-Time (PIT) Count data reported 2,893 individuals experiencing homelessness, a 5% increase in the homeless population since 2020.⁵¹ More comprehensive data released in 2020 shows that the majority (63%) of those experiencing homelessness in the County are

⁴⁹ U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019),

⁵⁰ County of Sonoma Community Development Commission “Project Homekey” page

⁵¹ The Press Democrat, *Sonoma County’s homeless population increased 5% during pandemic*, May 16 2022

white men. The sheltered homeless population increased by 5% between 2019 to 2020.⁵²

Home to approximately 8,000 people, Sebastopol is one of a growing number of smaller cities in Sonoma County that is facing the need to bring the affordable housing, permanent supportive housing, and transitional housing that is so critical to addressing the needs of the most vulnerable unhoused individuals in the County. The 2022 Point-In-Time Count found that there were 78 unhoused people in Sebastopol, down from 129 two years prior. The number of students in Sebastopol experiencing homelessness in 2019 represents 2.2% of the Sonoma County total and 0.1% of the Bay Area total. The number of those who are homeless in Sebastopol has increased between 2018 to 2020, then decreased in 2022. The total homeless population in Sonoma County decreased between 2018 and 2020, then increased in 2022. While just over a quarter of Sonoma County’s homeless population is sheltered, almost half of Sebastopol’s population is sheltered (Table 46). Shelters and resources for the local homeless population are distributed throughout the City, and so are homeless residents. Most of Sonoma County’s homeless population lives in Santa Rosa (1,658 people), followed by Rohnert Park (369 people) and Petaluma (293 people).

Table 47: Homeless Persons in Sebastopol by Shelter Status

Jurisdiction	Shelter Status	2018	2019	2020	2022
Sebastopol	Unsheltered	69	101	129	40
	Sheltered	0	0	0	38
	Total	69	101	129	78
Sonoma County	Unsheltered	1,929	1,957	1,702	2,088
	Sheltered	1,067	994	1,033	805
	Total	2,996	2,951	2,745	2,893

Source: 2019 and 2022 Sonoma County Homeless Census Comprehensive Report

Section 4.2.2 contains additional information about homelessness, including an analysis of needs, resources, and the City’s efforts in addressing homelessness.

Displacement

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people; public policies and investments, such as capital improvements and planned transit stops; and flows of private capital.⁵³ These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. They can also displace people.

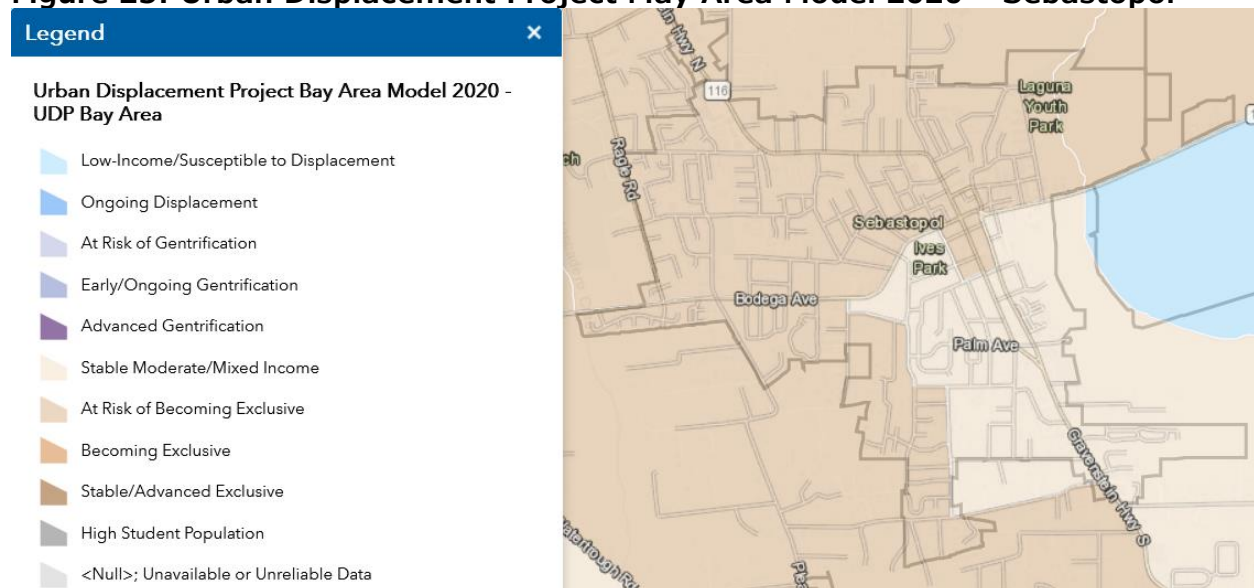
⁵² Ibid.

⁵³ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

For the purposes of this assessment, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.⁵⁴ Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income and potentially achievable rental income if the property is converted to its most profitable use.

The University of California, Berkeley (UCB)'s Urban Displacement Project Bay Area Model 2020 shows that there are no neighborhoods in Sebastopol that are susceptible to or experiencing displacement, nor are there areas at risk of or undergoing gentrification. Most census tracts, however, include neighborhoods are the At Risk of Becoming Exclusive (Figure 25). Sebastopol has a lower displacement risk than most jurisdictions in the region (Figure 26).

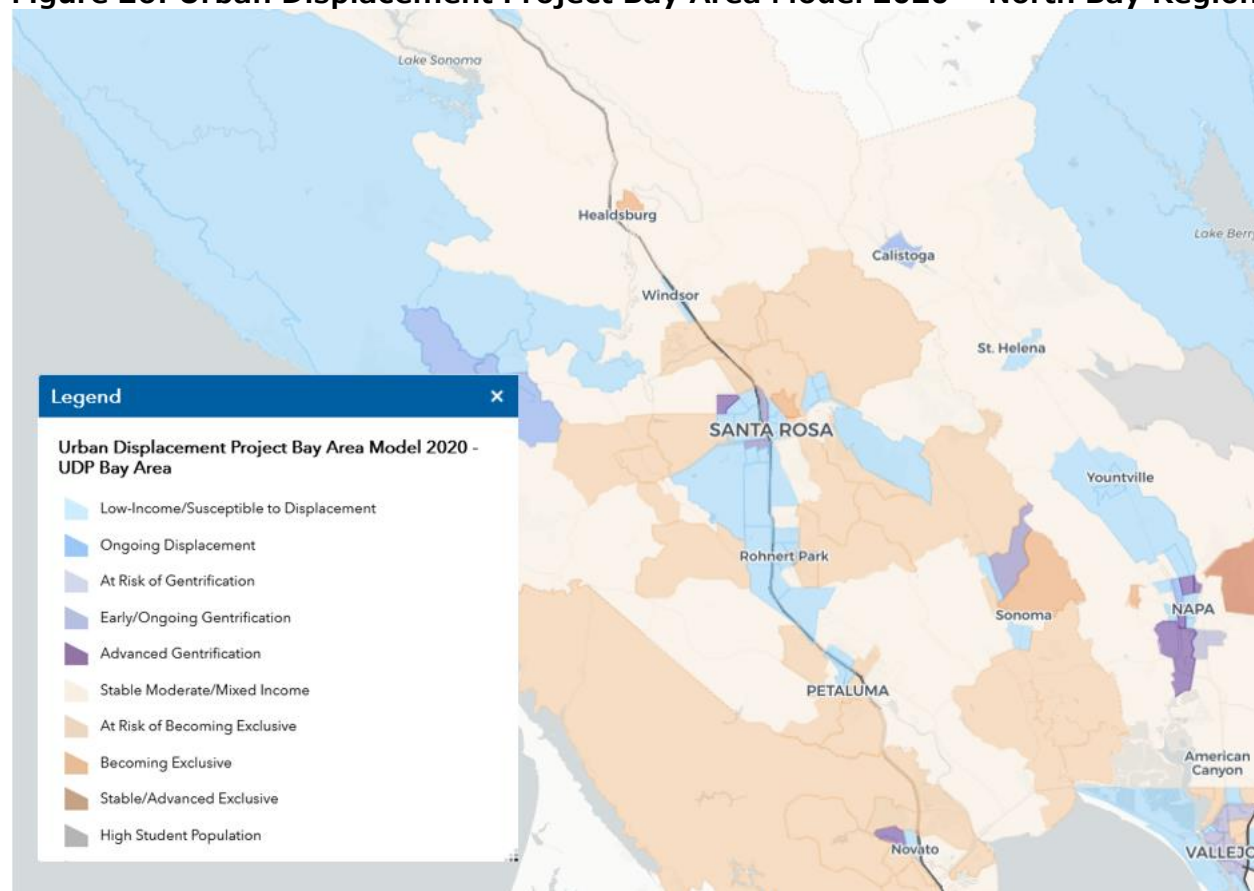
Figure 25: Urban Displacement Project May Area Model 2020 – Sebastopol



Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). *Urban Displacement Project website*. Berkeley, CA: *Urban Displacement Project*.

⁵⁴ Been, V., Ingrid, E., & O'Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. *Housing Policy Debate*, 29(1), 25-40.

Figure 26: Urban Displacement Project Bay Area Model 2020 – North Bay Region



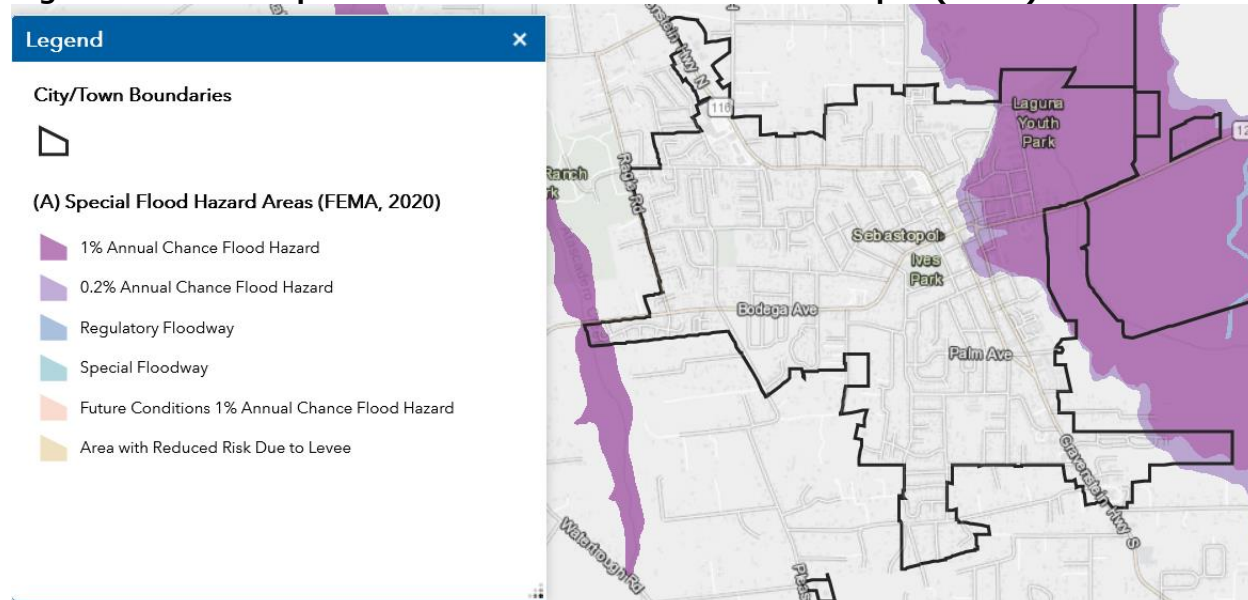
Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Rising housing costs are a primary cause of displacement and can assist in identifying and comparing displacement risk trends. Median gross rent in Sebastopol was \$1,547 in 2022, up from \$1,200 in 2010, an increase of 28.9%. In comparison, median gross rent in all of Sonoma County was \$1,743 in 2022 and \$1,201 in 2010, an increase of 45%. During the same period, median household income increased by 58.2% in Sebastopol and increased by 36% in Sonoma County.⁵⁵ While displacement risk has increases Countywide, this issue is not as prevalent in Sebastopol in comparison to the full County. The City has restrictions on non-hosted short-term rentals, which may contribute to this minimized displacement risk.

Figure 27 identifies census tracts that are at risk of disaster-driven displacement from flooding. The Special Flood Hazard Areas in Sebastopol are concentrated in the northeast corner of the City, with one minor segment showing up on the far left-hand side. In these areas, there is a 1% Annual Chance Flood Hazard. There are very few residences within this area, and it does not align with areas with higher concentrations of protected classes.

⁵⁵ U.S. Census Bureau, American Community Survey, 2010 and 2020 5-Year Estimates

Figure 27: FEMA Special Flood Hazard Areas in Sebastopol (2020)



Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

The rising cost of housing in Sebastopol, Sonoma County, and across the Bay Area region is driving displacement of the most vulnerable populations. This is not only disruptive and, in some cases, traumatic for displaced households, but is also a primary driver of segregation at the regional scale.

There are no neighborhoods in the City of Sebastopol experiencing gentrification; however, 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs. There exists a risk of becoming exclusive and further displacement of lower-income residents due to rising housing costs. A lack of affordable housing units in a range of sizes, including larger units to house families, was also cited by stakeholders as an important contributing factor.

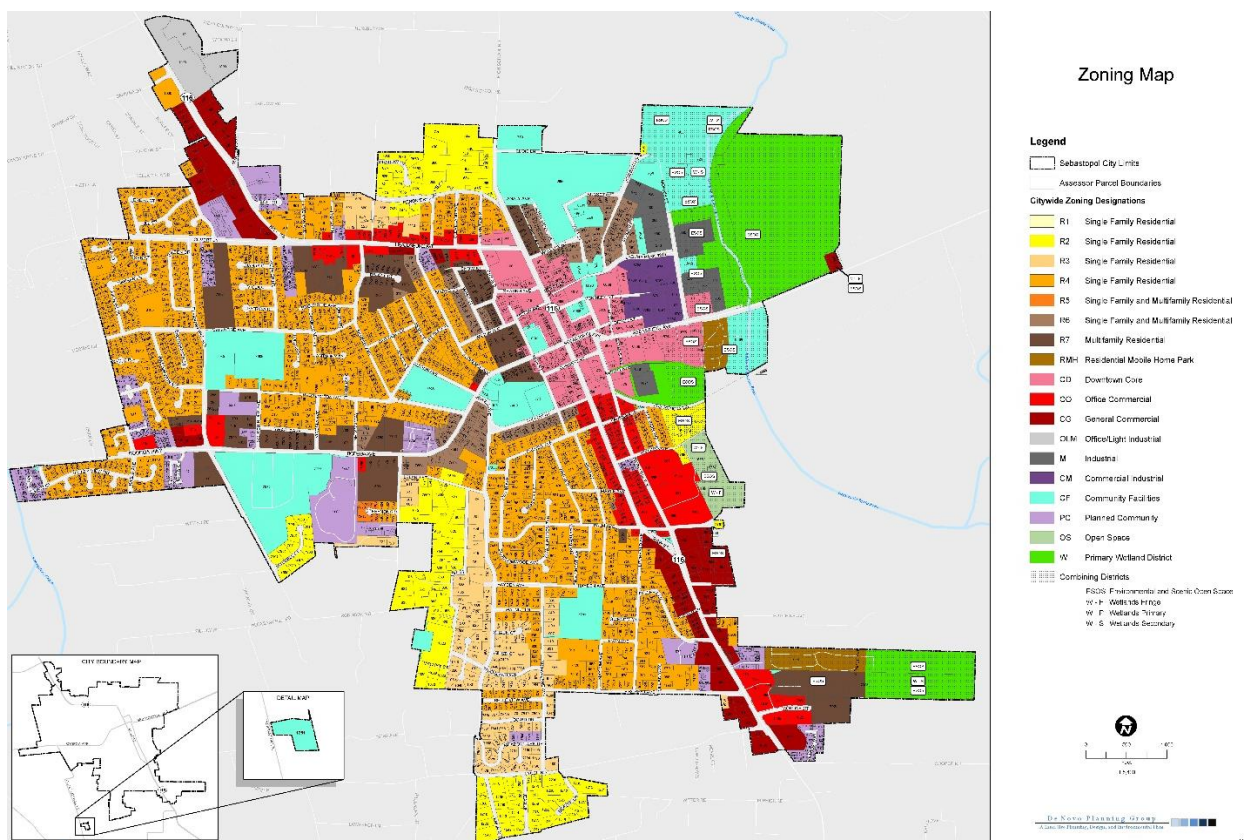
4.5.6 Other Relevant Factors and Local Knowledge

Fair housing issues are also affected by historical exclusionary zoning practices, such as the use of zoning ordinances to exclude certain types of land uses and/or races and ethnicities from a given community. Exclusionary zoning was introduced in the early 1900s, typically to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. In the United States, exclusionary zoning is standard in almost all communities and is used to limit the supply of available housing units, such as prohibiting multifamily residential dwelling and minimum lot size requirements.

Single-family zoning is exclusionary when it occurs to the exclusion of other types of residential uses. While not intended to be exclusionary, Sebastopol’s past prohibition of anything but single-family homes have excluded persons who do not have incomes high enough to live there.

The City of Sebastopol has taken steps to address past exclusionary zoning practices with each update of the Housing Element. As of 2022, Sebastopol is zoned according to the map shown below. Under its zoning code, Sebastopol has eight residential zoning districts. Districts R1 through R5 are primarily zoned for single family residential uses, but District R5 permits townhomes, condominiums, duplex, triplex, and fourplex uses. Higher density multi-family residential developments are only allowed in Districts R6 and R7, allowing up to 25 dwelling units per acre. Sebastopol is a small city without neighborhood delineations. There are no locations within the City that are not within walking distance to good schools, goods, services, or transit.

Figure 28: Zoning Map of the City of Sebastopol



Source: City of Sebastopol Municipal Code, Title 17: Zoning , 2018

In the recent past, housing costs have been impacted by remote workers from the tech industry and other high paying industries moving out of metropolitan centers and into the area. This trend has continued with remote workers from other industries, as the impact of the COVID pandemic affected employment. While this typically affects the prices of market rate housing, it is now affecting overall

housing costs as units previously attainable by middle income households are now more expensive.

4.5.7 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary

Table 48: Fair Housing Issues, Contributing Factors, and Programs & Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
Neighborhoods are at-risk of becoming exclusive	Community opposition (High Priority)	Program A-3.1: The City will establish Objective Design Standards to minimize discretionary decision-making	80% of housing projects using Objective Design Standards through the planning period, focusing on areas zoned to allow multifamily and mixed-use development
		Program D-2.1: The City will work with the County CDC to develop a landlord education program that will include information on source of income discrimination and ensure landlords and maintaining Section 8 compliance.	Connect with 15 landlords throughout the community during the planning period.
		Program D-2.2: 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	Facilitate development of 1 new PSH and 1 new LBNC project during the planning period, near transportation and amenities .
	Access to financing for small sites (High Priority)	Program A-3.2: The City will support affordable housing developers through financial and technical actions to facilitate development on lots of all sizes and levels of affordability.	During the planning period, financially support 2 affordable housing projects; increase developer outreach by 25%; provide staff assistance to assess development strategies for 8 new housing projects; and provide priority permit processing to 3 affordable housing projects.
		Program A-4.3: The City will partner with the County CDC to identify feasible funding mechanisms for the development of affordable housing in the City, including its small sites.	Increase developer outreach about funding opportunities by 25% to facilitate projects throughout the community

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
	Risk of becoming exclusive and/or displacement of residents due to rising housing costs (High Priority)	Program C-2.1: The City will work with the County CDC and local non-profits and apply for rehabilitation loans and grants to address substandard living conditions and reduce displacement.	Apply for 3 grants throughout the planning period
Program C-1.1: The City will monitor its affordable housing inventory, and work with property owners and non-profit partners. The City will identify options to ensure continuing affordability of units.		Maintain affordability covenants on 100% of at-risk units (one project)	
Program D-2.1: The City will work with the County CDC to develop a landlord education program.		Connect with 15 landlords throughout the community during the planning period.	
Program D-4.1: The City will require replacement housing units on inventory sites that meet the conditions outlined in Government Code 65915(c)(3)		100% of required replacement housing units throughout the community	
	Limited availability of affordable units in a range of sizes (Medium Priority)	Program A-3.3: The City will increase opportunities for missing middle housing to support a range of housing types and sizes..	Facilitate the development of 10 new units throughout the planning period, primarily in the higher resource residential areas on the west side of the City.
Program A-3.4: The City will establish a Workforce Housing Overlay Zone to support a range of housing types and sizes		Facilitate the development of 2 projects or 20 units using the Workforce Housing Overlay Zone, focused in or near the Downtown area.	
Program A-3.6: The City will encourage the development of ADUs and JADUs to support a range of housing types and sizes		Aim for an average of 7.5 ADUs per year for a total of 60 ADUs during the planning period, including 15 VLI units, 15 LI units, and 15 MI units, throughout the community.	

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
Limited Fair Housing enforcement & outreach	Lack of language access (Medium Priority)	Program D-1.1: The City will provide fair housing information in multiple languages.	Provide links and/or information on website to fair housing resources, including 50% of those materials in multiple languages
	Lack of resources for fair housing agencies and organizations (Medium Priority)	Program D-1.1: The City will develop a webpage to provide fair housing information and resources to its residents and coordinate with the Sonoma County Housing Authority and local faith-based and community-based organizations to implement fair housing programs. The City will conduct bi-annual meetings with service providers and advocates to identify needs and seek solutions.	Communicate with 2 organizations annually about fair housing programs.
		Program C-1.1: In the case of expiring affordability covenants, the City will work with tenants to provide education regarding tenant rights and conversation procedures.	Contact 25% of households residing in units with expiring affordability covenants.

APPENDIX A: COMMUNITY ENGAGEMENT AND OUTREACH

The City of Sebastopol values community input and has had a focus on offering various opportunities for residents and community stakeholders to provide input on housing and community development issues during the preparation of this Housing Element. Government Code 65583(c)(7) requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This appendix documents how public engagement was sought after and gathered during the update process, and how the input received from residents and stakeholders was incorporated into the preparation and content of the Housing Element.

Timeline of Community Engagement and Outreach

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:

September 28, 2021: The City conducted a virtual community workshop meeting open to the public 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.

September 29, 2021: The City established a dedicated webpage for the Housing Element Update with information on the update process and how to get involved. The webpage also included, a dedicated Housing Element Update email address, and a phone number to the planning department.

October 13, 2021: [The Housing 101 video](#) was created to explain what the Housing Element is and the associated update process. The video covers the City’s Regional Housing Needs Allocation (RHNA) and how demographics and public input shape the goals, policies, and programs that are established to meet statutory requirements.

The video was shared on the City's social media outlets and Housing Element Update webpage.

October 2021-December 2021: A community opinion survey was conducted in English and Spanish to collect input from Sebastopol residents about Housing Needs and Opportunities in the City. The survey was distributed through the City website, through the City's newsletter, through posts on City Facebook and Next Door accounts, through tabling at the Farmers Market, and through posting flyers around the community. The survey asked questions regarding current living situations and opinions on various housing issues. The survey was advertised on the City's social media outlets, on the Housing Element Update Webpage, and on flyers posted at local businesses and community locations including laundromats, grocery stores, apartment complexes, the library, and thrift stores. The survey was open from October 22, 2021 through December 27, 2021 and received 179 responses. (see responses in Appendix B).

November 21, 2021: The Housing Element team conducted outreach by tabling at the Sebastopol City Farmers Market to encourage participation in the community opinion survey and educate the public about the 2023 Housing Element Update.

December 14, 2021: The City conducted a virtual public workshop with the City of Sebastopol Planning Commission to provide an overview of statewide, regional, and local housing issues and laws and to demonstrate where demographic data and community input could inform the 2023 Housing Element Update. The City presented housing topics including affordable housing, Housing Element requirements, RHNA, new housing laws, demographics, project objectives, preliminary sites assessment, potential policy options, and preliminary survey results. The workshop provided an opportunity for the Planning Commission to initiate discussions on potential policy options and seek public input on housing needs and potential solutions.

December 2021–January 2022: A stakeholder opinion survey was conducted to collect input from local developers about Housing Needs and Opportunities in the City. The survey asked questions about housing needs, current and expected housing issues, and the types of housing needed. The survey was open from December 6 through January 17 and received 24 responses (see responses in Appendix B).

January 2022: Stakeholder Interviews were conducted with local agencies to discuss issues and needs for seniors and the local workforce, and to discuss multifamily developer ideas and needs. The participants were an Educational Cohort, the West County Community Services who provide services and support for seniors and youth, and Pacific West Communities, a multi-family housing developer .

March 7, 2022: The City held a public workshop on the Draft Housing Strategy of the 2023 Housing Element Update at the City Council meeting, participants joined the meeting virtually. During the workshop, the Planning Director and the consultant presented information about proposed goals, policies, and programs, and the public had an opportunity to provide comments and feedback.

April 2022: A community input survey was conducted on the released Draft Housing Strategy to seek public input on housing goals, policies and programs (see responses in Appendix B). Input from the survey were integrated into Section 2 of the Draft Housing Element .

July 2022: The Draft Housing Element was released for public review on July 21, 2022. The City held a public workshop on the draft on July 26, 2022, and the public had an opportunity to provide comments and feedback.

August 2022: The City held a public workshop on the Draft Housing Element on August 2, 2022. The Housing Element team conducted outreach by tabling at the local Gravenstein Apple Fair on August 13 and 14 to inform the public about the release of the draft and to encourage participation in the public comment period. The official public comment period for the Housing Element closed on August 20, 2022.

November 2022: A revised draft Housing Element was released on November 22, 2022 for an additional seven day public comment period.

Equity and Representation in Engagement

From the early outreach efforts for the Housing Element, the City made an effort to reach all segments of the population, including low-income and special needs populations and service providers and advocates that represent these groups (see Table 48 and Table 49). By providing information on the upcoming Housing Element effort in multiple languages, multiple locations, multiple medias, and using early outreach to develop a mailing list, the City was able to hear comments from many segments of the population, including advocates and low-income residents, and integrate their comments into the Draft Housing Element.

Outreach Lists Contacts and Locations

Table 49: Outreach Contact List

Black Oak Builders	St. Stephen's Episcopal Church
Burbank Housing	The Living Room
CA Waterboard	TLC Child and Family Services
Chris Pellascini	West County Services
City Ventures	Sebastopol Union School District (6)
Colin Doyle AIA	West Sonoma County Union High District (29)
Community Church of Sebastopol	Art at the Source
Cory Maquire	Ceres Project (2)
Earthtone Construction	Education Development Center
Fritz Architecture	Harmony Farm Supply
Kathy Austin AIA	Ives Community Pool
Lars Architects	Law Offices of Stephen C. Zollman
Leff Construction	Sebastopol Center for the Arts
Pacific West	Sebastopol Community Cultural Center (2)
Randy Figueredo AIA	Sebastopol Downtown Association
Rodriguez Wright, LLP	Sebastopol Senior Center (2)

Rotary Club of Sebastopol	Sebastopol World Friends
Satellite Affordable Housing Associates	Sebastopol Chamber of Commerce
Sebastopol Christian Church	SoCo News (2)
Sebastopol Lions Club	Sonoma Library (2)
Sebastopol Sunrise Rotary Club	The Laguna Foundation
Sebastopol United Methodist Church	
Sonoma Applied Village Services	City Email list of 204 individuals

Community Opinion Survey flyers were posted at 24 locations around town including laundromats, community organizations and non-profits, coffee shops and cafes, grocery stores, retail stores, and an apartment complex.

Table 50: Community Opinion Survey Flyers Posting Locations

Laundromats	
Hi-Tide	992 Gravenstein Hwy S, Sebastopol, CA 95472
La Fiesta	580 Gravenstein Hwy N, Sebastopol, CA 95472
24 Hour Coin/Hilltop Wash and Dry	167 Pleasant Hill Ave N, Sebastopol, CA 95472
Super Suds	736 Gravenstein Hwy N, Sebastopol, CA 95472
Wash Plus	7110 Bodega Ave, Sebastopol, CA 95472
Community Organizations/Non-Profits	
Gravenstein Community Health Center	652 Petaluma Ave Suite H, Sebastopol, CA 95472
Sebastopol City Hall	7120 Bodega Ave, Sebastopol, CA 95472
Sebastopol Chamber of Commerce & Visitor Center	265 S Main St, Sebastopol, CA 95472
Sutter Health Hospice Thrift	748 Gravenstein Hwy N, Sebastopol, CA 95472
Sebastopol Senior Center	167 N High St, Sebastopol, 95472
Sebastopol Regional Library	7140 Bodega Ave Sebastopol, CA 95472
The Legacy Senior Center Thrift	789 Gravenstein Hwy S, Sebastopol, CA 95472
Coffee Shops and Cafés	
Hole in the Wall Café	972 Gravenstein Hwy S, Sebastopol, CA 95472
Coffee & Moore (previously Coffee Catz)	6761 Sebastopol Ave, Sebastopol, CA 95472
Hardcore Espresso	81 Bloomfield Rd, Sebastopol, CA 95472
Grocery Stores	
Fircrest Market	998 Gravenstein Hwy S, Sebastopol, CA 95472
Community Market	6762 Sebastopol Ave #100, Sebastopol, CA 95472
Pacific Market	550 Gravenstein Hwy N, Sebastopol, CA 95472
Retail	
People’s Music	122 N Main St, Sebastopol, CA 95472
Sebastopol Bike Center	731 Sebastopol Ave, Sebastopol, CA 95472
Many Rivers Books & Tea	130 S Main St, Sebastopol, CA 95472
Ace Hardware	660 Gravenstein Hwy N, Sebastopol, CA 95472
Whipper Snapper Children’s Consignment	564 Gravenstein Hwy N, Sebastopol, CA 95472

Apartments	
Burbank Heights & Orchard Senior Housing	7777 Bodega Ave, Sebastopol, CA 95472

Stakeholder Interviews

The table below outlines stakeholder interviews that were held during the public outreach period.

Table 51: Stakeholder Interviews

ORGANIZATION INTERVIEWEE DATE OF INTERVIEW	INTERVIEW SUMMARY	INCORPORATION IN HOUSING ELEMENT
WEST COUNTY UNIFIED SCHOOL DISTRICT DENISE FISHER- Facilities Coordinator JENNIE BRUNEMAN- Director of Facilities 1/13/2022	School District serves incorporated Sebastopol as well as unincorporated West County Affordability is big concern, for teachers and for families with children Enrollment levels have declined as the area’s housing costs have gone up Main way families can afford to live in Sebastopol is if their homes have been passed down from a previous generation Sebastopol needs higher density – maybe not big box apartments, but other options like townhouses or mixed use Conflict between quaint character of the town and need for growth Strong interest in programs with housing set aside or designated for teachers or faculty	Some of these comments are relevant regionally but may not apply to the City of Sebastopol itself. Comments incorporated into the discussion of needs, summary of constraints, and discussion of population demographics. Programs to Address Needs: <ul style="list-style-type: none"> • Program A-3.3 Missing Middle Housing • Program A-3.4 Workforce Housing Overlay Zone • Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources
WEST COUNTY COMMUNITY SERVICES DANNIELLE DANFORTH- Director of Housing and Homeless Services 1/13/2022	Barriers to finding housing for clients include: <ul style="list-style-type: none"> • Affordability • Availability • High rents create inaccessibility for lower wage essential workers • Lack of permitted supportive housing • Community opposition to affordable housing, transitional housing, and supportive housing 	Comments incorporated into the discussion of needs, summary of constraints, discussion of special needs populations, community opposition, and Assessment of Fair Housing. Programs to Address Needs: <ul style="list-style-type: none"> • Program B-3.1 Monitor Housing Trends, Laws, and Issues • Program A-3.4 Workforce Housing Overlay Zone

		<ul style="list-style-type: none"> • Program D-1.1 Administer Housing Services and Provide Outreach and Education • Program D-2.1 Landlord Education • Program D-2.2 Zoning for a Variety of Housing Types
<p>DEVELOPERS: Summary of Joint Interviews LAUREN ALEXANDER- Pacific West Communities, Inc. MICHAEL JACOBS- Talia Developments PAUL FRITZ- Fritz Architecture and Planning RICH WALLACH- Burbank Housing RICK OBERDORFER and WYNE KLEEFELD Sonoma County Habitat for Humanity 1/18-1/20/2022</p>	<p>Sebastopol’s “Highest Resource” designation makes it an especially attractive City to affordable housing developers Barriers to developing affordable housing include:</p> <ul style="list-style-type: none"> • High percentage of land is zoned single-family residential • Community opposition to multifamily units, especially those designated for lower income households • High costs of land, construction, CEQA, fees, regulatory process • Lack of local funding, land, or City capacity to support affordable housing development • Design review process, absence of Objective Design Standards • Lack of clear timelines and fees <p>Opportunities:</p> <ul style="list-style-type: none"> • More parcels zoned for higher density, missing middle, mixed-uses • More by-right mixed use or residential • Underutilized lots • Pre-approved plans, education, and resources for ADUs/JADUs • Ongoing educational opportunities for decision makers to engage in on-going educational opportunities 	<p>Comments incorporated into the summary of constraints.</p> <p>Programs to Address Needs:</p> <ul style="list-style-type: none"> • Program A-3.1 Objective Design Standards Program • Program A-3.2 Support Efforts of Affordable Housing Developers • Program A-3.3 Missing Middle Housing • Program A-3.4 Workforce Housing Overlay Zone • Program A-4.2 Fee Mitigation and Transparency • Program B-2.1 Expedite Processing for Affordable Housing Projects • Program B-3.1 Monitor Housing Trends, Laws, and Issues • Program A-3.6 Encourage the Development of Accessory Dwelling Units

Community Input

The City of Sebastopol sought community input through public workshops, surveys, flyers, and in-person tabling events.

Public comment and survey results demonstrate that residents have given housing issues a lot of thought and have some good ideas for meeting housing needs while

preserving the City’s community identity and character. Common themes identified include housing costs, both for renting and purchasing, as a top concern, along with housing affordable to people that work in the City and accessible homes for the aging population. When asked what types of new housing would be most successful in Sebastopol, accessory dwelling units (ADUs, also known as granny units or second units) had the most support from respondents, along with “Missing Middle” housing such as townhouses, smaller single-family homes, or cottages. When asked to provide their thoughts on housing opportunities in the community, respondents had a variety of opinions on different strategies. Responses made include support for using underutilized parking lots, large parcels, and commercial spaces, fee subsidies for ADUs, tiny homes, increased density, transitional housing, senior housing, community housing, and housing for physically and/or mentally disabled. Responses also include concerns about traffic, parking, homeless, needed infrastructure improvements, too many short-term rentals, preserving large lots and historic architecture, and opposition to multifamily development.

Table 51 provides a summary of community comments from the September 2021 workshop through the release of the Draft Housing Element, and how these comments were incorporated into the draft.

Table 52: Incorporation of Community Comments

Summary of Comment	Incorporation into Housing Element
<p>Need for accessory dwelling units and to “streamline process to encourage more ADUs”</p> <p>Need for fee subsidies for ADUs “making the permit process easier and less expensive to created ADU's and tiny homes, and garage conversions.”</p> <p>Simplify the process of converting existing structures into legal ADUs by reducing the need for qualified conversions to go through Planning Commission review for determination of a non-conforming use.</p>	<p>Program A-3.6 Encourage the Development of Accessory Dwelling Units</p> <p>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.</p> <p>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. This includes the CalHFA ADU Grant Program which provides up to \$40,000 to reimburse pre-development and non-reoccurring closing costs associated with the construction of the ADU.</p>
<p>Need for “Missing Middle” housing such as townhouses, smaller single-family homes, or cottages</p> <p>Increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments to meet the demand for missing middle housing</p>	<p>Program A-3.3 Missing Middle Housing</p>

<p>Need for using underutilized parking lots and commercial spaces suggestions include downtown lots: City owned, CVS Allow housing to be added to underutilized commercial sites, empty parking lots, and other identified parcels near jobs, transit, or both by providing incentives or other options.</p>	<p>Program A-3.4 Workforce Housing Overlay Zone can be applied to underutilized parking lots and commercial spaces Program A-4.1 Density Bonus Incentives</p>
<p>Need for increased density. Add housing above commercial buildings. Allow taller buildings “3 or more story apartments and condos, townhomes that go up with a smaller footprint.”</p>	<p>The City already allows housing (CUP) above commercial buildings in the CD, CO, CM, and OLM zones. Housing where all units are deed-restricted affordable is permitted in these zones (no CUP) The City already allows 3+ story multifamily housing in the CD zone, and in the R7, CO, CM, and OLM zones for affordable housing projects. Programs to increase density allowed include:</p> <ul style="list-style-type: none"> • Program A-4.1 Density Bonus Incentives • Program A-3.3 Missing Middle Housing
<p>Need for more subsidized housing</p>	<p>Program A-3.2 Support Efforts of Affordable Housing Developers</p>
<p>Need for Supportive housing for those with physical and/or mental illness</p>	<p>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 Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers</p>
<p>Need for transitional housing/ emergency shelter options</p>	<p>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 Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers</p>
<p>Need for senior housing “develop additional senior housing near downtown”</p>	<p>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</p>

<p>Need for Tiny homes, villages, community housing, trailers with wheels, yurts, villages, cooperative housing and to utilize large lots for more housing. Allow 'green' practices such as compost toilets</p>	<p>Comment appears to apply to land outside City limits and has been transmitted to County for consideration</p>
<p>Need to utilize detached garages for housing</p>	<p>Program A-3.6 Encourage the Development of Accessory Dwelling Units</p>
<p>Need to consider housing land trust model</p>	<p>Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources</p>
<p>Need for the extension of the Joe Rodota Trail from Forestville to Jenner for safer bicycle travel</p>	<p>Noted; Not in scope of Housing Element</p>
<p>Need opportunities to rezone commercial areas, especially office rezone areas, into mixed use. Allow by right in office commercial zone, length of Hwy 116 (currently requires use permit) Allow for mixed-use development options and residential units on commercial zoned in the Highway 116 corridor by right rather than the more onerous use permit</p>	<p>The City does allow mixed-use by right. Buildings with first floor commercial do not require a use permit to allow residential units on upper floors. Purely affordable developments are allowed by right Program A-3.4 Workforce Housing Overlay Zone may allow more housing by right in commercial areas Program A-3.5 Opportunities for By Right Housing will allow more housing by right in commercial and downtown zones when 40% of units are affordable.</p>
<p>Need opportunities for creative land use and to get rid of single-family only zoning</p>	<p>Noted; Statute does not require the elimination of single-family zoning. Programs are included to increase opportunities for creative land use, small units, and affordable housing within primarily single-family neighborhoods Program A-3.4 Workforce Housing Overlay Zone Program A-3.3 Missing Middle Housing Program A-3.6 Encourage the Development of Accessory Dwelling Units</p>
<p>Streamline/ease permitting for property owners to build more housing</p>	<p>Program A-3.6 Encourage the Development of Accessory Dwelling Units Program B-2.1 Expedite Processing for Affordable Housing Projects Program A-3.1 Objective Design Standards Program Program A-3.3 Missing Middle Housing</p>
<p>Concerns about parking "More housing downtown would require more parking" suggestion of a 3-level parking garage at the public lot on Burnett Street.</p>	<p>See discussion on Parking Requirements in Technical Background Report</p>
<p>Concerns about preserving historic architecture</p>	<p>See discussion on Historic Preservation in Technical Background Report</p>
<p>Concerns about infrastructure, including sidewalks and traffic.</p>	<p>Comments noted. Statute requires that the City plan and zone for additional housing despite community concerns related to growth and traffic.</p>

Concerns about drought and lack of water	See discussion on Water and Wastewater in Technical Background Report. Statute requires that the City plan and zone for additional housing despite community concerns about drought.
Concerns about cost to build ADUs	See discussion on Accessory Dwelling Units in Technical Background Report Program A-3.6 Encourage the Development of Accessory Dwelling Units
Concerns about sprawl to accommodate housing	See discussion on Growth Controls in Technical Background Report. City has an Urban Growth Boundary, and the RHNA can be accommodated within existing limits.
Concerns about homeless and need for safe overnight parking and support services. Are there mandates from legislature or other entity on what a city must do in terms of providing homeless housing?	See discussions on Homelessness in Technical Background Report Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers
Concerns about residences being used for short-term rentals instead of housing and short-term rental units owned by non-Sebastopol residents. Need for enforcement of ban on ADU short-term rentals	The City has a Vacation Rental Ordinance, has contracted with monitoring company that identifies illegal short-term rentals, and is contracting with a new company to help update the ordinance.
Concerns about multifamily development "dislike the idea of large apartment buildings which have a concentrated impact on traffic and utilities"	Noted. Statute required planning and zoning for multifamily development even though there may be neighborhood concerns related to traffic. Additionally, several Programs encourage gentle density or alternatives to large apartment buildings, including Missing Middle development, live/work or mixed-use development, and ADUs. Reference Programs
Concerns about credits offered to developers to include Low-Income housing but then the housing either isn't built or does not go to LI residents	See discussion on Housing Resources and Fair Housing Programs and Actions in Technical Background Report
Concerns about health issues related to electromagnetic fields (EMF)	Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures
Ongoing education about housing trends, laws, and issues for City staff and decision-makers with availability to the public	Program B-3.1 Monitor Housing Trends, Laws, and Issues
Rehabilitation assistance program for older residential units with lower income property owners that need repair	Program C-2.1 Rehabilitation Assistance
Support GHG free construction and remodels by a) banning natural gas	Program C-3.1 Provide Information and Promote Energy Conservation

hook-ups on new construction; and b) providing education materials to homeowners applying for permits on options for electric appliances	
For homeless: identify more locations for supported safe parking areas similar to the Safe Parking Village in northwest Sebastopol	Addressed in Non-Unit Quantified Objectives

Public Input on the Draft Housing Element

Table 53: Incorporation of Comments on Draft Housing Element

Summary of Comment	Incorporation into Housing Element
Support for policy to require separate water meter and billing for each new housing unit except JADUs to promote water usage awareness and water conservation.	Noted. Conflicts with State law
Support for Community Land Trusts, support for partnership with CommonSpace Community Land Trust for development, acquisition, and rehabilitation. Support for more creative solutions, including shipping containers, used tiny homes, and community land trusts.	Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources amended to include multiple organizations using the Community Land Trust model
Opposition to parking requirements and support for Transit-Oriented Development Recommendation to eliminate parking minimums and adopt a parking maximum	City changed its parking policies in 2018 in response to constraints. Developers have flexibility in parking requirements, including shared parking lots with nearby commercial. Program A-3.4 Workforce Housing Overlay Zone targets infill and adaptive reuse development near transit.
Recommendation that Sebastopol eliminate its Design Review Board and instead use the Planning Commission along with staff to review compliance with Design Guidelines	Program A-3.1 Objective Design Standards Program Program A-3.5 Opportunities for By Right Housing was added to address public comment
Support for ADU Program, recommendation to commit to stronger actions earlier in the planning period. Recommendation to increase allowable square footage for ADUs. Concern about ADU affordability	Program A-3.6 Encourage the Development of Accessory Dwelling Units Comments noted. See discussion; City of Sebastopol used local knowledge and used conservative affordability assumptions for ADU affordability in comparison to the regional study.

<p>The City should also provide incentives and encourage landlords to accept Section 8 vouchers and other housing vouchers.</p>	<p>Program D-1.1 Administer Housing Services and Provide Outreach and Education Program D-1.2 Proactive Outreach Program was added to address public comment and needs.</p>
<p>Support for Visitability method Recommendation to strengthen programs addressing Special Needs Populations</p>	<p>Visitability and Universal Design are being considered for prioritization under Program A-4.1 Density Bonus Incentives See discussion in Section 4.2.2</p>
<p>Homeless shelters should be reviewed to ensure they are accessible to people with disabilities.</p>	<p>Homeless shelters are subject to the ADA.</p>
<p>Recommendation to move up the timeline for conducting a new nexus study analysis.</p>	<p>Noted; Not required by State law.</p>
<p>Recommendation to remove use permit for residential only projects in the CO zone. Recommendation to ensure the City has a ministerial process for housing permitting and remove impact fees for deed-restricted housing.</p>	<p>Program A-3.5 Opportunities for By Right Housing was added to address public comment and will allow more housing by right in commercial and downtown zones when 40% of units are affordable. Program A-3.1 Objective Design Standards Impact fees are required to maintain City infrastructure. Program A-4.2 Fee Mitigation and Transparency allows deferral of impact fees.</p>
<p>Recommendation to end single-family zoning and allow plexes in all R4 parcels.</p>	<p>Noted; Statute does not require the elimination of single-family zoning. Programs are included to increase opportunities for creative land use, small units, and affordable housing within primarily single-family neighborhoods Program A-3.4 Workforce Housing Overlay Zone Program A-3.3 Missing Middle Housing Program A-3.6 Encourage the Development of Accessory Dwelling Units</p>
<p>Support for more apartment houses. Support for higher density housing.</p>	<p>Program A-3.4 Workforce Housing Overlay Zone Program 4.1 Density Bonus Incentives</p>
<p>Recommendation to have more proactive programs, rather than passive actions. Recommendation to include additional tenant protection measures, such as a rental registry, rent control, just cause eviction protections, proactive rental inspection program, adoption of Tenants’ Bill of Rights, and adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA).</p>	<p>The City has strengthened and clarified commitments in some of its programs in response to public comment, including several fair housing programs.</p>

Site-specific recommendations	Changes were not made to the inventory after public comment, but sites will be considered for housing under Program A-2.1 Administrative List of Additional Sites. Sites with current commercial uses will be considered under Program A-3.4 Workforce Housing Overlay Zone
-------------------------------	---

APPENDIX B: SURVEY RESULTS

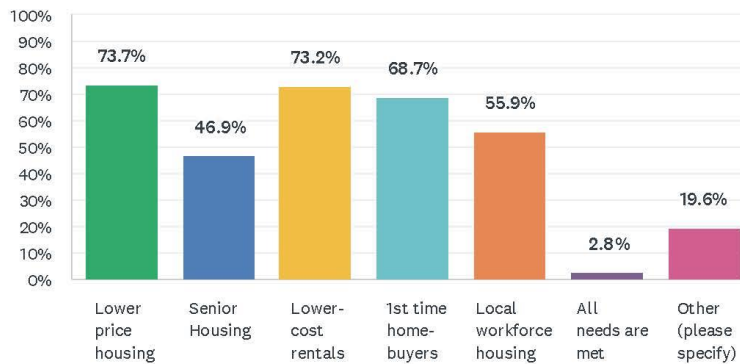
Survey 1: Community Survey Response

Responses collected October 22 through December 27, 2021. 179 responded.

City of Sebastopol Housing Needs and Opportunities Survey

Q1 The biggest housing needs facing Sebastopol today are (check all that apply):

Answered: 179 Skipped: 0



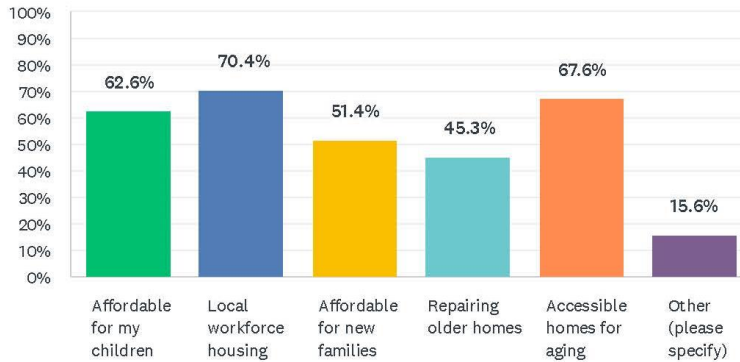
ANSWER CHOICES	RESPONSES	
Lower price housing	73.7%	132
Senior Housing	46.9%	84
Lower- cost rentals	73.2%	131
1st time home- buyers	68.7%	123
Local workforce housing	55.9%	100
All needs are met	2.8%	5
Other (please specify)	19.6%	35
Total Respondents: 179		

Most residents rated cost of housing as the biggest impediments to housing, followed by lack of opportunity for first time homebuyers, workforce housing, and senior housing. In comments, residents noted the need for transitional housing and places for overnight parking for the homeless population.

City of Sebastopol Housing Needs and Opportunities Survey

Q2 Sebastopol's housing needs in the coming 10 years will include (check all that apply):

Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
Affordable for my children	62.6%	112
Local workforce housing	70.4%	126
Affordable for new families	51.4%	92
Repairing older homes	45.3%	81
Accessible homes for aging	67.6%	121
Other (please specify)	15.6%	28
Total Respondents: 179		

Sebastopol residents expect that housing needs for the workforce, seniors, and children who grew up here will be the biggest needs in the coming 10 years. Followed closely by lack of affordability for new families and the need to repair old homes. In comments, participants asked for more senior housing, transitional housing for homeless, and tiny housing/ADUs.

Common themes to “Other (please specify)” include:

Needs:

- Higher density, multistory, and housing for seniors in urban core
- Affordable rentals, subsidized housing
- Tiny homes, villages, community housing, cooperative housing
- Supportive housing for those with physical and/or mental illness
- Safe overnight parking and support for homeless

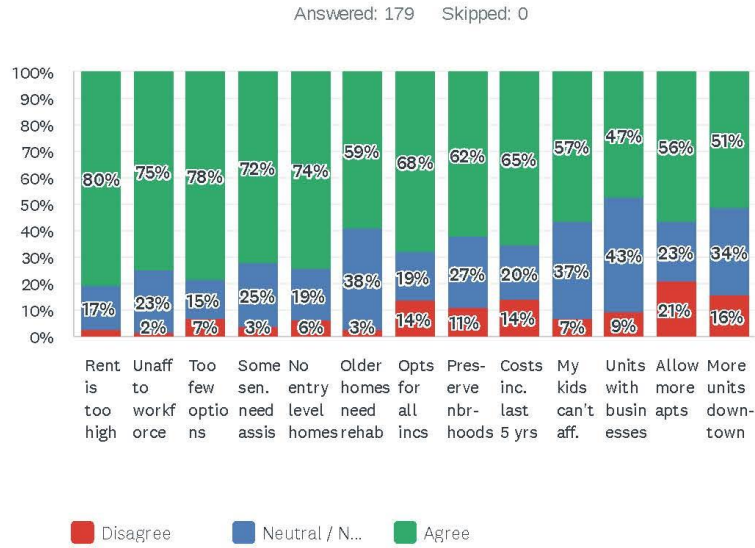
Concerns:

- Fix traffic problems before adding more housing

- Short-term rental units owned by non-Sebastopol residents

City of Sebastopol Housing Needs and Opportunities Survey

Q3 Please rank your level of agreement with each of the following statements:



City of Sebastopol Housing Needs and Opportunities Survey

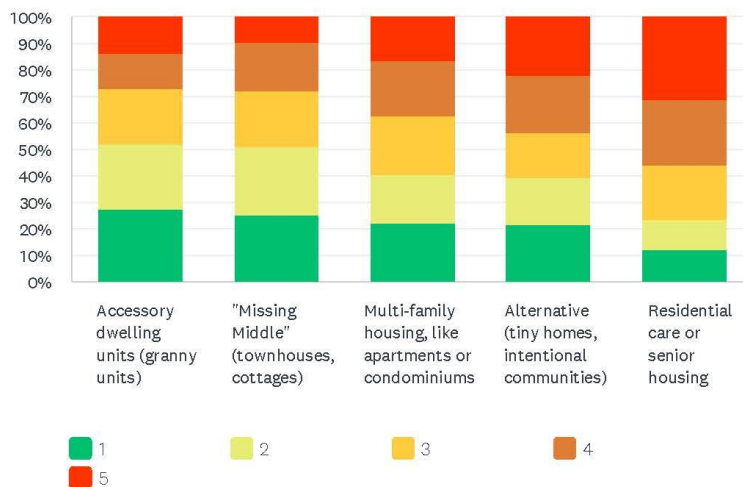
	DISAGREE	NEUTRAL / NO OPINION	AGREE	TOTAL	WEIGHTED AVERAGE
Rent is too high	3% 5	17% 30	80% 143	178	1.22
Unaff to workforce	2% 3	23% 41	75% 131	175	1.27
Too few options	7% 12	15% 26	78% 138	176	1.28
Some sen. need assis	3% 6	25% 43	72% 126	175	1.31
No entry level homes	6% 11	19% 34	74% 131	176	1.32
Older homes need rehab	3% 5	38% 66	59% 103	174	1.44
Opts for all incs	14% 24	19% 33	68% 120	177	1.46
Pres-erve nbr- hoods	11% 19	27% 46	62% 107	172	1.49
Costs inc. last 5 yrs	14% 25	20% 35	65% 113	173	1.49
My kids can't aff.	7% 12	37% 64	57% 99	175	1.50
Units with businesses	9% 16	43% 75	47% 82	173	1.62
Allow more apts	21% 37	23% 40	56% 99	176	1.65
More units down- town	16% 27	34% 58	51% 88	173	1.65

Overwhelmingly, 80 percent of respondents agree with the statement that rent is too high. They also agreed with statements that housing costs are unaffordable for the workforce, there are too few options, there are no entry level homes, and that seniors need assisted living facilities. Most also agree that there needs to be housing options for all income levels, that costs have increased the last five years, and that they would like to preserve neighborhoods and that older homes will need rehabilitation work.

City of Sebastopol Housing Needs and Opportunities Survey

Q4 Please rank what you feel are the types of new housing that would be most successful in Sebastopol today: (1 is most important and 5 is least important)

Answered: 175 Skipped: 4



	1	2	3	4	5	TOTAL	SCORE
Accessory dwelling units (granny units)	27.40% 40	24.66% 36	21.23% 31	13.01% 19	13.70% 20	146	3.39
"Missing Middle" (townhouses, cottages)	25.16% 39	25.81% 40	21.29% 33	18.06% 28	9.68% 15	155	3.39
Multi-family housing, like apartments or condominiums	22.37% 34	18.42% 28	21.71% 33	21.05% 32	16.45% 25	152	3.09
Alternative (tiny homes, intentional communities)	21.43% 33	18.18% 28	16.88% 26	21.43% 33	22.08% 34	154	2.95
Residential care or senior housing	12.12% 20	11.52% 19	20.61% 34	24.85% 41	30.91% 51	165	2.49

Of the choices provided, respondents over 50 percent of respondents think that ADU’s would be the most successful type of housing in Sebastopol, comments throughout support this notion. Also ranking over 50 percent is “Missing Middle” type housing, followed by multi-family, alternative housing (tiny homes, intentional communities), and residential care or senior housing.

Q5 What are some unique features of Sebastopol that can be housing opportunities for the community? For example:

- Underutilized commercial/industrial spaces that could be converted to housing
- Detached Garages and other accessory structures that could be converted into housing
- Large homes that could be modified to accommodate more residents

- Large lots that could accommodate additional housing units

Answered: 135. Skipped: 44

Common themes (in alphabetical order):

Needs:

- Additional stories to current buildings and multistory new buildings
- “All of the above”
- Apartments/condos above businesses
- Consider housing land trust model
- Create intentional villages/tiny home communities outside the downtown area
- Extension of Joe Rodota Trail from Forestville to Jenner for safer bicycle travel
- Housing on commercial/industrial zoned land
- Large, vintage homes could be split into multi-units
- Renting RV, Yurt for short-term to open housing for long-term rentals
- Restrict short-term rentals
- Safe places for homeless
- Senior housing
- Streamline/ease permitting for property owners to build more housing
- Tiny home villages with shared accommodations such as kitchens, laundry, garden, etc
- Underutilized parking lots, industrial and commercial spaces
- Utilize detached garages for housing

Concerns:

- Homeless population – supported campgrounds and 24-hour safe parking places
- Traffic: “[Sebastopol] does not have the capability of handling all the vehicles that building Apartments will bring in. Traffic is a very big problem. Bringing in more people without planning better roads, sidewalks and parking is only going to lead to a more congestion.”

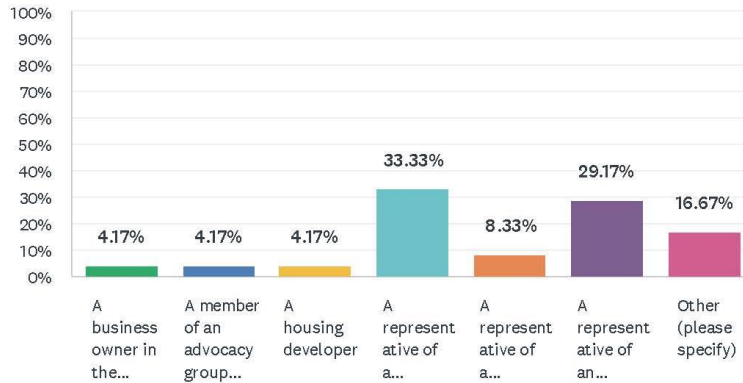
Survey 2: Stakeholder Survey Results

Responses collected December 6, 2021 through January 17, 2022. 24 respondents.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q1 My role as a stakeholder can best be described as

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
A business owner in the community	4.17% 1
A member of an advocacy group that represents underserved or special needs community members	4.17% 1
A housing developer	4.17% 1
A representative of a community-based organization	33.33% 8
A representative of a faith-based organization	8.33% 2
A representative of an educational facility	29.17% 7
Other (please specify)	16.67% 4
TOTAL	24

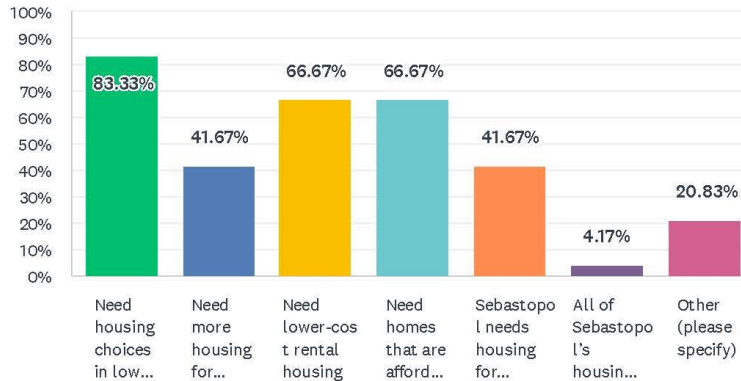
#	OTHER (PLEASE SPECIFY)	DATE
1	Homeowner in Sebastopol	1/10/2022 4:28 PM
2	resident	12/26/2021 7:58 PM
3	resident concerned about accessible housing for physically disabled residents	12/22/2021 12:32 PM
4	Architect	12/20/2021 8:54 AM

Most participants in the Stakeholder Survey represented community passed organizations (8), followed by educational faculty (7). Residents (4), faith-based representatives (2), a developer, a business owner, and a representative from an advocacy group that represents underserved or special needs community members.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q2 The biggest housing needs facing Sebastopol today are (check all that apply):

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
Need housing choices in lower price range	83.33% 20
Need more housing for seniors	41.67% 10
Need lower-cost rental housing	66.67% 16
Need homes that are affordable to first-time homebuyers	66.67% 16
Sebastopol needs housing for people who work in the City	41.67% 10
All of Sebastopol's housing needs are being met	4.17% 1
Other (please specify)	20.83% 5
Total Respondents: 24	

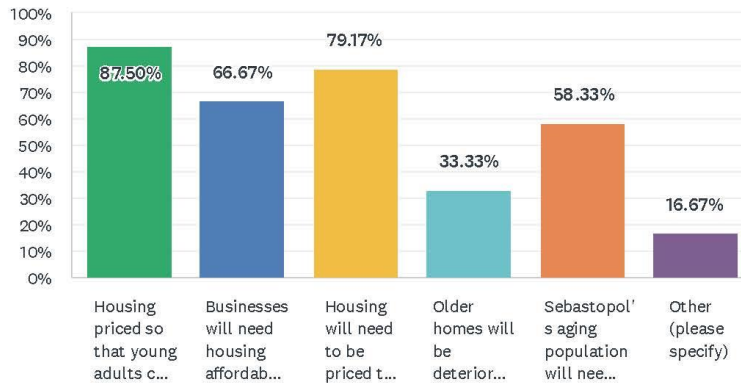
#	OTHER (PLEASE SPECIFY)	DATE
1	Options for unhoused residents	12/22/2021 2:28 PM
2	housing that is designed to be accessible for people with disabilities	12/22/2021 12:32 PM
3	Downtown housing!	12/20/2021 8:54 AM
4	Housing, perhaps "Tiny Homes" settlements with sanitation and wrap-around drug/mental health services for homeless	12/18/2021 10:39 AM
5	With first-time buyers, I would add young families	12/13/2021 3:26 PM

Stakeholder respondents overwhelmingly agree housing cost is the biggest issue, over 80 percent stated a need for lower priced housing, followed by the need for lower cost rental housing, and homes that are affordable for first-time homebuyers. Housing for seniors and for workforce housing also rated high. Comments additionally indicate needs for people with disabilities and housing and services for the homeless.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q3 Sebastopol's housing needs in the coming 10 years will include (check all that apply):

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
Housing priced so that young adults can afford to live in the City	87.50% 21
Businesses will need housing affordable to their workers	66.67% 16
Housing will need to be priced to attract new families to Sebastopol	79.17% 19
Older homes will be deteriorating and in need of repair	33.33% 8
Sebastopol's aging population will need accessible, well-designed housing options	58.33% 14
Other (please specify)	16.67% 4
Total Respondents: 24	

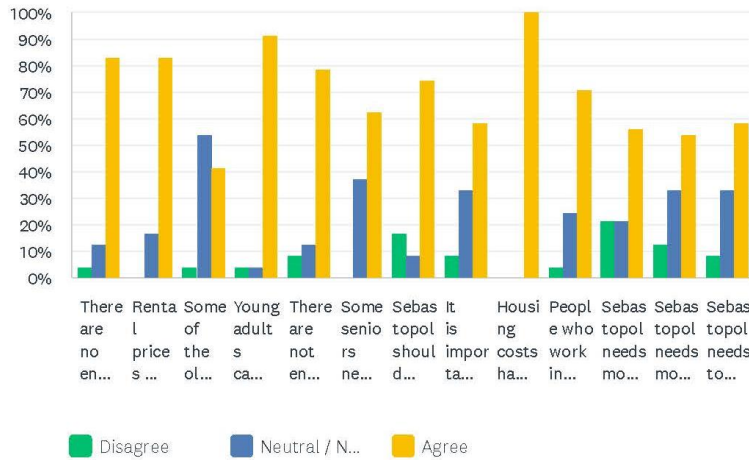
#	OTHER (PLEASE SPECIFY)	DATE
1	Need to address housing in areas vulnerable to flooding	12/22/2021 2:28 PM
2	housing that is affordable and is walkable to down-town	12/22/2021 12:32 PM
3	If there is housing for seniors, their houses will open up	12/22/2021 9:29 AM
4	Affordable rentals	12/6/2021 4:48 PM

Over the next ten years, stakeholder respondents expect that housing expense will continue to be a burden for young adults, people who work in Sebastopol, and for new families looking to move to Sebastopol. They indicate a strong need accessible, well-designed housing for its aging population. As with the residential survey, respondents expect that older homes will need repair.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q4 Please rank your level of agreement with each of the following statements:

Answered: 24 Skipped: 0



	DISAGREE	NEUTRAL / NO OPINION	AGREE	TOTAL	WEIGHTED AVERAGE
There are no entry-level homes to purchase in Sebastopol	4.17% 1	12.50% 3	83.33% 20	24	1.21
Rental prices in Sebastopol are too high	0.00% 0	16.67% 4	83.33% 20	24	1.17
Some of the older homes in Sebastopol need rehabilitation	4.17% 1	54.17% 13	41.67% 10	24	1.63
Young adults can't afford to live in Sebastopol	4.17% 1	4.17% 1	91.67% 22	24	1.13
There are not enough housing options in Sebastopol	8.33% 2	12.50% 3	79.17% 19	24	1.29
Some seniors need assistance to remain in their homes	0.00% 0	37.50% 9	62.50% 15	24	1.38
Sebastopol should allow more apartments to be built	16.67% 4	8.33% 2	75.00% 18	24	1.42
It is important to preserve Sebastopol's neighborhoods	8.33% 2	33.33% 8	58.33% 14	24	1.50
Housing costs have increased in the last 5 years	0.00% 0	0.00% 0	100.00% 24	24	1.00
People who work in Sebastopol can't afford to live there	4.17% 1	25.00% 6	70.83% 17	24	1.33
Sebastopol needs more housing options for all income levels	21.74% 5	21.74% 5	56.52% 13	23	1.65
Sebastopol needs more housing near the Downtown Area	12.50% 3	33.33% 8	54.17% 13	24	1.58
Sebastopol needs to allow more housing in conjunction with existing businesses	8.33% 2	33.33% 8	58.33% 14	24	1.50

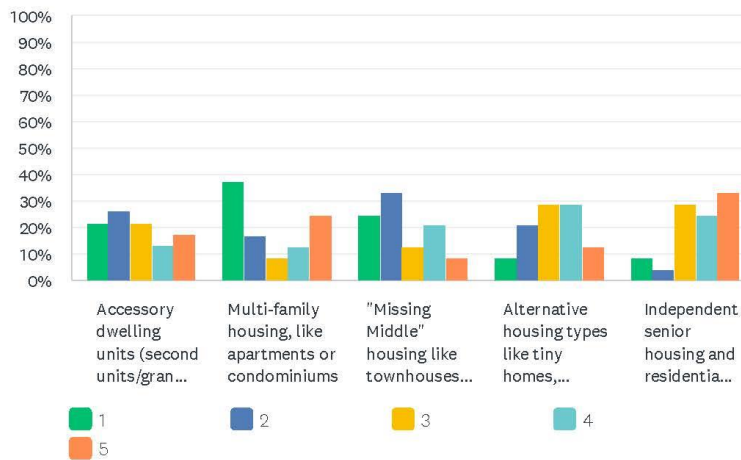
One hundred percent of respondents agree that housing costs have increased in the last five years. They also overwhelmingly agree that young adults cannot afford to live in Sebastopol, there are no entry-level homes available to purchase, and that rental prices are too high. The majority agree that there are not enough housing

options, people who work in Sebastopol often cannot afford to live here, and that more apartments need to be built.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q5 Please rank what you feel are the types of new housing that would be most successful in Sebastopol today: (1 is most important and 5 is least important)

Answered: 24 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Accessory dwelling units (second units/granny units/junior units)	21.74% 5	26.09% 6	21.74% 5	13.04% 3	17.39% 4	23	3.22
Multi-family housing, like apartments or condominiums	37.50% 9	16.67% 4	8.33% 2	12.50% 3	25.00% 6	24	3.29
"Missing Middle" housing like townhouses or smaller single-family dwellings/cottages	25.00% 6	33.33% 8	12.50% 3	20.83% 5	8.33% 2	24	3.46
Alternative housing types like tiny homes, work/live spaces, and intentional communities	8.33% 2	20.83% 5	29.17% 7	29.17% 7	12.50% 3	24	2.83
Independent senior housing and residential care facilities for seniors or persons with disabilities	8.33% 2	4.17% 1	29.17% 7	25.00% 6	33.33% 8	24	2.29

Of the types of housing options provided, highest ranked were multi-family, "Missing Middle," and accessory dwelling units.

Q6 What are some unique features of Sebastopol that can be housing opportunities for the community?

For example:

Underutilized commercial/industrial spaces that could be converted to housing

Detached Garages and other accessory structures that could be converted into housing

Large homes that could be modified to accommodate more residents

Large lots that could accommodate additional housing units

Common themes (in alphabetical order):

Needs:

- "All of the above"
- Develop underutilized commercial and industrial spaces
- Higher density downtown
- Larger homes could be divided into multi-units
- Senior housing
- Tiny homes, tiny home villages with 'green' practices such as compost toilets
- Utilize detached garages for housing

Concerns:

- High cost to build ADU's
- Sprawl
- Traffic
- Water

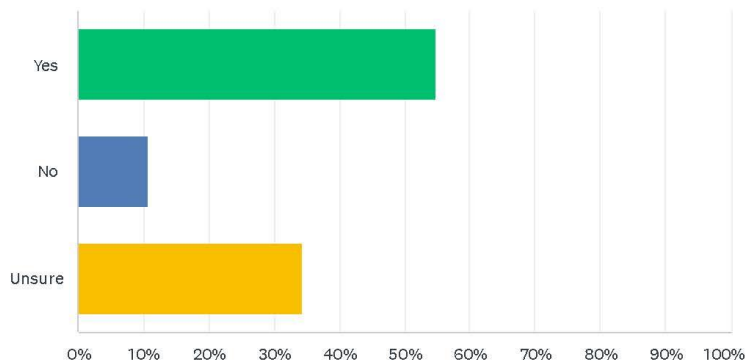
Survey 3: Policies and Programs Community Input Survey

Responses collected March 30 through April 15, 2022. 94 respondents.

Policies and Programs Community Input Survey

Q1 Early community input indicated that the design review process can sometimes act as a barrier to the development of housing. To encourage more housing in Sebastopol and respond to changes in State Law, new design standards for residential and mixed-use projects are currently being created that, when adopted, will not require interpretation, and will provide a clear review and approval process. Do you feel that adopting objective design and development standards could help overcome this community-identified constraint?

Answered: 93 Skipped: 1



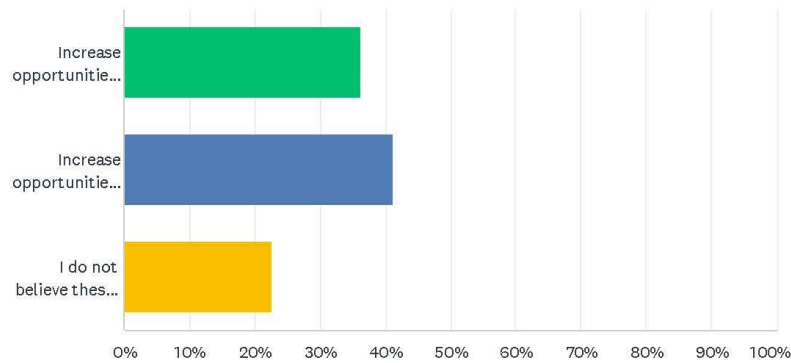
ANSWER CHOICES	RESPONSES	
Yes	54.84%	51
No	10.75%	10
Unsure	34.41%	32
TOTAL		93

Respondents generally agree that clarification of development standards the approval process is a priority. Comments indicated that it is difficult for residents to build ADU's and for developers to build multi-unit housing. There was also mention of concern of water scarcity.

Policies and Programs Community Input Survey

Q2 Early Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to meet the needs of shifting demographics in the City. Missing middle housing is a range of multi-unit or clustered housing types that maintain the streetscape that is found in existing neighborhoods. Missing middle housing can assist in both increasing the number of units built and providing units for a wide variety of price points. Through this program, The City would increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments by taking one of two actions: Which action do you think would be the most appropriate to meet the demand for missing middle housing?

Answered: 80 Skipped: 14



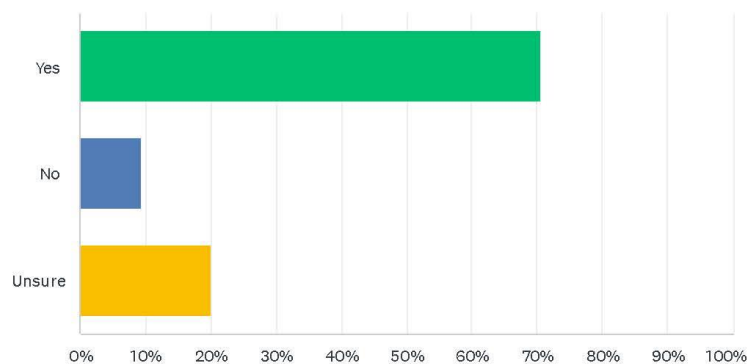
ANSWER CHOICES	RESPONSES
Increase opportunities for housing by identifying additional sites for the R-5 zoning designation which allows duplexes as well as single family homes (current parcels with R-5 designation shown in image below)	36.25% 29
Increase opportunities for housing by amending the Code to allow up to 3 units on qualifying single-family parcels, subject to objective design standards.	41.25% 33
I do not believe these action choices are appropriate to meet the demand for missing middle housing	22.50% 18
TOTAL	80

Of the options provided, allowing up to three units on qualifying single-family parcels was most popular. Comments suggested allowing both options, but that traffic is an issue and needs to be addressed. Suggesting that R-5 zoning be in areas with walkable access to shopping and transit

Policies and Programs Community Input Survey

Q3 Sebastopol has several underutilized commercial areas, parking lots, community facilities, and privately-owned buildings where additional housing units could be accommodated. Support for infill development of underutilized commercial areas was indicated in early community outreach. The Workforce Housing Overlay Program is one way to increase housing in areas near jobs and transit without replacing the existing uses. The program would allow housing to be added to underutilized commercial sites, empty parking lots, and other identified parcels near jobs, transit, or both by providing an additional set of development options for landowners. Do you believe that this approach to incentivize housing development in underutilized areas will help meet the housing needs of the community?

Answered: 85 Skipped: 9



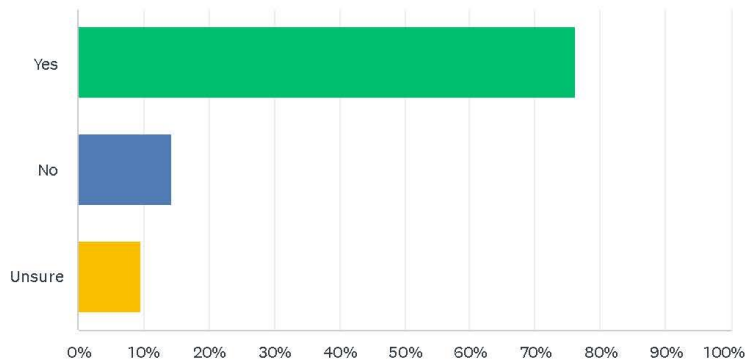
ANSWER CHOICES	RESPONSES	
Yes	70.59%	60
No	9.41%	8
Unsure	20.00%	17
TOTAL		85

Respondents overwhelmingly agreed that there should be incentives for housing development in underutilized areas. Comments suggest this housing should be developed for workforce/lower income residents.

Policies and Programs Community Input Survey

Q4 Early community input indicated robust support for Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (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. The majority of ADUs within the City to date have been conversions of existing structures into ADUs. This program would simplify the process of converting existing structures into legal ADUs by reducing the need for qualified conversions to go through Planning Commission review for determination of a non-conforming use. Do you support the adoption of this action to make it easier to legalize existing structures as ADUs?

Answered: 84 Skipped: 10



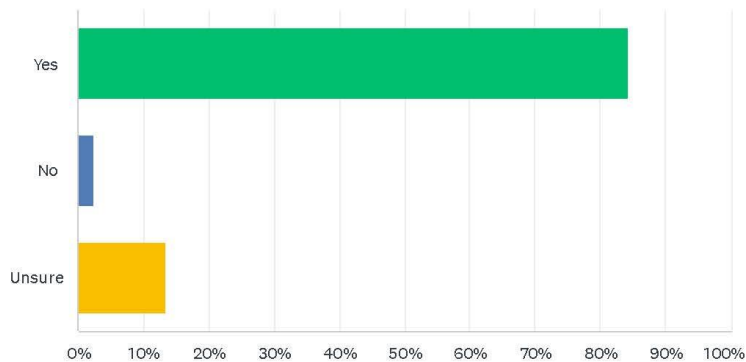
ANSWER CHOICES	RESPONSES	
Yes	76.19%	64
No	14.29%	12
Unsure	9.52%	8
TOTAL		84

Respondents overwhelmingly support the simplification of processes required to convert existing unpermitted residential structures into legal ADUs without having to go through the Planning Commission suggesting that the Building Department review for safety, but otherwise no need for the Planning Commission. Although some comments indicate there are concerns for increased density in neighborhoods and that these projects should still go through the Planning Commission siting unsightly designs and/or privacy concerns.

Policies and Programs Community Input Survey

Q5 Stakeholders and community members expressed a need for a mechanism to ensure elected officials, Commissioners, and others with authority over land use decisions maintain current knowledge about housing laws, issues, and trends. This practice would also assist the City to maintain compliance with the multitude of new State laws affecting housing. Would you support an ongoing education program to ensure City staff and decision-makers with authority over land-use decisions, as well as residents, have the most up-to-date knowledge about housing trends, laws, and issues?

Answered: 82 Skipped: 12



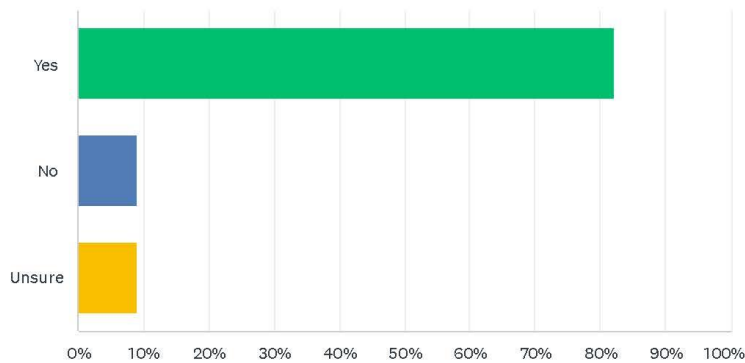
ANSWER CHOICES	RESPONSES	
Yes	84.15%	69
No	2.44%	2
Unsure	13.41%	11
TOTAL		82

Respondents overwhelmingly support ongoing education about housing trends, laws, and issues for City staff and decision-makers with availability for the public. Comments indicate some would like to include social issues and an understanding of economic ramifications of decisions made.

Policies and Programs Community Input Survey

Q6 Early community input indicated the need to maintain the aging housing stock as a top priority in the next 10 years. Older residential units may require rehabilitation or repairs more frequently than newer units. Maintenance is an issue that is typically handled by the property owner and lower income property owners may face barriers to paying for necessary repairs to their home. Under this rehabilitation assistance program, the City could provide information about available home repair program grants and loans. This Option would promote funding opportunities such as the 504 Home Repair Program on the City’s website and at the annual housing expo. Do you support this policy to meet the need to preserve Sebastopol’s aging housing stock?

Answered: 78 Skipped: 16



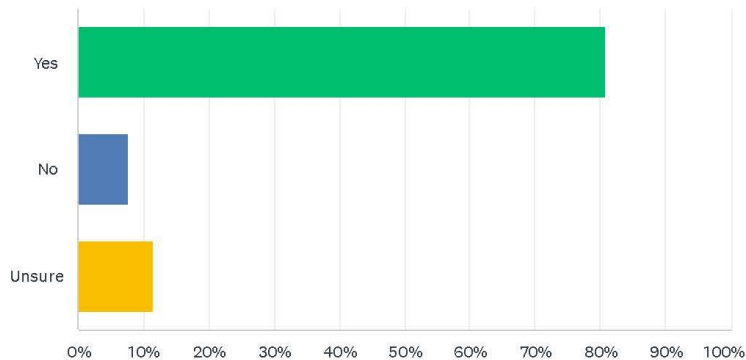
ANSWER CHOICES	RESPONSES	
Yes	82.05%	64
No	8.97%	7
Unsure	8.97%	7
TOTAL		78

This was the most skipped question in the survey, of those who responded, they overwhelmingly support a rehabilitation assistance program for older residential units for lower income property owners acknowledging neighbors that cannot afford to keep up their house and that it is less costly to maintain the existing housing stock.

Policies and Programs Community Input Survey

Q7 The availability of housing opportunities that are affordable to both an aging population and to young families are Sebastopol's two of the greatest housing needs identified by census data and by the community. Under this program, The City will seek to establish a First Time Homebuyer Program in coordination with the Housing Land Trust of Sonoma County to monitor the development of permanently affordable homeownership opportunities in the City of Sebastopol. Additionally, the City will create and maintain a webpage to connect first time homebuyers to available resources. Would you support the adoption of this program?

Answered: 78 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	80.77%	63
No	7.69%	6
Unsure	11.54%	9
TOTAL		78

Respondents overwhelmingly support a First Time Homebuyer Program coordinated with the Housing Land Trust of Sonoma County. Comments suggest that families with young children are needed in Sebastopol and to make sure the website includes this program information in Spanish.

APPENDIX C: HOUSING NEEDS DATA REPORT

**Prepared by ABAG/MTC Staff and Baird + Driskell Community Planning
2021-04-02**



1. Introduction

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Sebastopol.

2. Summary of Key Facts

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Sebastopol decreased by 0.4% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Sebastopol’s youth population under the age of 18 was 1,299 and senior population 65 and older was 1,729. These age groups represent 16.7% and 22.3%, respectively, of Sebastopol’s population.
- **Race/Ethnicity** – In 2020, 79.1% of Sebastopol’s population was White while 1.6% was African American, 3.0% was Asian, and 9.3% was Latinx. People of color in Sebastopol comprise a proportion below the overall proportion in the Bay Area as a whole.⁵⁶
- **Employment** – Sebastopol residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Sebastopol increased by 0.1 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 440 (9.8%). Additionally, the jobs-household ratio in Sebastopol has increased from 1.42 in 2002 to 1.5 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Sebastopol increased, 1.8% from 2010 to 2020, which is *above* the growth rate for Sonoma County and below the growth rate of the region’s housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Sebastopol residents to live and thrive in the community.

⁵⁶ The Census Bureau’s American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

- **Ownership** - The largest proportion of homes had a value in the range of \$500k-\$750k in 2019. Home prices increased by 75.2% from 2010 to 2020.
- **Rental Prices** – The typical contract rent for an apartment in Sebastopol was \$1,290 in 2019. Rental prices increased by 30.3% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$51,960 per year.⁵⁷
- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 63.2% of homes in Sebastopol were single family detached, 9.6% were single family attached, 10.9% were small multifamily (2-4 units), and 14.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Sebastopol, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Sebastopol, 16.6% of households spend 30%-50% of their income on housing, while 20.5% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Sebastopol live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** – 0.0% of residents in Sebastopol live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering

⁵⁷ Note that contract rents may differ significantly from, and often being lower than, current listing prices.

areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.⁵⁸

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Sebastopol, 11.1% of residents have a disability of any kind and may require accessible housing. Additionally, 2.4% of Sebastopol households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 11.7% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is “NODATA.” Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name stands for data for Sebastopol.

⁵⁸ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

3. Looking to the Future: Regional Housing Needs

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁵⁹ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year period covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has found the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.⁶⁰ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶¹ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

⁵⁹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

⁶⁰ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

⁶¹ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Sebastopol, the proposed RHNA to be planned for this cycle is 213 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for their Housing Elements will be released at the end of 2021.** The potential allocation that Sebastopol would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 54: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Sebastopol Units	Sonoma County Units	Bay Area Units	Sebastopol Percent	Sonoma County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	55	3999	114442	25.8%	27.5%	25.9%
Low Income (50%-80% of AMI)	31	2302	65892	14.6%	15.8%	14.9%
Moderate Income (80%-120% of AMI)	35	2302	72712	16.4%	15.8%	16.5%
Above Moderate Income (>120% of AMI)	92	5959	188130	43.2%	40.9%	42.6%
Total	213	14562	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021. THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4. Population, Employment and Household Characteristics

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Sebastopol’s population has decreased by 0.4%; this rate is below that of the region as a whole, at 14.8%. In Sebastopol, roughly 11.4% of its population moved during the past year, a number 2.0 percentage points smaller than the regional rate of 13.4%.

Table 55: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Sebastopol	7008	7470	7774	7760	7379	7610	7745
Sonoma County	388222	416776	458614	475703	483878	500640	492980
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Source: Universe: Total population

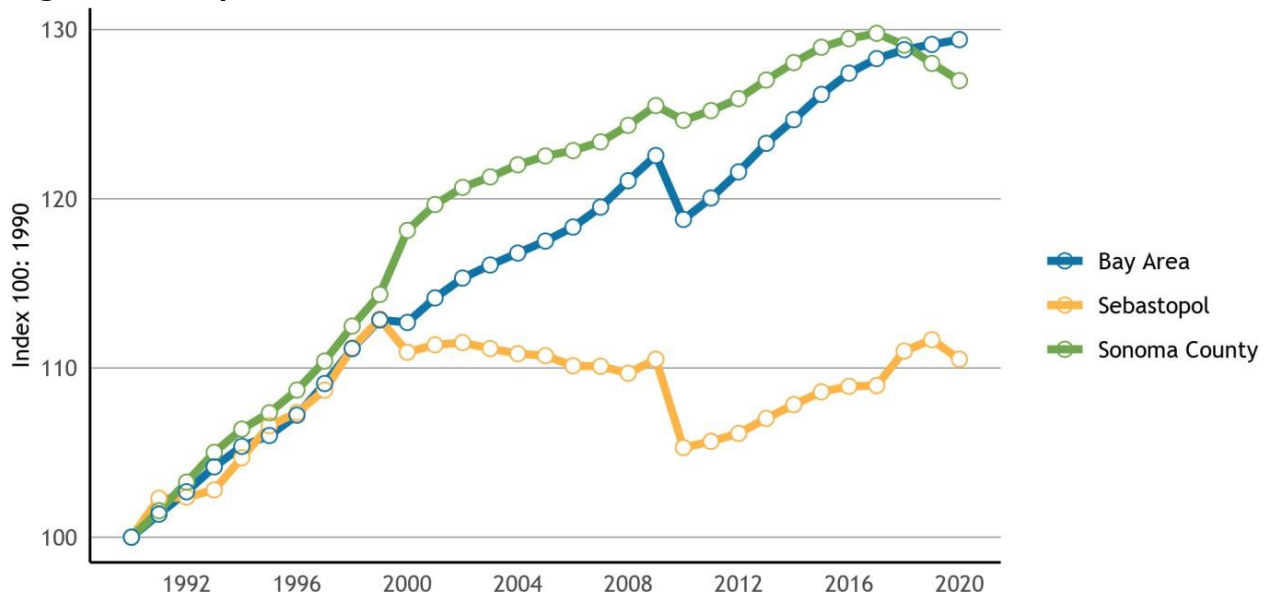
Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01

In 2020, the population of Sebastopol was estimated to be 7,745 (see Table 54). From 1990 to 2000, the population increased by 10.9%, while it decreased by 5.1% during the first decade of the 2000s. In the most recent decade, the population increased by 5.0%. The population of Sebastopol makes up 1.6% of Sonoma County.⁶²

⁶² To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

Figure 29: Population Growth Trends



Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts.

DOF uses the decennial census to benchmark subsequent population estimates.

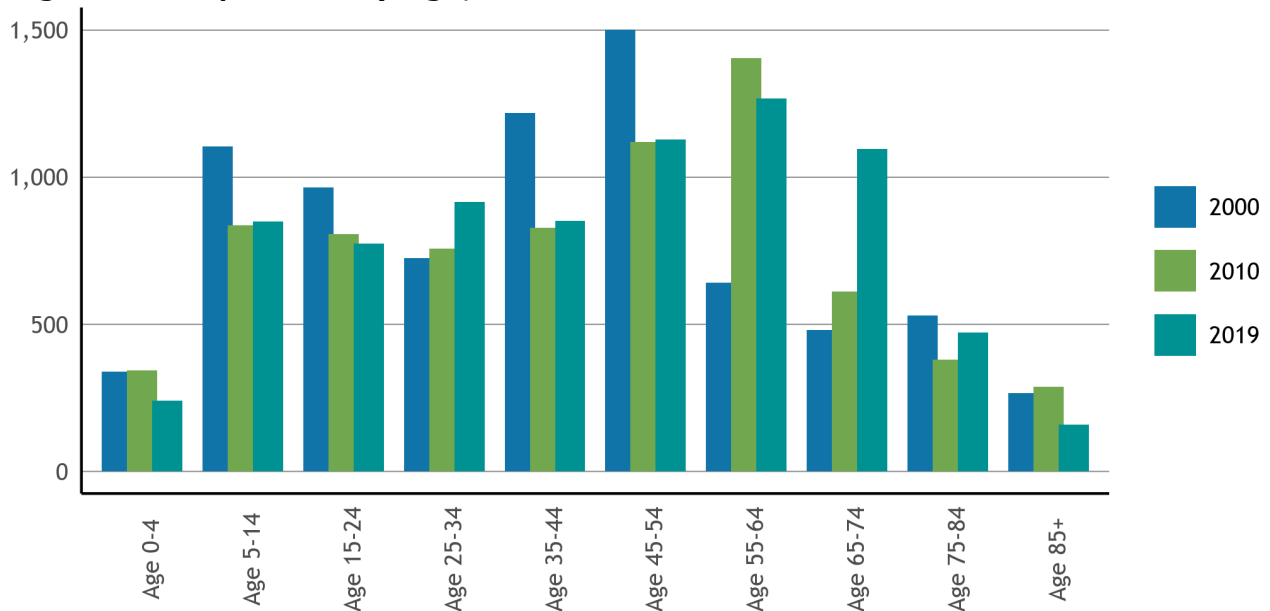
For the data table behind this figure, please refer to the Data Packet Workbook, Table POEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Sebastopol, the median age in 2000 was 40.6; by 2019, this figure had increased, landing at around 47 years. More specifically, the population of those under 14 has decreased since 2010, while the 65- and-over population has increased (see Figure 30).

Figure 30: Population by Age, 2000-2019



Universe: Total population

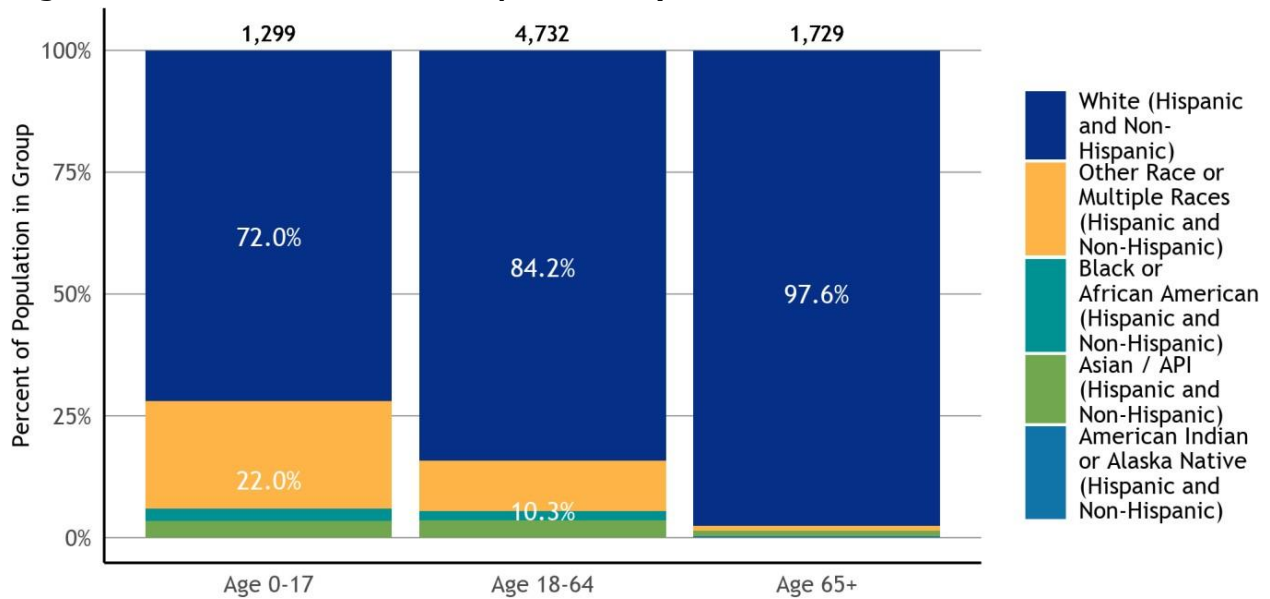
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁶³ make up 2.4% of seniors and 28.0% of youth under 18 (see Figure 31).

⁶³ Here, we count all non-white racial groups

Figure 31: Senior and Youth Population by Race



Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

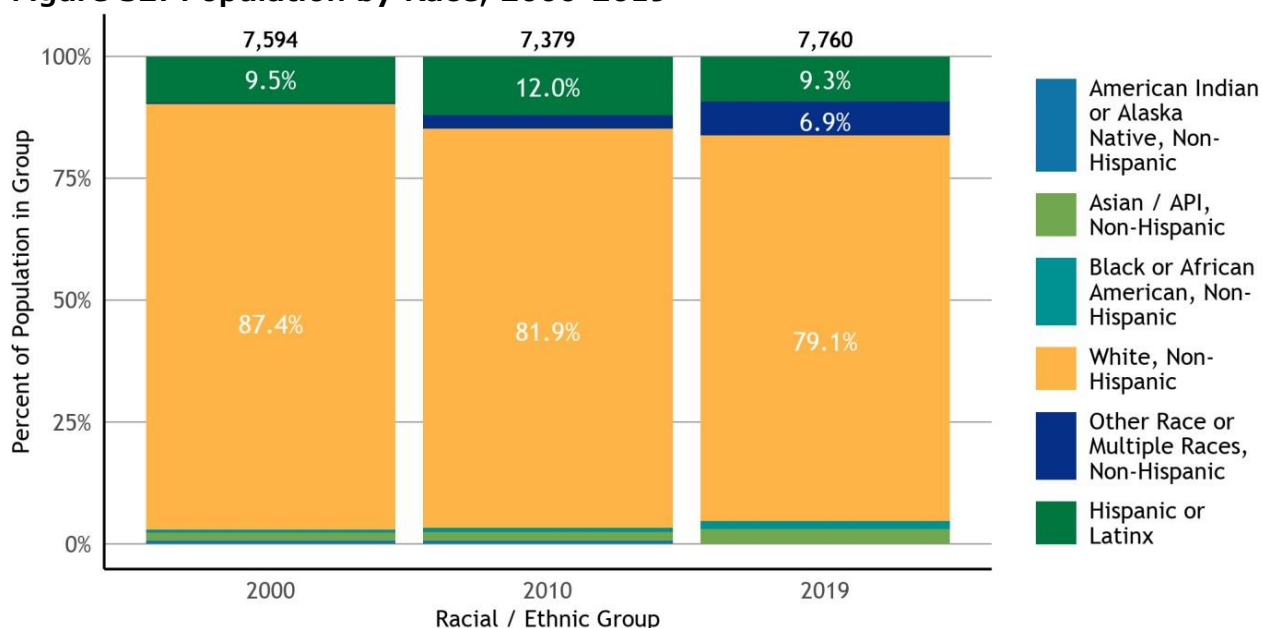
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁶⁴. Since 2000, the percentage of residents in Sebastopol identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has *increased* – by 8.2 percentage points, with the 2019 population standing at 6,141 (see Figure 32). In absolute terms, *the Other Race or Multiple Races, Non-Hispanic* population increased the most while the White, Non-Hispanic population decreased the most.

⁶⁴ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Figure 32: Population by Race, 2000-2019



Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

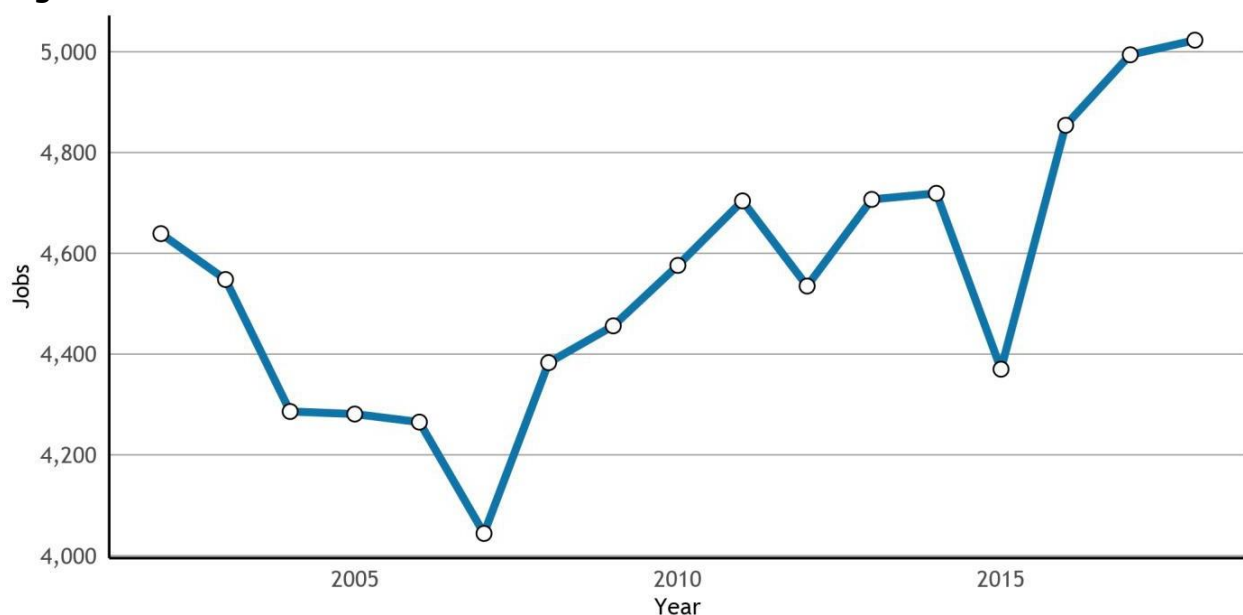
4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Sebastopol increased by 8.3% (see Figure 33).

Figure 33: Jobs in a Jurisdiction



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

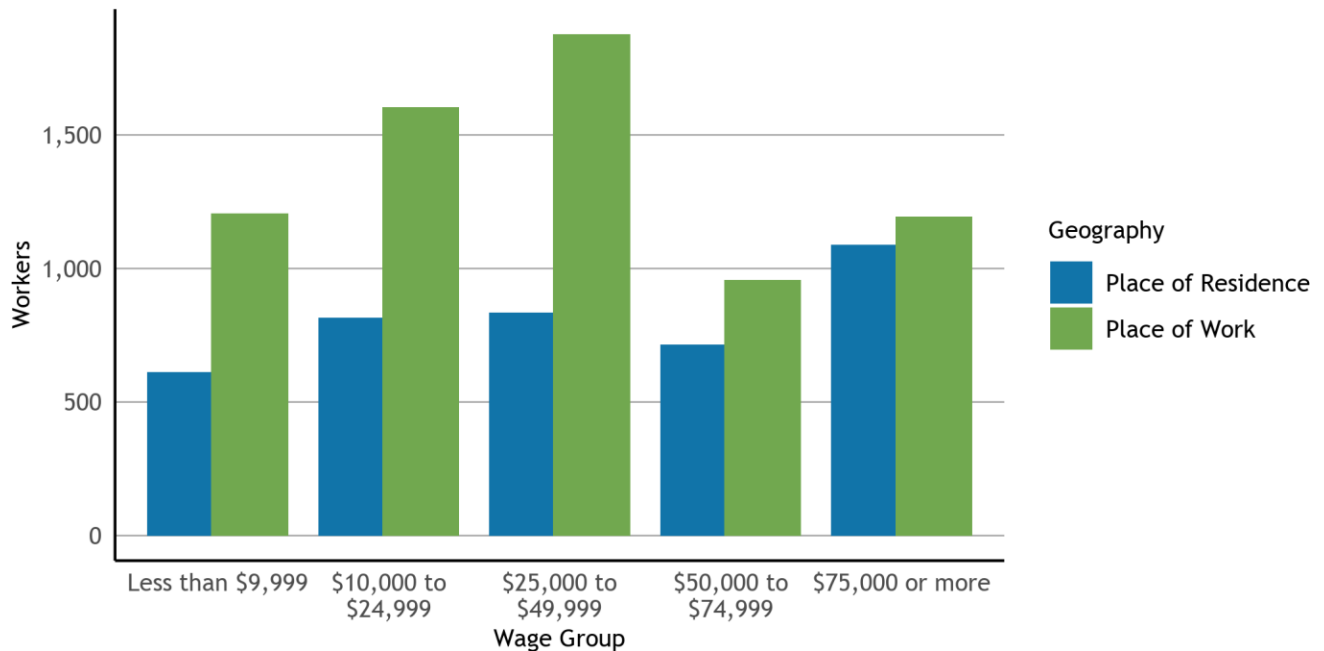
There are 4,068 employed residents, and 6,839 jobs⁶⁵ in Sebastopol - the ratio of jobs to resident workers is 1.68; Sebastopol is a *net importer of workers*.

Figure 34 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low- income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Sebastopol has more low-wage *jobs* than low- wage *residents* (where low-wage refers to jobs paying less

⁶⁵ Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

than \$25,000). At the other end of the wage spectrum, the city has more high-wage jobs than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 34).⁶⁶

Figure 34: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



Universe: Workers 16 years and over with earnings

*Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.*

Figure 35 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (Figure 35).

⁶⁶ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

Figure 35: Jobs-Worker Ratios, By Wage Group



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

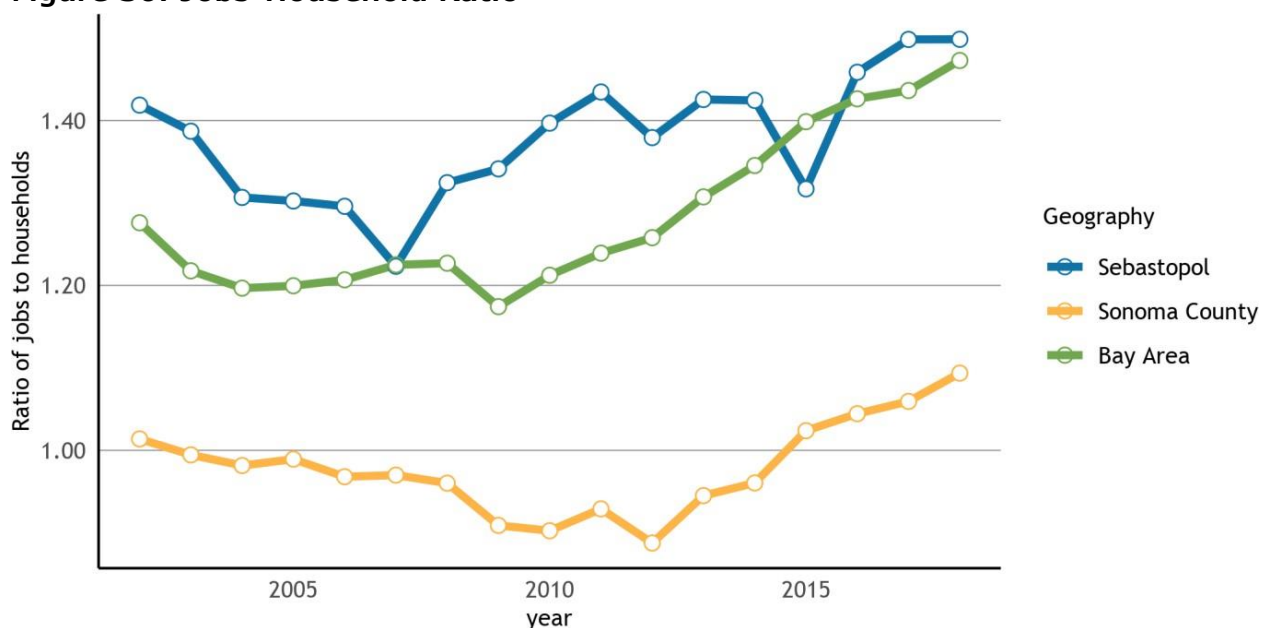
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Sebastopol has increased from 1.42 in 2002, to 1.5 jobs per household in 2018 (see Figure 36).

Figure 36: Jobs-Household Ratio



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

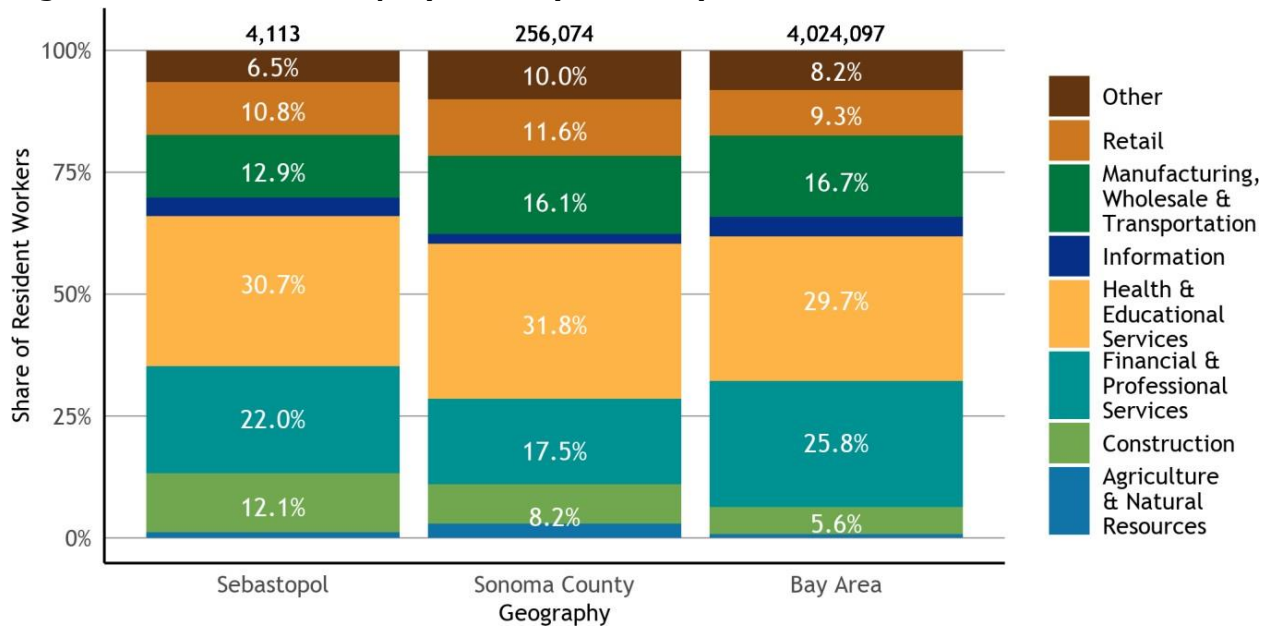
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Sebastopol residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure 37). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

Figure 37: Resident Employment by Industry



Universe: Civilian employed population age 16 years and over

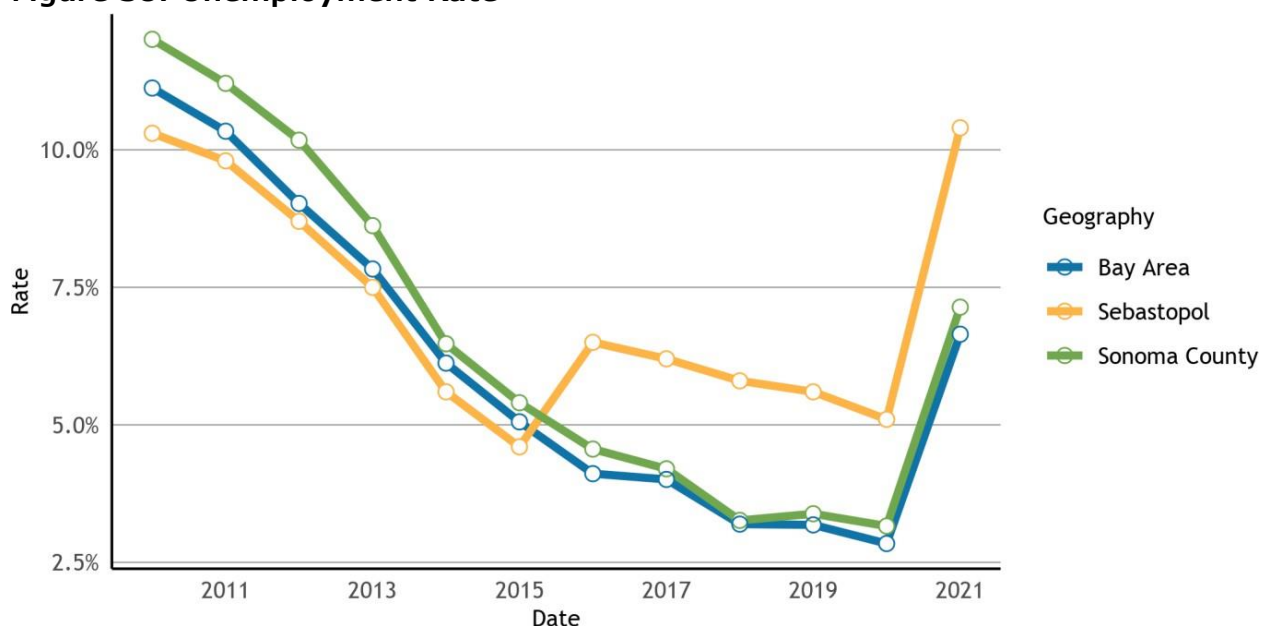
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Sebastopol, there was a 0.1 percentage point increase in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 38: Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally- adjusted labor force (unemployment rates) data are developed for cities and CDPs. Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state⁶⁷.

In Sebastopol, 50.2% of households make more than 100% of the Area Median Income (AMI)⁶⁸, compared to 14.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 39).

⁶⁷ Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

⁶⁸ 13 Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of \$29,450 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Sebastopol receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: Assume that 59.8% of Sebastopol's very low-income RHNA is for extremely low-income households.

- According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: Assume that 55.2% of Sebastopol's very low-income RHNA is for extremely low-income households.

- According to the data shown below (Figure 39), 913 of Sebastopol's households are 0-50% AMI while 504 are extremely low-income. Therefore, extremely low income households represent 55.2% of households who are 0-50% AMI, as 504

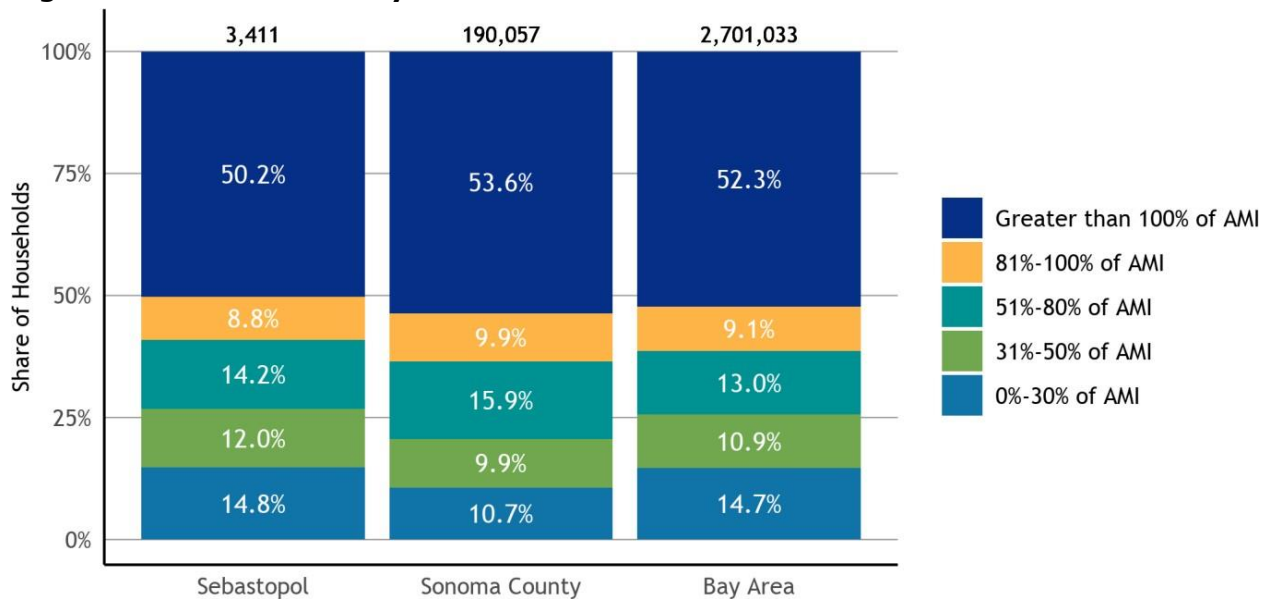
Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

divided by 913 is 55.2%. This option aligns with HCD’s guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 39 represents a tabulation of Census Bureau Data.

Option C: Assume that 50% of Sebastopol’s very low-income RHNA is for extremely low-income households.

HCD’s guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low income households qualifies for extremely low-income households.

Figure 39: Households by Household Income Level



Universe: Occupied housing units

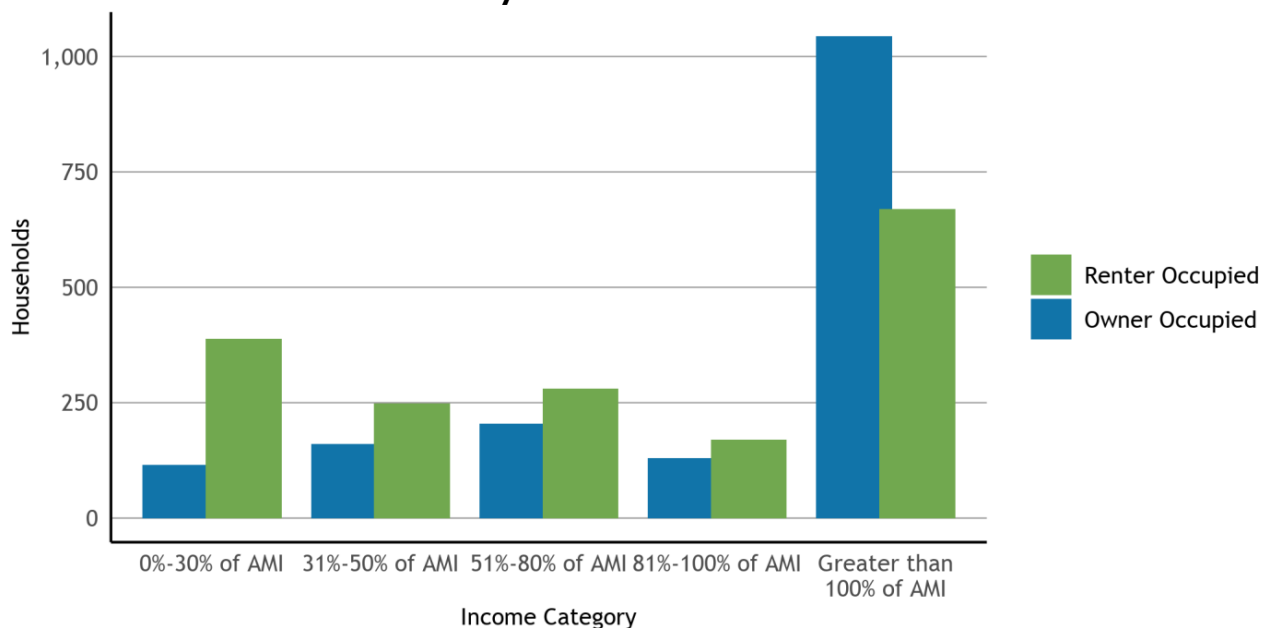
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Sebastopol, the largest proportion of renters falls in the Greater than 100% of AMI income group, while the largest proportion of homeowners are found in the Greater than 100% of AMI group (see Figure 40).

Figure 40: Household Income Level by Tenure



Universe: Occupied housing units

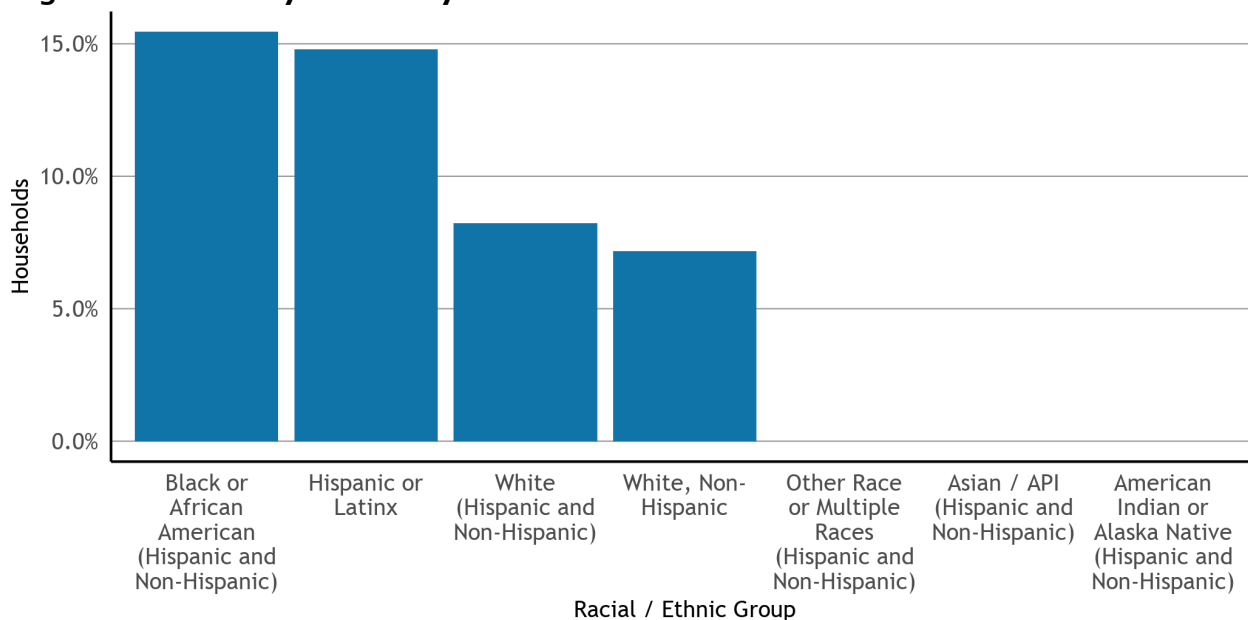
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically

excluded them from the same opportunities extended to White residents.⁶⁹ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Sebastopol, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (see Figure 41).

Figure 41: Poverty Status by Race



Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

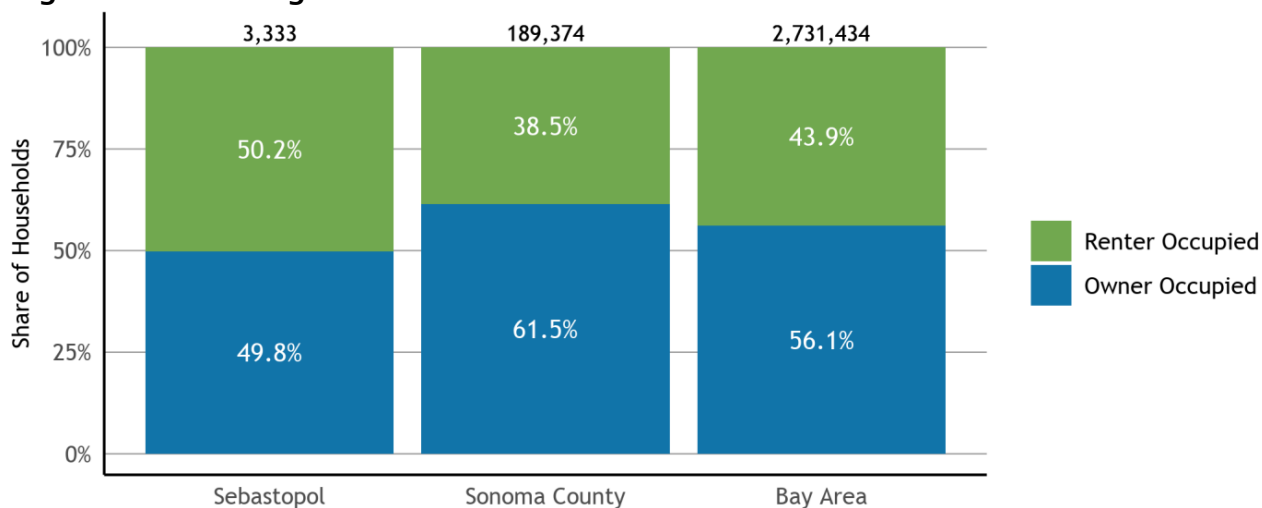
4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced

⁶⁹ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

more quickly if prices increase. In Sebastopol there are a total of 3,333 housing units, and more residents rent than own their homes: 50.2% versus 49.8% (see Figure 42). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

Figure 42: Housing Tenure



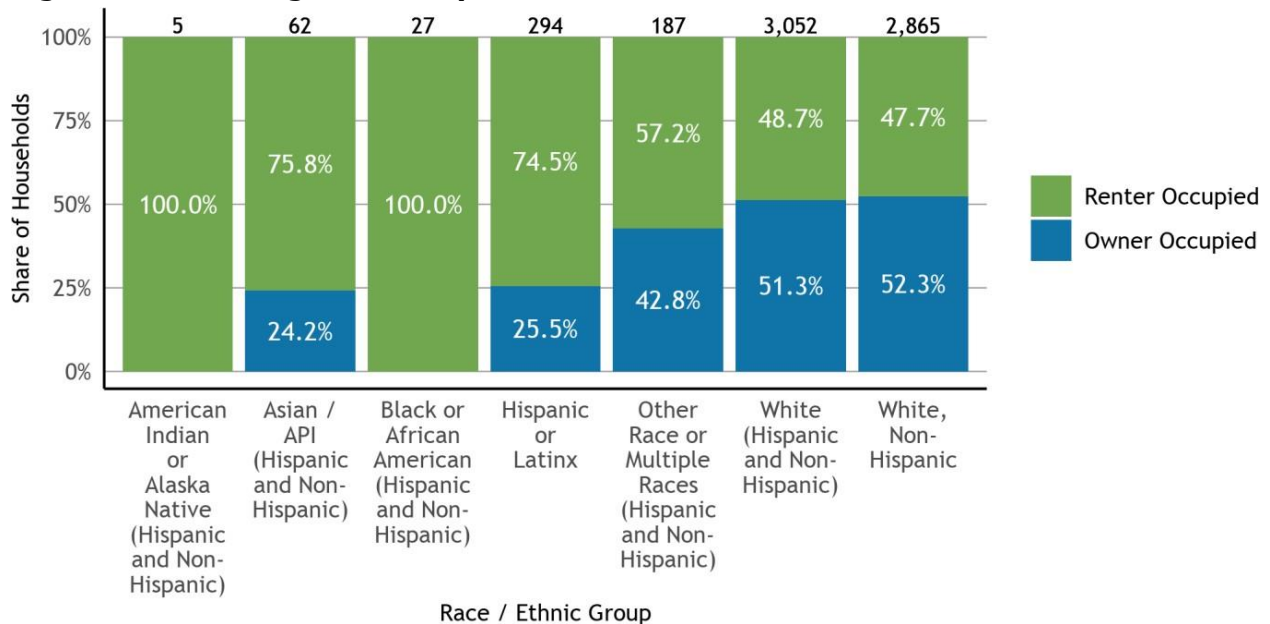
Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.*

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.⁷⁰ In Sebastopol, 0.0% of Black households owned their homes, while homeownership rates were 24.2% for Asian households, 25.5% for Latinx households, and 51.3% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

⁷⁰ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Figure 43: Housing Tenure by Race of Householder



Universe: Occupied housing units

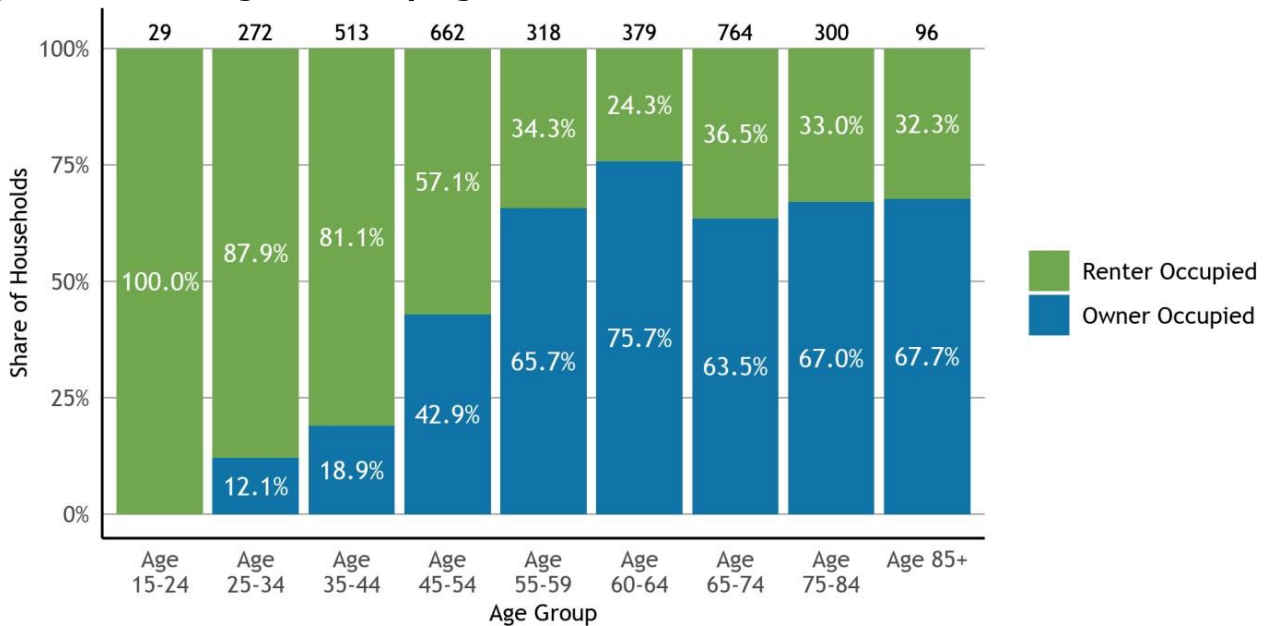
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Sebastopol, 83.4% of householders between the ages of 25 and 44 are renters, while 35.3% of householders over 65 are (see Figure 44).

Figure 44: Housing Tenure by Age



Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

Figure 45: Housing Tenure by Housing Type



Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22

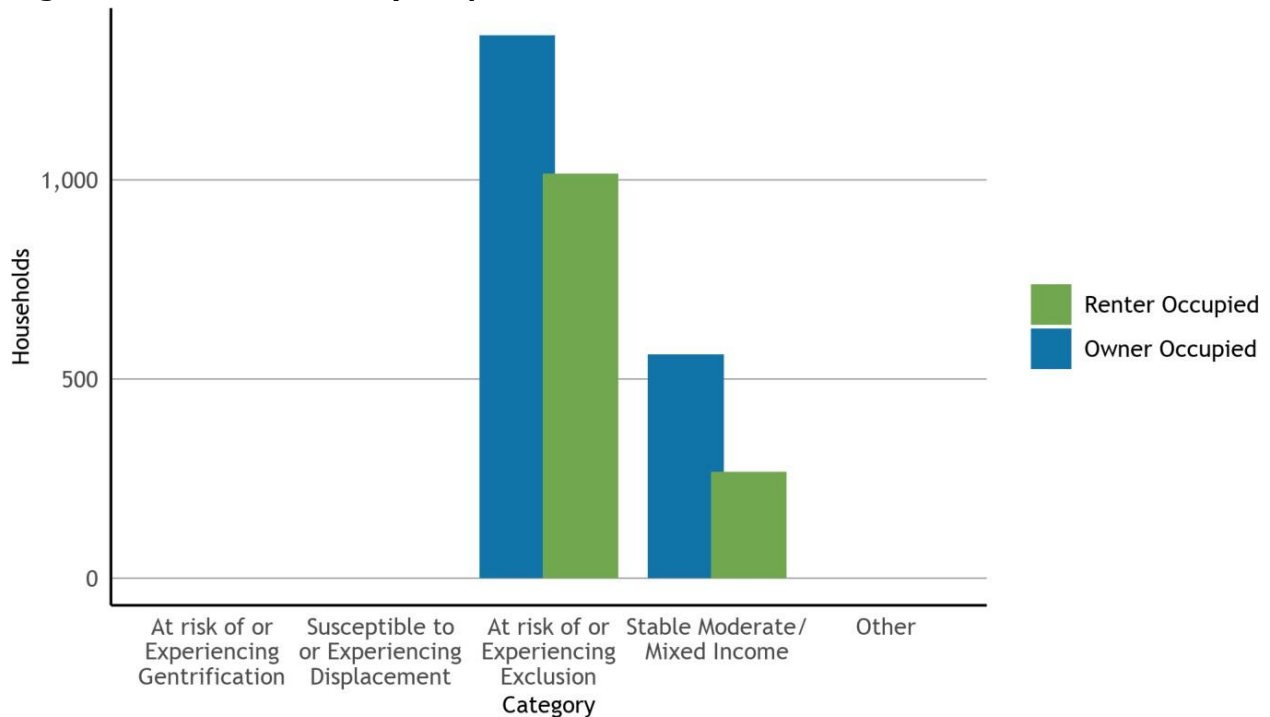
4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Sebastopol, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁷¹

Figure 46: Households by Displacement Risk and Tenure



⁷¹ More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data

Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

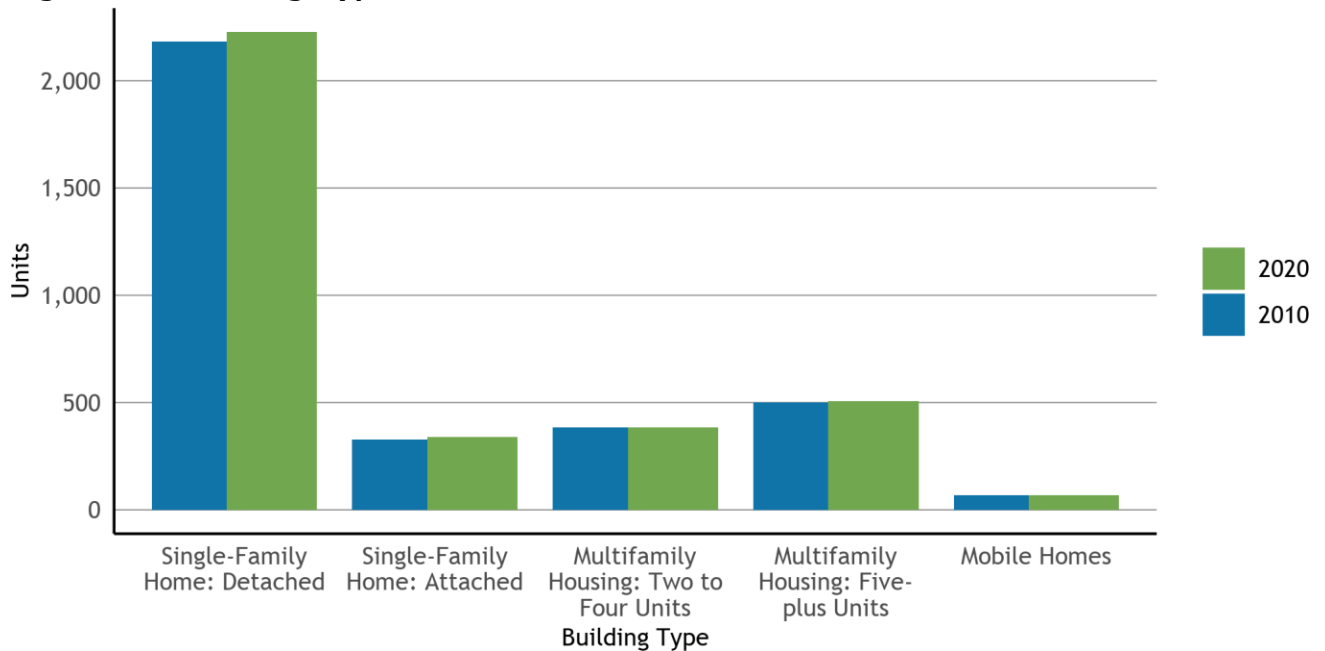
5. Housing Stock Characteristics

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Sebastopol in 2020 was made up of 63.2% single family detached homes, 9.6% single family attached homes, 10.9% multifamily homes with 2 to 4 units, 14.4% multifamily homes with 5 or more units, and 2.0% mobile homes (see Figure 47). In Sebastopol, the housing type that experienced the most growth between 2010 and 2020 was Single-Family Home: Detached.

Figure 47: Housing Type Trends



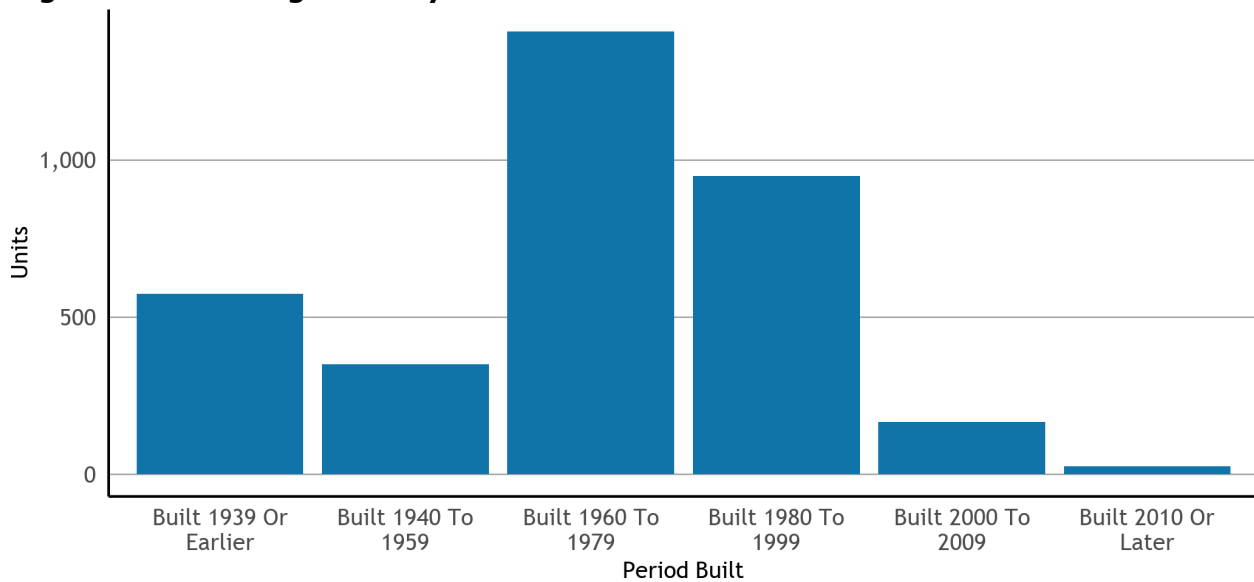
Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Sebastopol, the largest proportion of the housing stock was built 1960 to 1979, with 1,409 units constructed during this period (see Figure 48). Since 2010, 0.7% of the current housing stock was built, which is 26 units.

Figure 48: Housing Units by Year Structure Built



Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 4.1% of the overall housing stock in Sebastopol. The rental vacancy stands at 3.2%, while the ownership vacancy rate is 1.5%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 49).⁷²

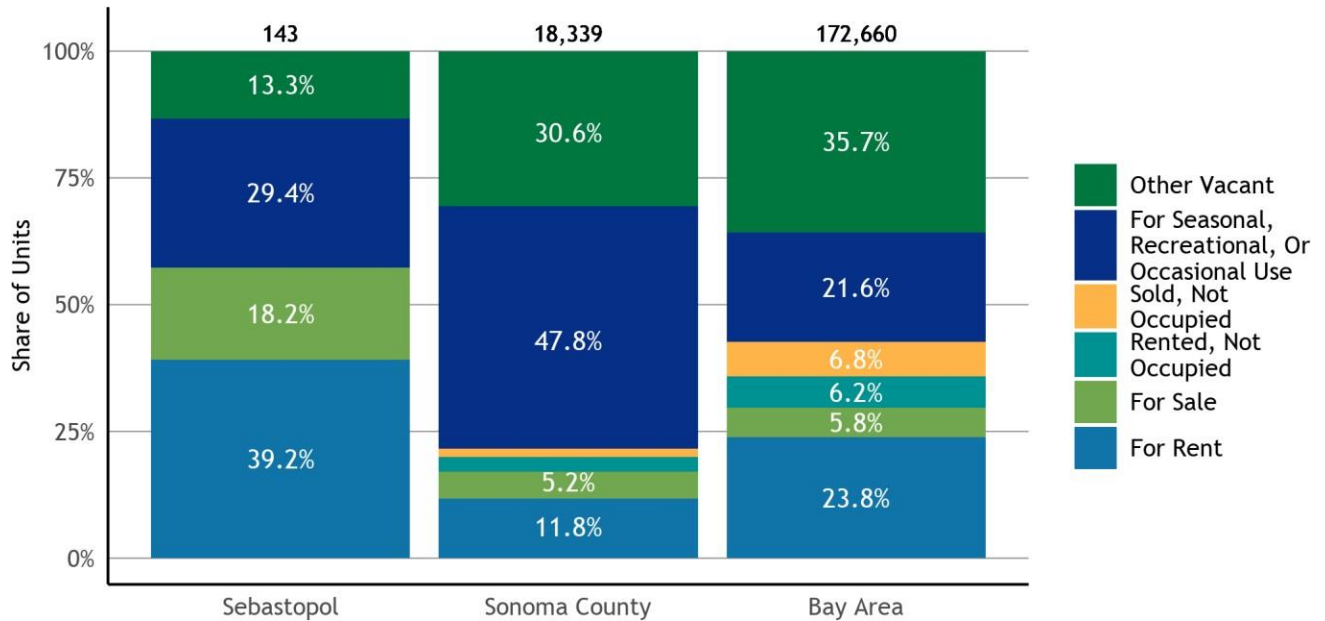
Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.⁷³ In a region with a thriving economy and housing market like the Bay Area, units being

⁷² The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (4.1%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

⁷³ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>

renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.⁷⁴

Figure 49: Vacant Units by Type



Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 59 housing units were issued permits in Sebastopol. 42.4% of permits issued in Sebastopol were for above moderate-income housing, 33.9% were for moderate-income housing, and 23.7% were for low- or very low-income housing (Table 55).

⁷⁴ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

Table 56: Housing Permitting

Income Group	value
Above Moderate Income Permits	25
Moderate Income Permits	20
Low Income Permits	10
Very Low Income Permits	4

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 253 assisted units in Sebastopol in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.⁷⁵

⁷⁵ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 57: Assisted Units at Risk of Conversion

Income	Sebastopol	Sonoma County	Bay Area
Low	253	7195	110177
Moderate	0	68	3375
High	0	267	1854
Very High	0	149	1053
Total Assisted Units in Database	253	7679	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Sebastopol. For example, 0.0% of renters in Sebastopol reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

Note on Substandard Housing

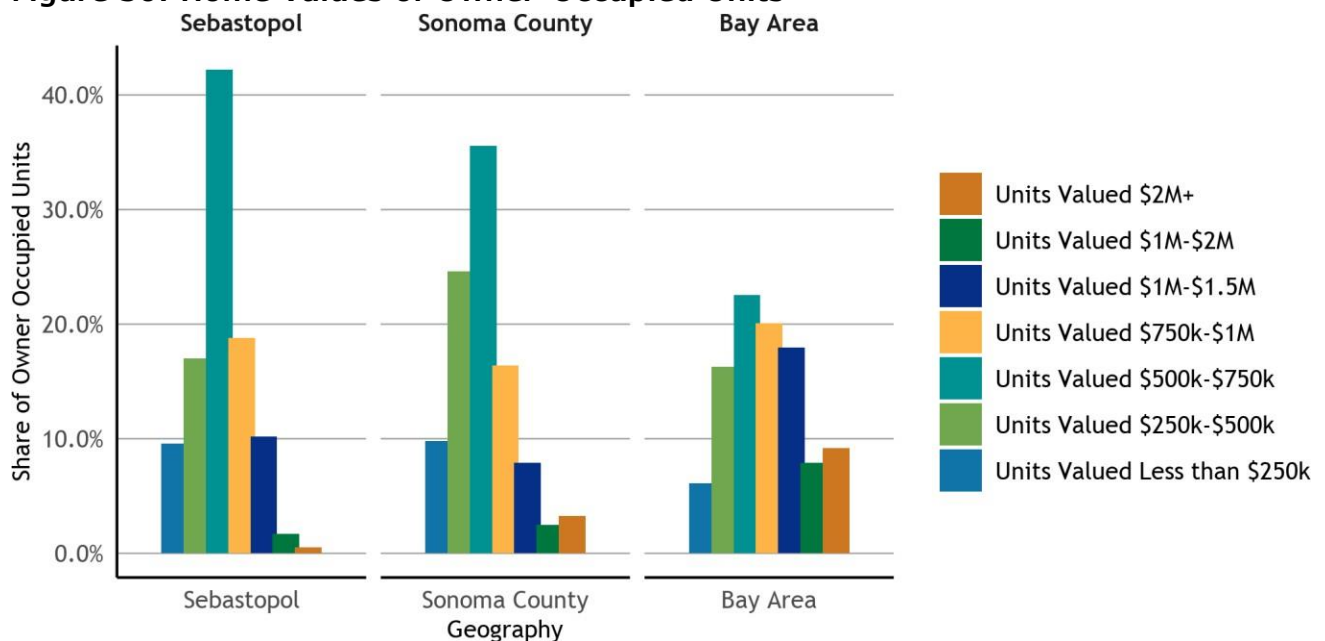
HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Sebastopol was estimated at \$956,150 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$500k-\$750k (see Figure 50). By comparison, the typical home value is \$691,580 in Sonoma County and \$1,077,230 the Bay Area, with the largest share of units valued \$500k-\$750k.

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 91.1% in Sebastopol from \$500,430 to \$956,150. This change is below the change in Sonoma County, and below the change for the region (see Figure 51).

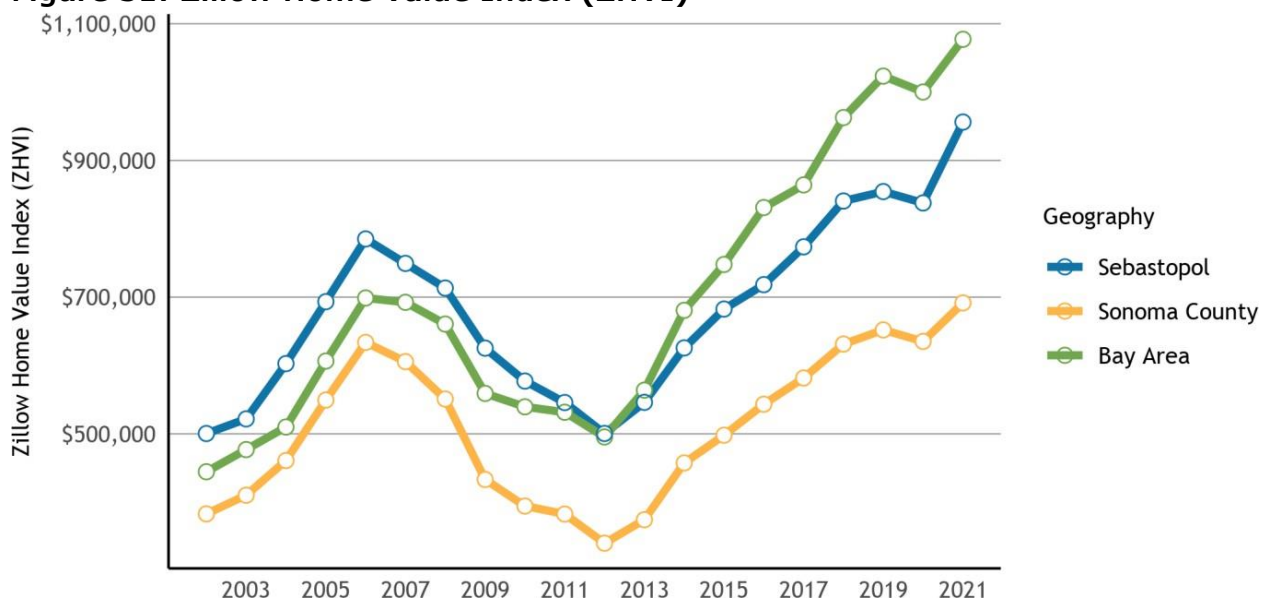
Figure 50: Home Values of Owner-Occupied Units



Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

Figure 51: Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

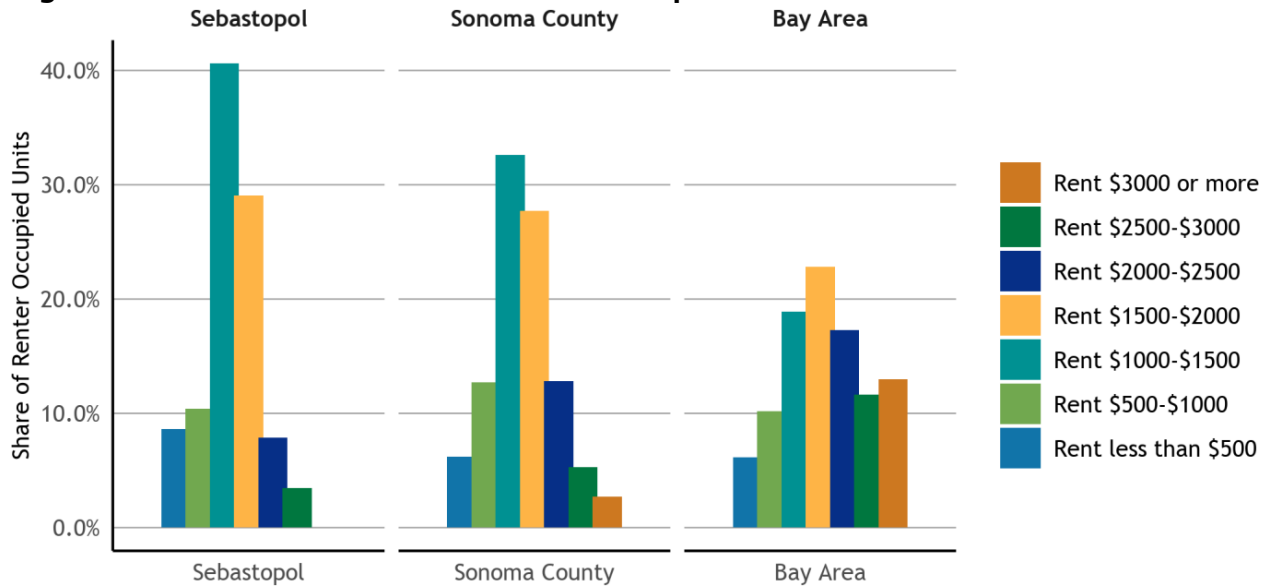
Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Sebastopol, the largest proportion of rental units rented in the *Rent \$1000-\$1500* category, totaling 40.6%, followed by 29.1% of units renting in the *Rent \$1500-\$2000* category (see Figure 52). Looking beyond the city, the largest share of units is in the *\$1000-\$1500* category (county) compared to the *\$1500-\$2000* category for the region as a whole.

Figure 52: Contract Rents for Renter-Occupied Units



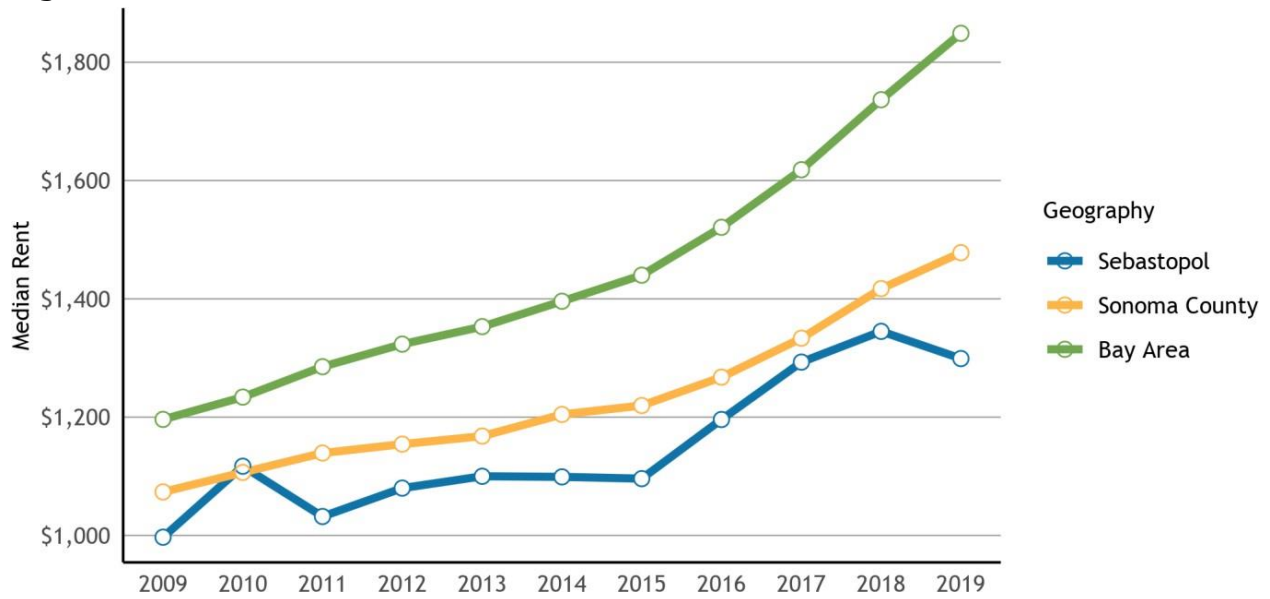
Universe: Renter-occupied housing units paying cash rent

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.*

Since 2009, the median rent has increased by 30.3% in Sebastopol, from \$1,090 to \$1,290 per month (see Figure 25). In Sonoma County, the median rent has increased 22.7%, from \$1,200 to \$1,470. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.⁷⁶

⁷⁶ While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

Figure 53: Median Contract Rent



Universe: Renter-occupied housing units paying cash rent

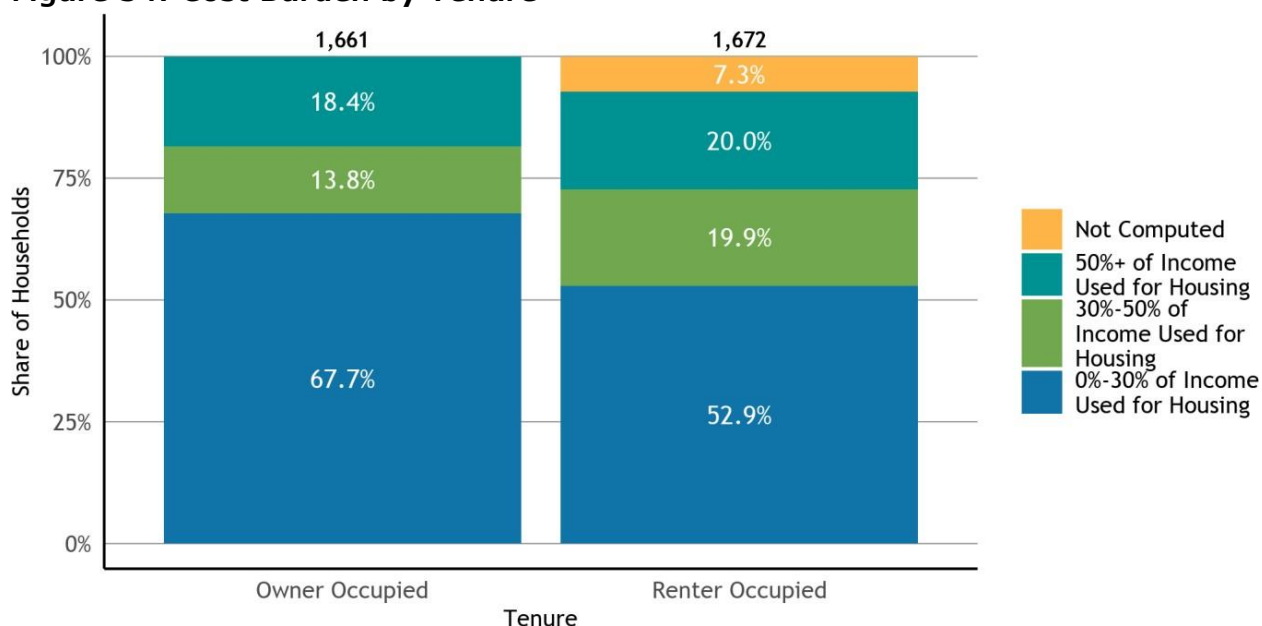
Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Figure 54: Cost Burden by Tenure



Universe: Occupied housing units

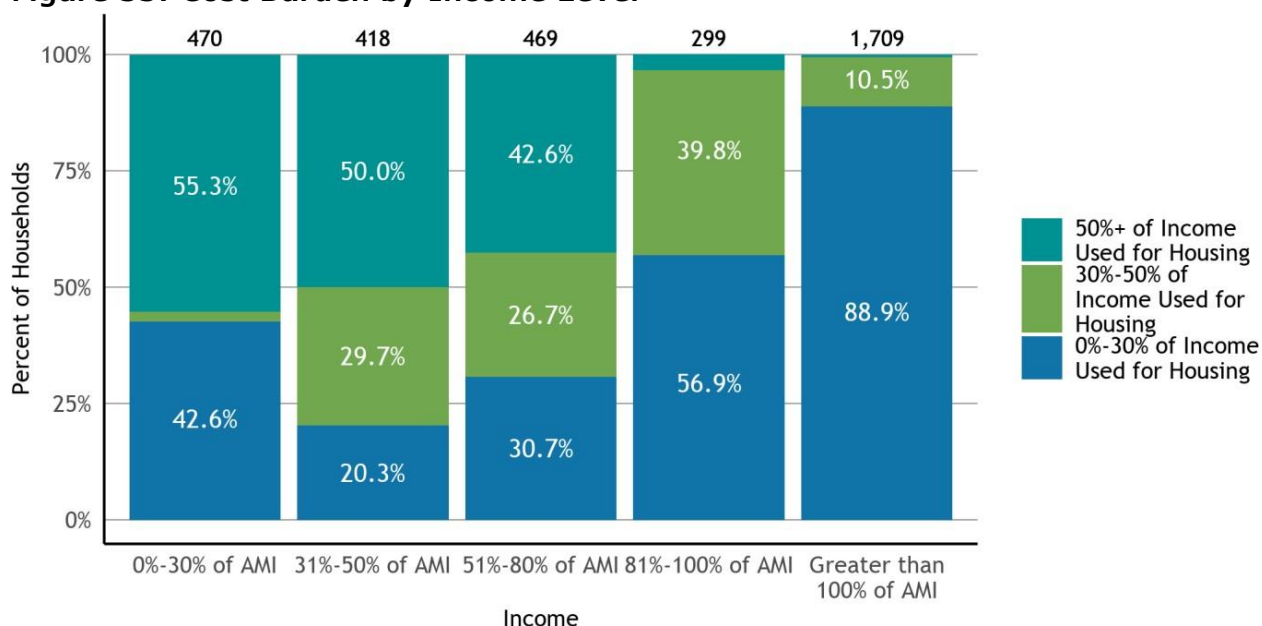
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

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, 19.9% of renters spend 30% to 50% of their income on housing compared to 13.8% of those that own (see Figure 54). Additionally, 20.0% of renters spend 50% or more of their income on housing, while 18.4% of owners are severely cost-burdened.

In Sebastopol, 20.5% of households spend 50% or more of their income on housing, while 16.6% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 55). For example, 55.3% of Sebastopol households making less than 30% of AMI spend the majority of their income on housing. For Sebastopol residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 88.9% of those making more than 100% of AMI spend less than 30% of their income on housing.

Figure 55: Cost Burden by Income Level



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

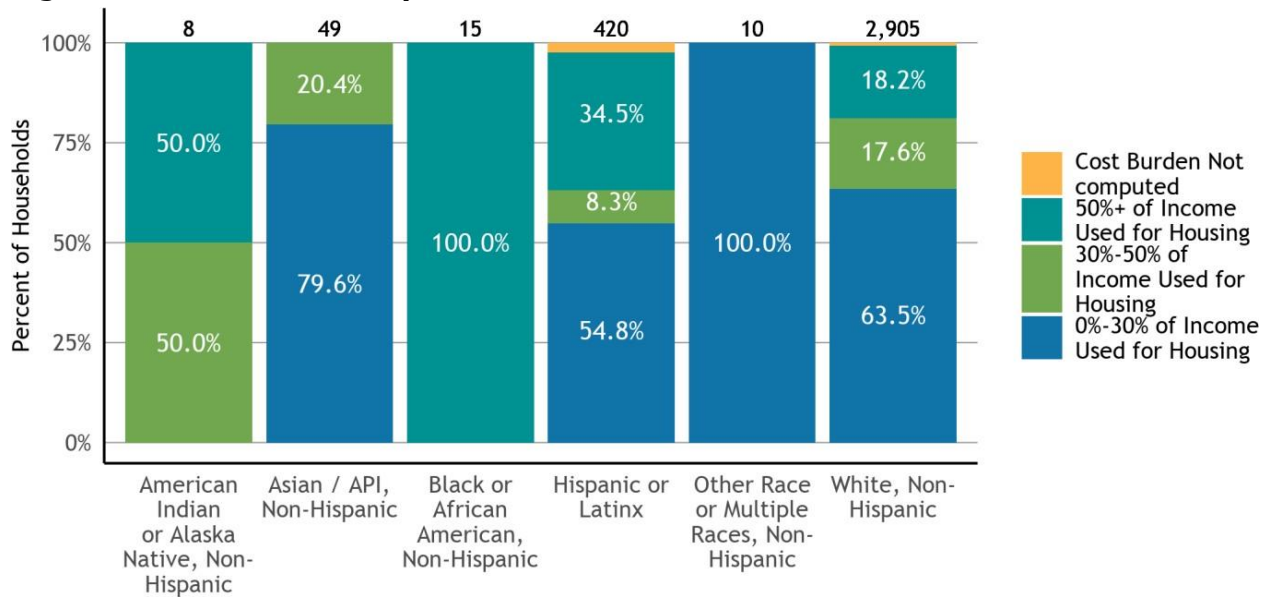
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 50.0% spending 30% to 50% of their income on housing, and *Black or African American, Non-Hispanic* residents are the most severely cost burdened with 100.0% spending more than 50% of their income on housing (see Figure 56).

Figure 56: Cost Burden by Race



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

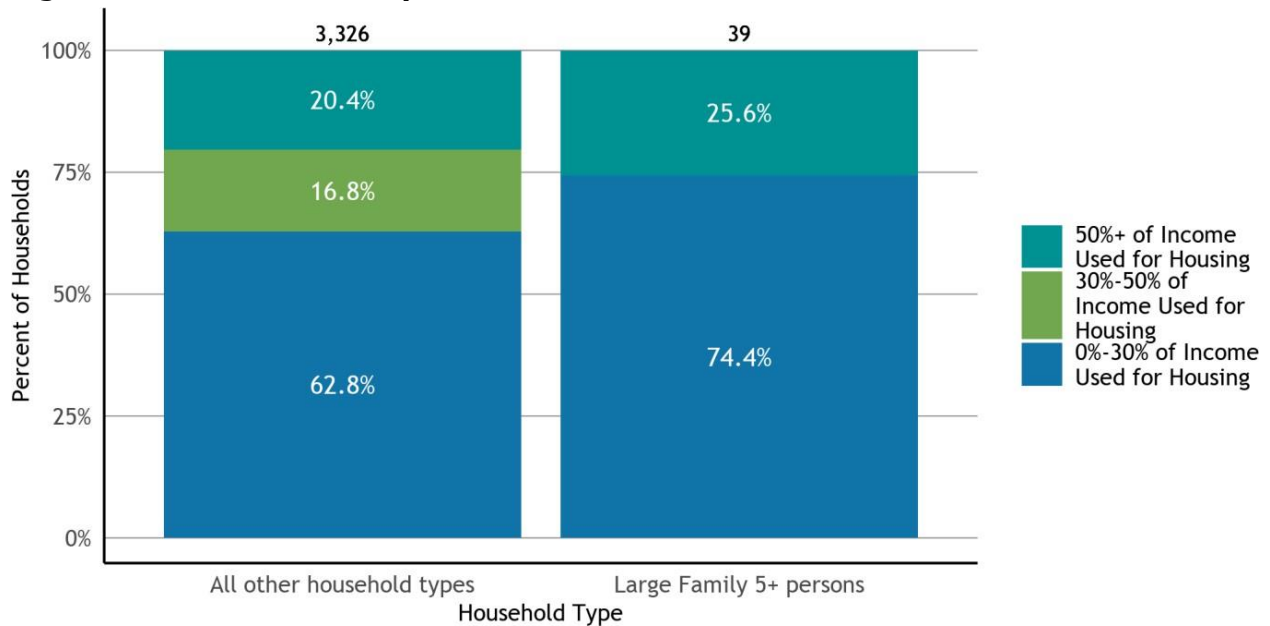
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Sebastopol, 0.0% of large family households experience a cost burden of 30%-50%, while 25.6% of households spend more than half of their income on housing. Some 16.8% of all other households have a cost burden of 30%-50%, with 20.4% of households spending more than 50% of their income on housing (see Figure 57).

Figure 57: Cost Burden by Household Size



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

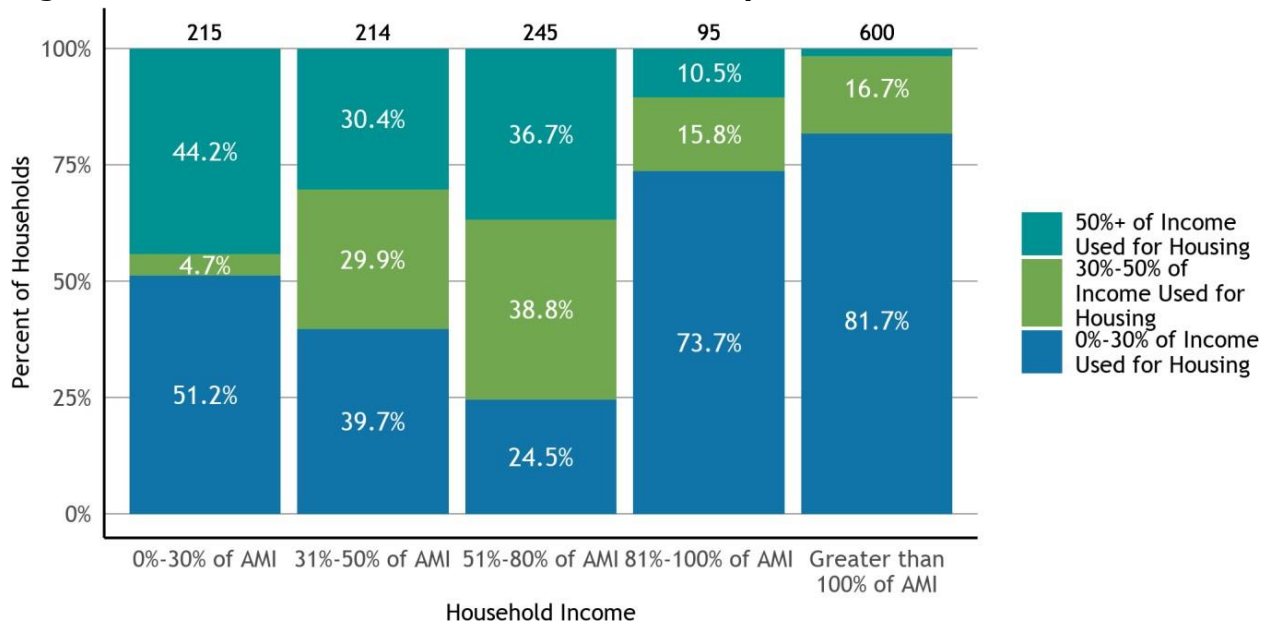
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home.

Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 44.2% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 81.7% are not cost-burdened and spend less than 30% of their income on housing (see Figure 58).

Figure 58: Cost-Burdened Senior Households by Income Level



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens).

Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Sebastopol, 4.5% of households that rent are severely

overcrowded (more than 1.5 occupants per room), compared to 0.0% of households that own (see Figure 59). In Sebastopol, 2.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.5% for those own.

Figure 59: Overcrowding by Tenure and Severity



Universe: Occupied housing units

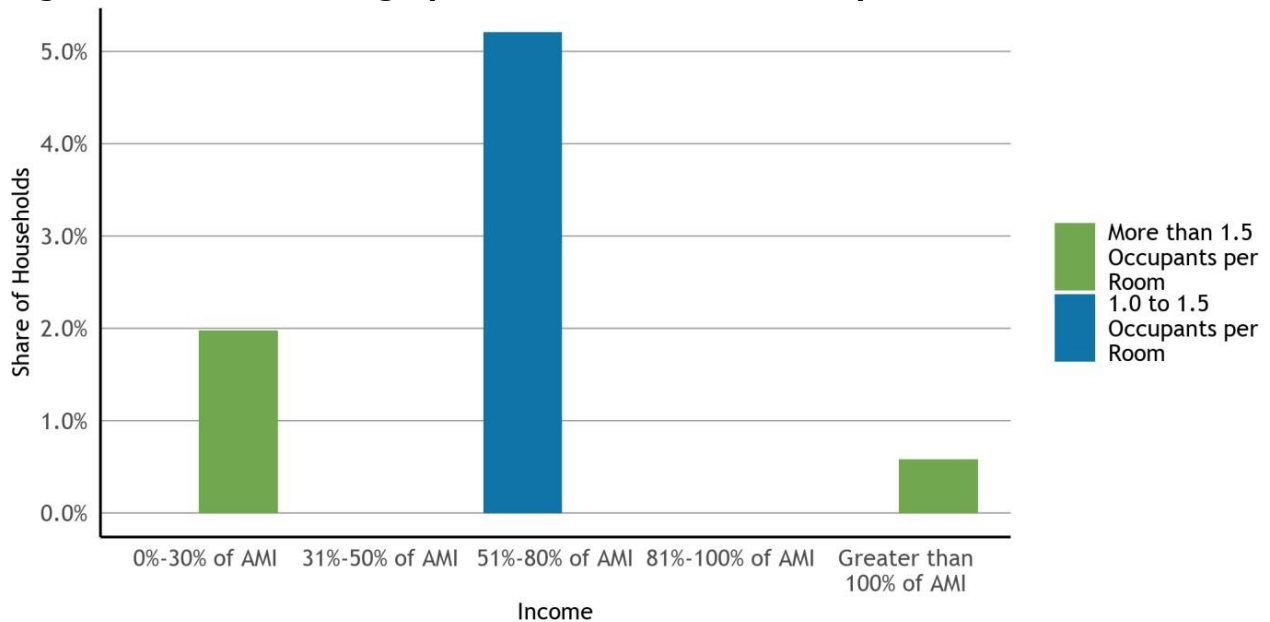
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.6% of households above 100% experience this level of overcrowding (see Figure 60).

Figure 60: Overcrowding by Income Level and Severity



Universe: Occupied housing units

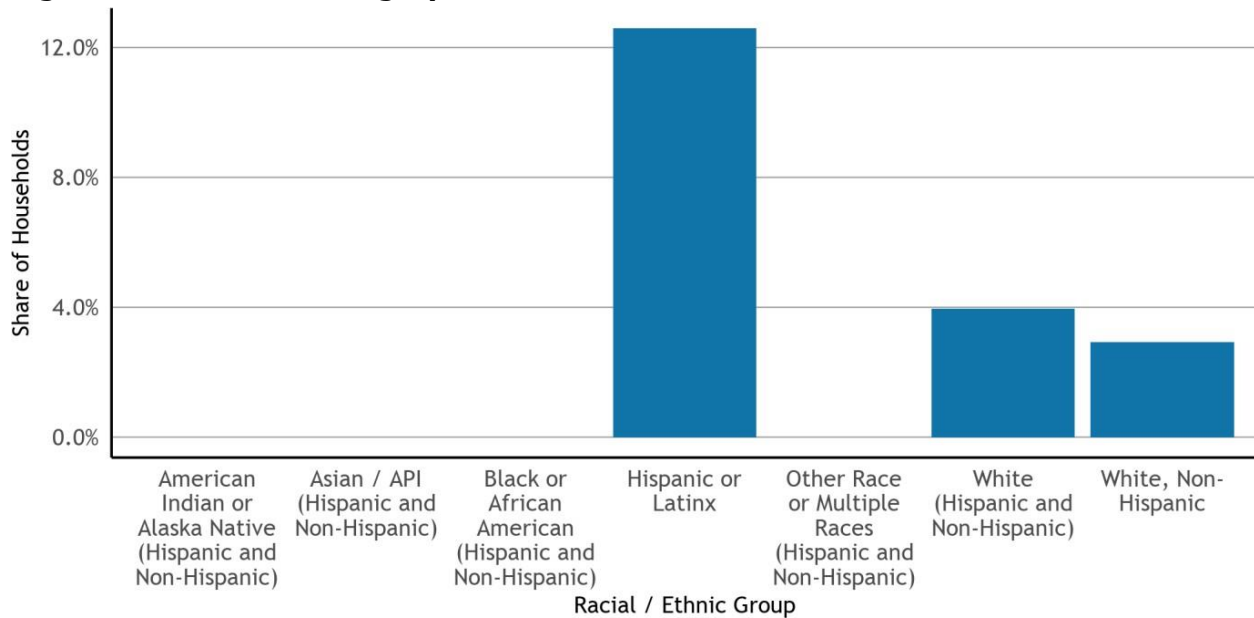
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Sebastopol, the racial group with the largest overcrowding rate is *Hispanic or Latinx* (see Figure 61).

Figure 61: Overcrowding by Race



Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non- Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

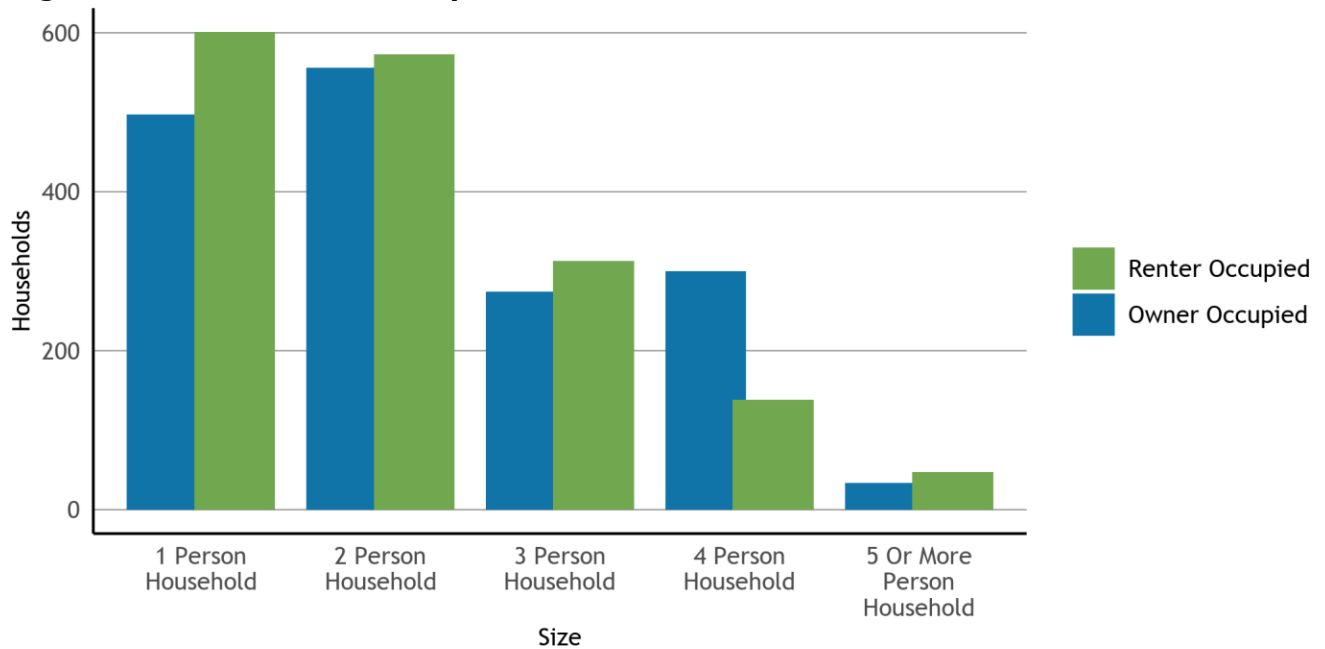
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 Special Housing Needs

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Sebastopol, for large households with 5 or more persons, most units (58.0%) are renter occupied (see Figure 62). In 2017, 0.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

Figure 62: Household Size by Tenure

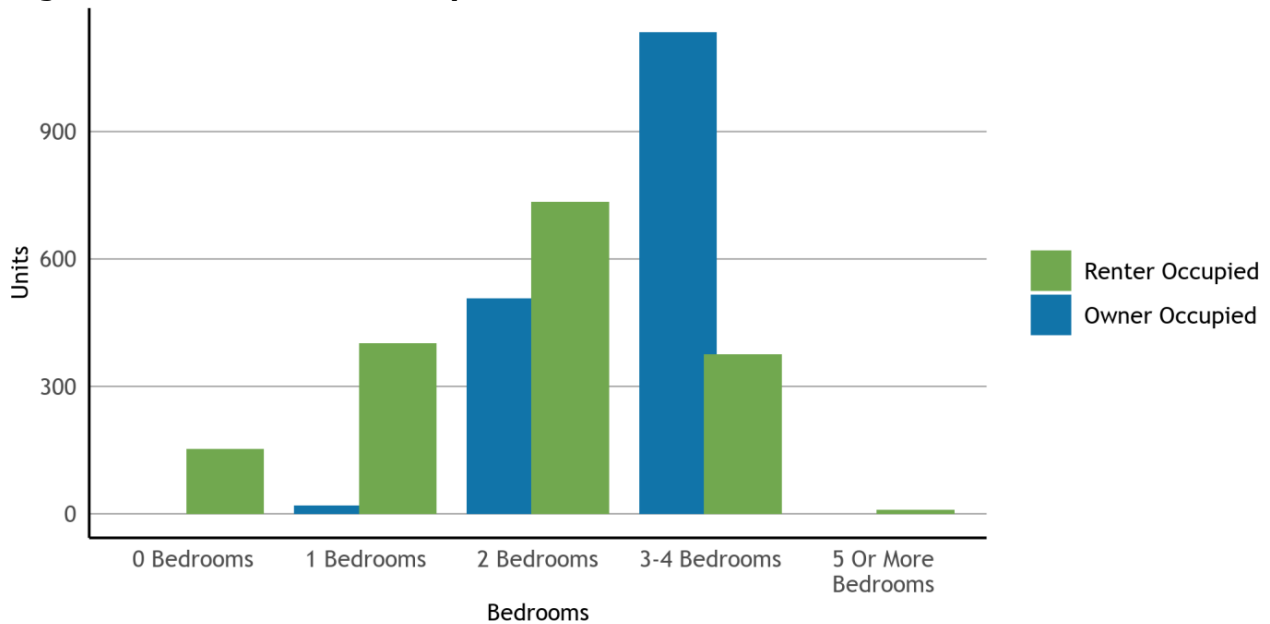


Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 1,518 units in Sebastopol. Among these large units with 3 or more bedrooms, 25.3% are owner-occupied and 74.7% are renter occupied (see Figure 63).

Figure 63: Household Size by Tenure



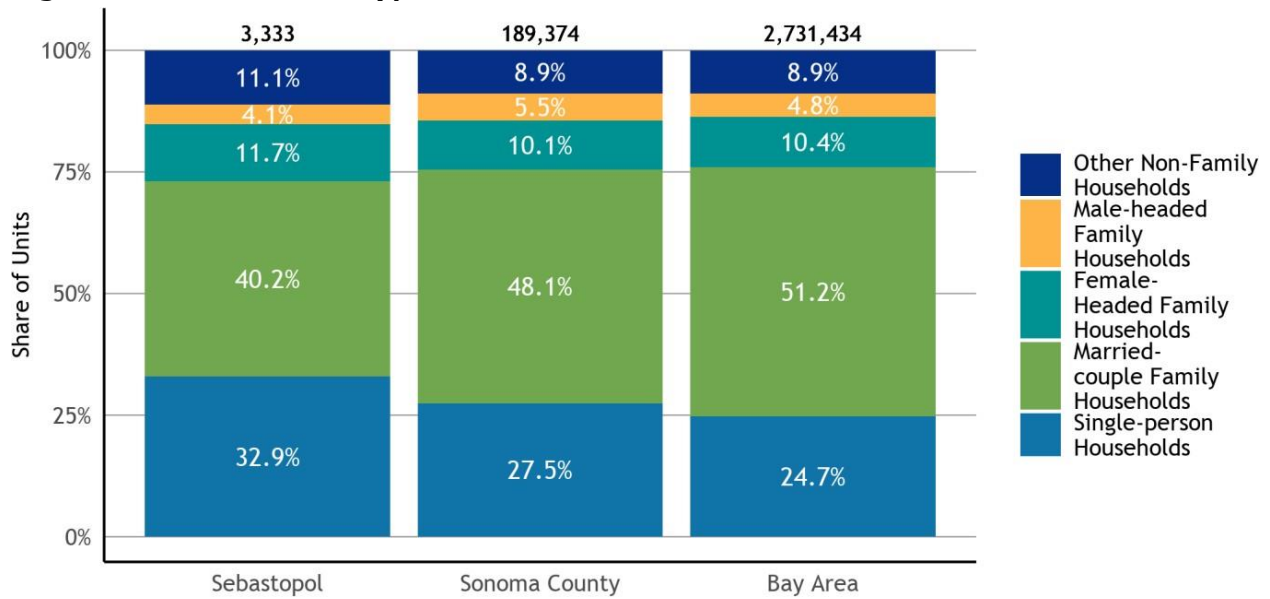
Universe: Housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.*

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Sebastopol, the largest proportion of households is *Married-couple Family Households* at 40.2% of total, while *Female-Headed Households* make up 11.7% of all households.

Figure 64: Household Type



Universe: Households

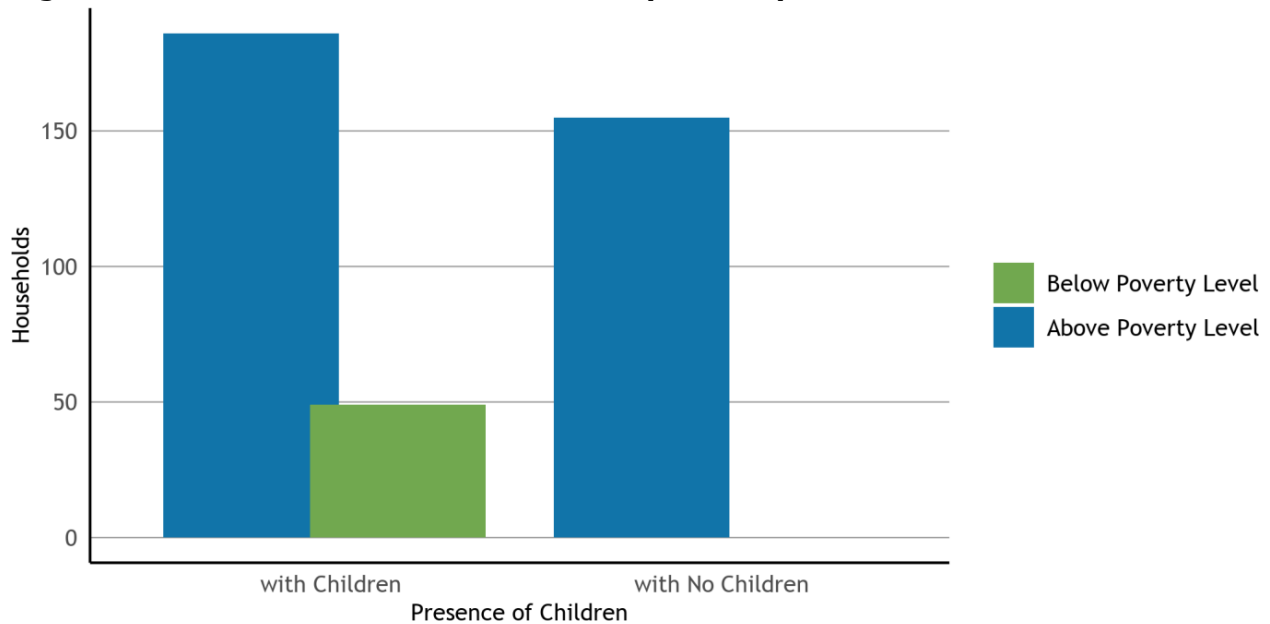
Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Sebastopol, 20.9% of female-headed households with children fall below the Federal Poverty Line, while 0.0% of female-headed households *without* children live in poverty (see Figure 65).

Figure 65: Female-Headed Households by Poverty Status



Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

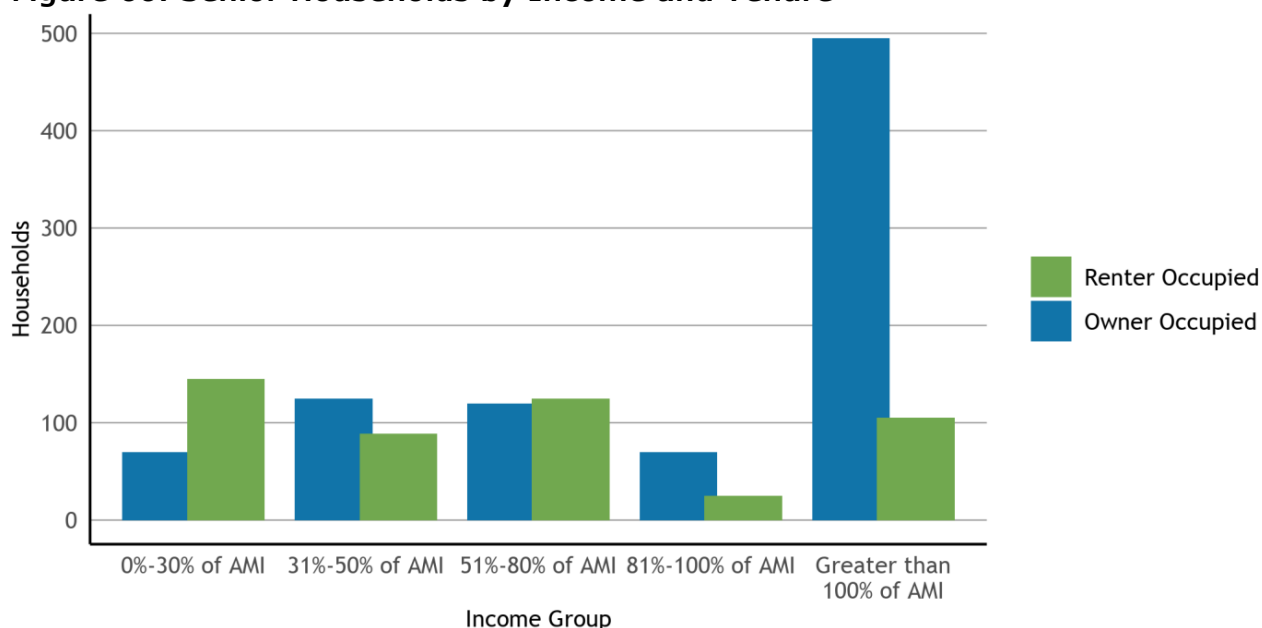
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.*

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 66).

Figure 66: Senior Households by Income and Tenure



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

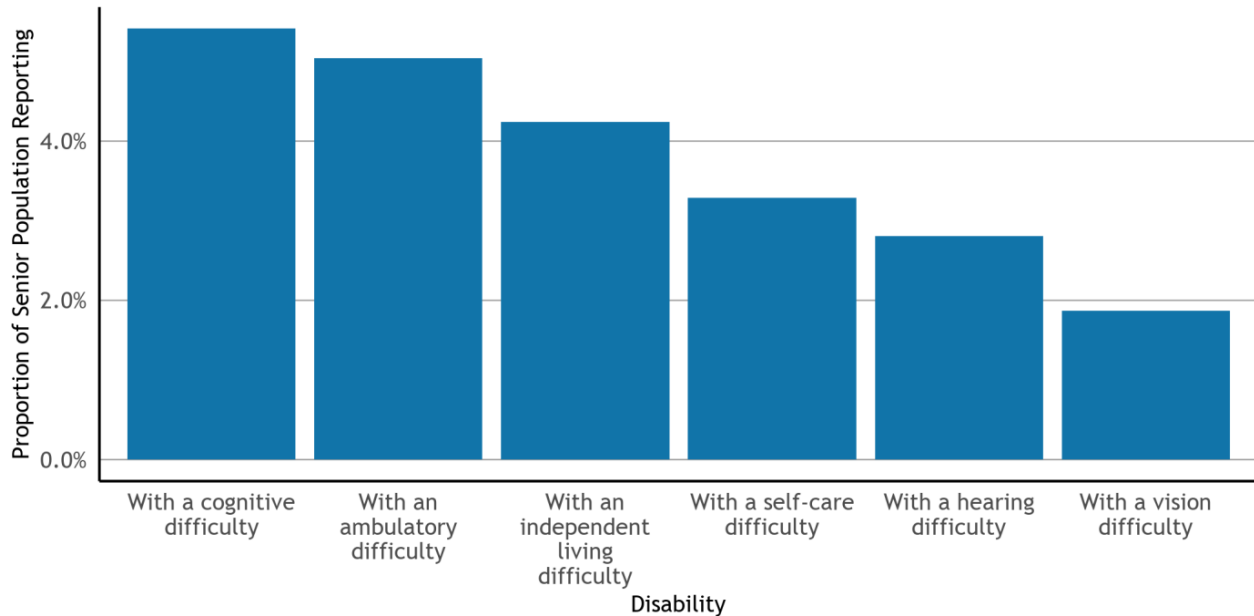
6.4 People *with* Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 67 shows

the rates at which different disabilities are present among residents of Sebastopol. Overall, 11.1% of people in Sebastopol have a disability of any kind.⁷⁷

Figure 67: Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs,

⁷⁷ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.⁷⁸

In Sebastopol, of the population with a developmental disability, children under the age of 18 make up 39.0%, while adults account for 61.0%.

Table 58: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	25
Age Under 18	16

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Sebastopol is the home of parent /family /guardian.

Table 59: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	31
Independent /Supported Living	5
Community Care Facility	4
Other	1
Foster /Family Home	1
Intermediate Care Facility	0

⁷⁸ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

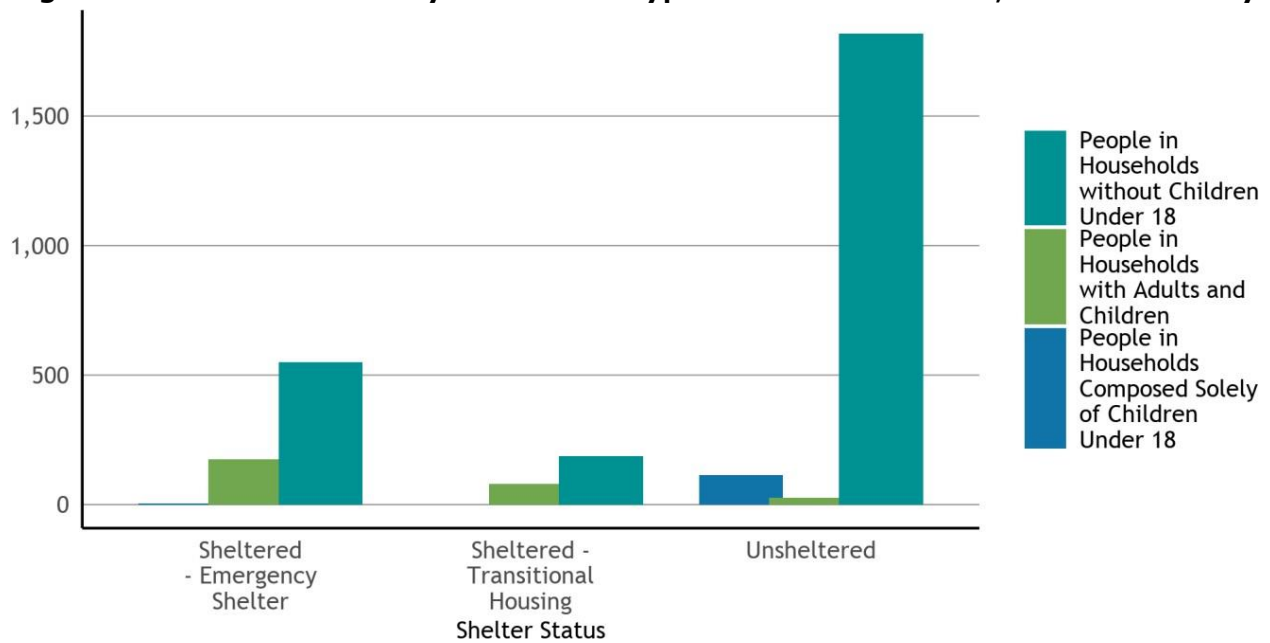
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 68).

Figure 68: Homelessness by Household Type and Shelter Status, Sonoma County



Universe: Population experiencing homelessness

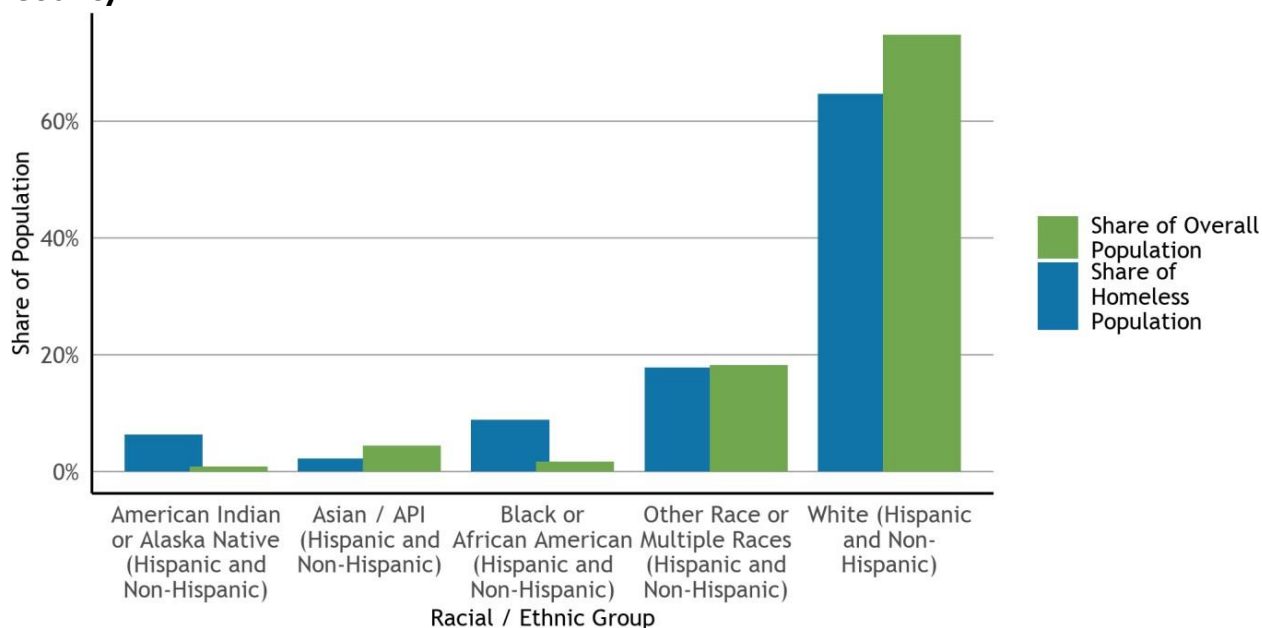
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 69).

Figure 69: Racial Group Share of General and Homeless Populations, Sonoma County



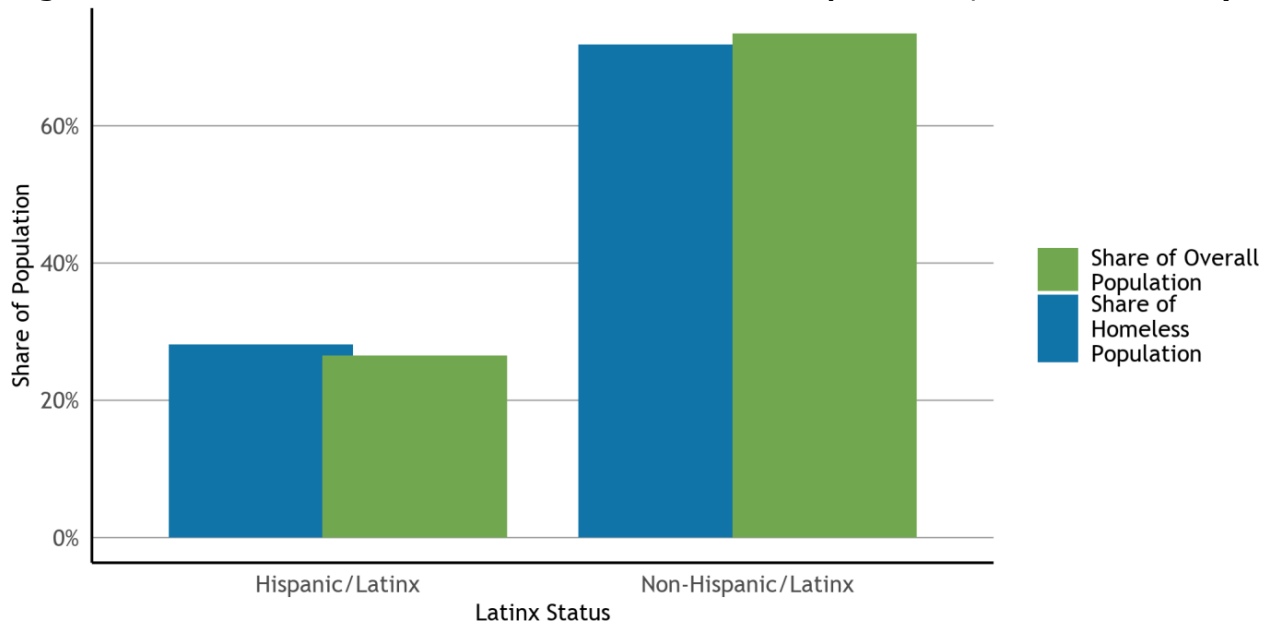
Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-02.

In Sonoma, Latinx residents represent 28.2% of the population experiencing homelessness, while Latinx residents comprise 26.5% of the general population (see Figure 70).

Figure 70: Latinx Share of General and Homeless Populations, Sonoma County



Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-03.

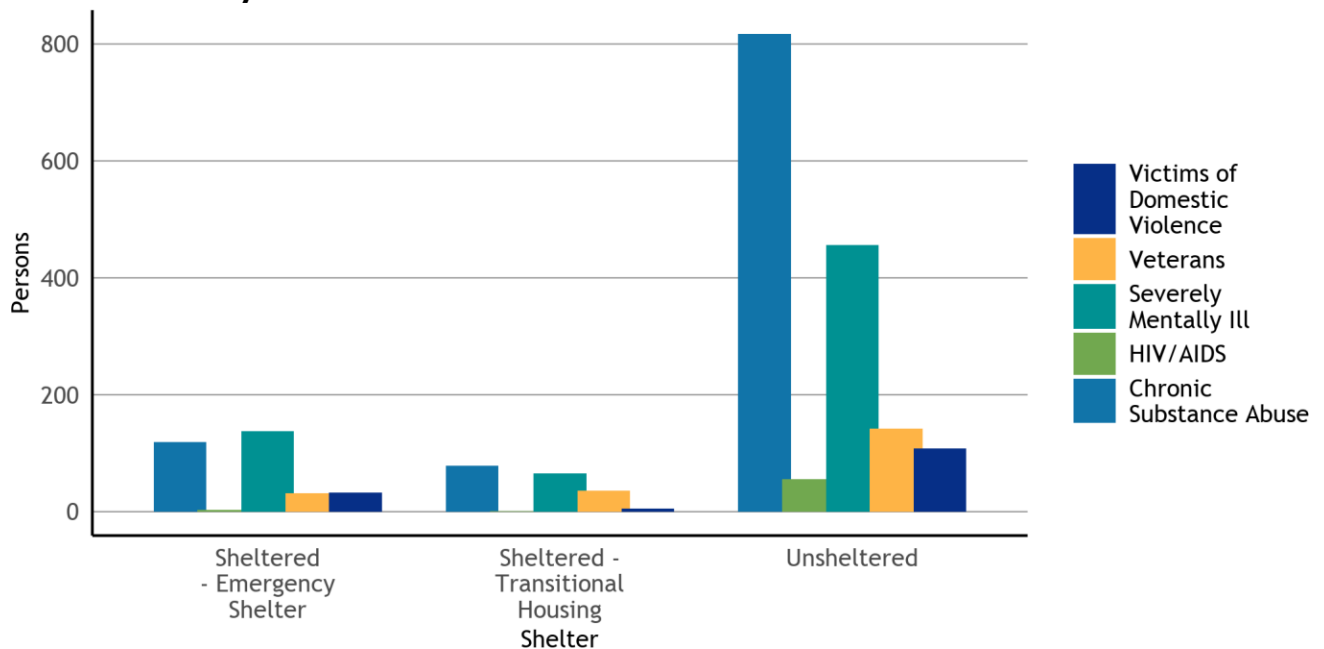
Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015

reporting this condition (see Figure 40). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development’s (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.⁷⁹

Figure 71: Characteristics for the Population Experiencing Homelessness, Sonoma County



Universe: Population experiencing homelessness

⁷⁹ For more information, see HCD’s Building Blocks webpage for People Experiencing Homelessness: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml>

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-04.

In Sebastopol, the student population experiencing homelessness totaled 13 during the 2019-20 school year and decreased by 7.1% since the 2016-17 school year. By comparison, Sonoma County has seen a 12.9% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Sebastopol experiencing homelessness in 2019 represents 2.2% of the Sonoma County total and 0.1% of the Bay Area total.

Table 60: Students in Local Public Schools Experiencing Homelessness

Academic Year	Sebastopol	Sonoma County	Bay Area
2016-17	14	690	14990
2017-18	15	1445	15142
2018-19	11	345	15427
2019-20	13	601	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Sebastopol, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

Table 61: Migrant Worker Student Population

Academic Year	Sebastopol	Sonoma County	Bay Area
2016-17	0	825	4630
2017-18	0	789	4607
2018-19	0	738	4075
2019-20	0	854	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

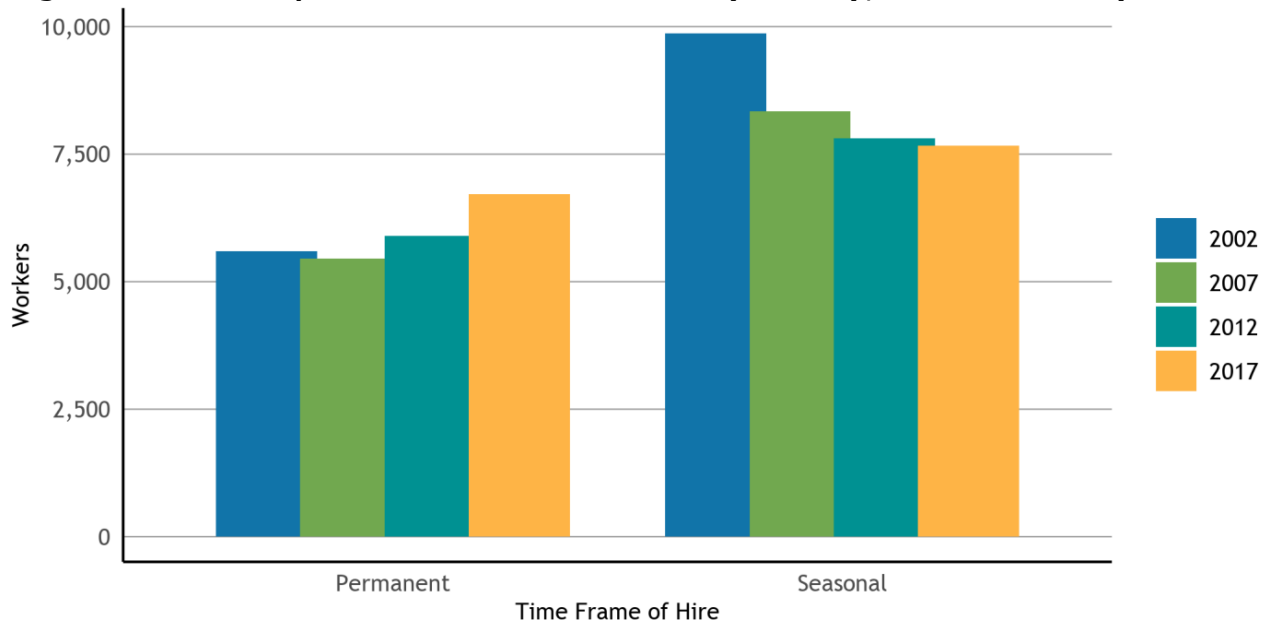
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure 72).

Figure 72: Farm Operations and Farm Labor by County, Sonoma County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

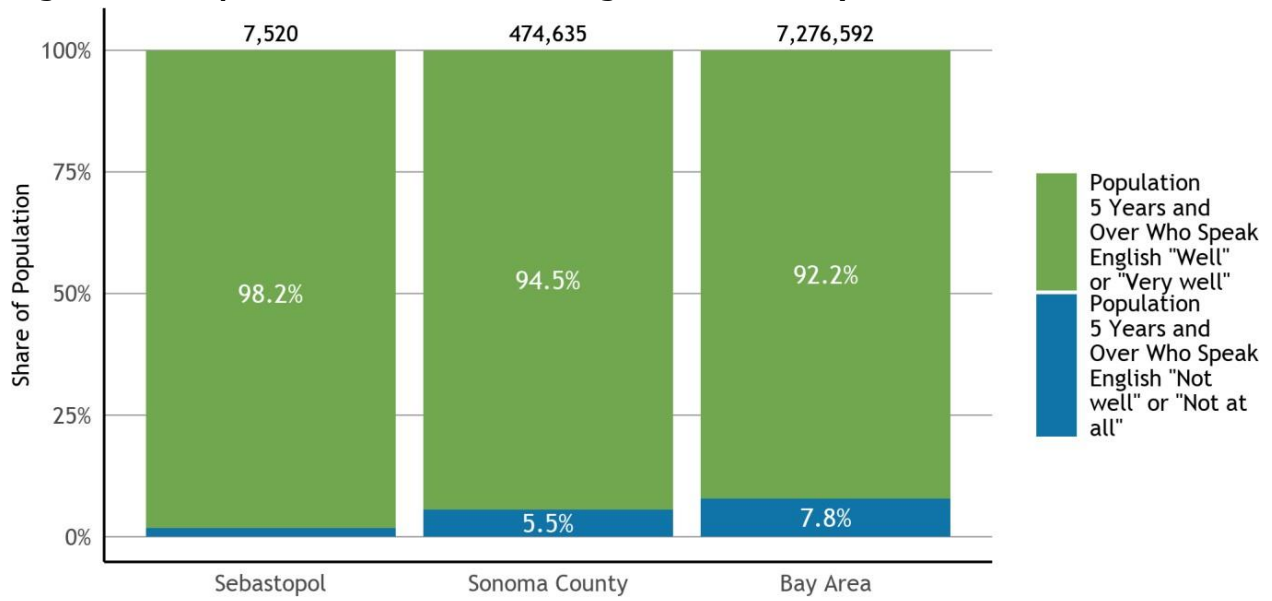
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Sebastopol, 1.8% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

Figure 73: Population with Limited English Proficiency



Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

APPENDIX D: FULL SITE INVENTORY DATA

Address	APN	Site	Gen Plan Des	Zone	Min upa	Max upa	Acres	Existing Use	Current Infrastructure	Ownership	Site Status	Used in Prev. Planning Cycles	Unit Capacity by Income Group			
													LI	MI	AMI	Total
911 Litchfield Ave 95472	004-134-016		MDR	R4	5.5	8.7	0.38	Vacant	Yes	Privately-Owned	Pending Project	No			1	1
773 1st St 95472	004-172-017		MDR	R3	2.6	5.4	0.42	Vacant	Yes	Privately-Owned	Pending Project	No			2	2
7716 Bodega Ave 95472	004-211-007	A	MDR	R7	12.1	25	3.59	Residential	Yes	Privately-Owned	Pending Project	Used in Two Consecutive Prior HEs	83		1	84
7760 Bodega Ave 95472	060-230-067	A	MDR	R7	12.1	25	1.36	Residential	Yes	Privately-Owned	Pending Project	No				
7095 Fellers Ln 95472	004-124-001		MDR	R4	5.5	8.7	0.19	Vacant	Yes	Privately-Owned	Pending Project	No			2	2
7950 Bodega Ave 95472	004-350-024		HDR	R7	12.1	25	0.39	Vacant	Yes	Privately-Owned	Pending Project	No			10	10
333 N Main St 95472	004-670-022		CC	CD		43.6	0.17	Vacant	Yes	Privately-Owned	Pending Project	No		4		4
7621 Healdsburg Ave 95472	004-291-019		HDR	R7	12.1	25	1.26	Residential	Yes	Privately-Owned	Pending Project	No		3	19	22
1009 – 1011 Gravenstein Hwy North 95472	060-261-026	B	OLI	OLM		21.8	2.97	Vacant	Yes	Privately-Owned	Pending Project	No		8	72	80
1009 – 1011 Gravenstein Hwy North 95472	060-261-028	B	OLI	OLM		21.8	2.94	Vacant	Yes	Privately-Owned	Pending Project	No				
7154 Fircrest Ave 95472	004-320-005		MDR	R4	5.5	8.7	1.11	Vacant	Yes	Privately-Owned	Available	No		4	4	8
940 Maytum Ave 95472	004-131-014		MDR	R4	5.5	8.7	0.9	Vacant	Yes	Privately-Owned	Available	No		3	3	6
Laguna Park Way 95472	004-041-093	C	HDR	R6	12.1	17.4	0.11	Vacant	Yes	Privately-Owned	Available	No		2	2	4
Laguna Park Way 95472	004-041-097	C	HDR	R6	12.1	17.4	0.27	Vacant	Yes	Privately-Owned	Available	No				
8086 Bodega Ave 95472	004-350-076		CO	CG		21.8	0.3	Vacant	Yes	Privately-Owned	Available	No			3	3
359 Johnson St 95472	004-041-094		HDR	R6	12.1	17.4	0.07	Vacant	Yes	Privately-Owned	Available	No			1	1
586 Harrison St 95472	004-312-027		MDR	R4	5.5	8.7	0.27	Vacant	Yes	Privately-Owned	Available	No			2	2

City Council Hearing Draft Housing Element
Appendix D: Full Site Inventory Data

January 3, 2023

7605 Washington Ave 95472	004-222-004		MDR	R4	5.5	8.7	0.03	Vacant	Yes	Privately-Owned	Available	No			1	1
400 West St 95472	004-251-012		HDR	R6	12.1	17.4	0.15	Vacant	Yes	Privately-Owned	Available	No			2	2
7860 Brookside Ave 95472	004-330-044		MDR	R4	5.5	8.7	0.3	Vacant	Yes	Privately-Owned	Available	No			2	2
1st St 95472	004-172-015		MDR	R3	2.6	5.4	0.43	Vacant	Yes	Privately-Owned	Available	No			2	2
723 Western Ave 95472	004-152-006		MDR	R4	5.5	8.7	0.09	Vacant	Yes	Privately-Owned	Available	No			1	1
485 Swain Ave 95472	004-181-014		MDR	R4	5.5	8.7	0.2	Vacant	Yes	Privately-Owned	Available	No			1	1
Springdale St 95472	004-272-052		MDR	R4	5.5	8.7	0.21	Vacant	Yes	Privately-Owned	Available	No			1	1
Springdale St 95472	004-272-054		MDR	R4	5.5	8.7	0.23	Vacant	Yes	Privately-Owned	Available	No			1	1
7850 Washington Ave 95472	004-272-055		MDR	R4	5.5	8.7	0.42	Vacant	Yes	Privately-Owned	Available	No			1	1
7776 Healdsburg Ave 95472	004-480-051		MDR	R4	5.5	8.7	0.11	Vacant	Yes	Privately-Owned	Available	No			1	1
530 Swain Woods Ter 95472	004-161-029		MDR	R4	5.5	8.7	0.23	Vacant	Yes	Privately-Owned	Available	No			1	1
561 Swain Woods Ter 95472	004-161-031		MDR	R4	5.5	8.7	0.25	Vacant	Yes	Privately-Owned	Available	No			1	1
7580 Washington Ave 95472	004-223-030		MDR	R4	5.5	8.7	0.17	Vacant	Yes	Privately-Owned	Available	No			1	1
7816 Brookside Ave 95472	004-281-021		MDR	R4	5.5	8.7	0.2	Vacant	Yes	Privately-Owned	Available	No			1	1
7801 Stefenoni Ct 95472	004-400-026		MDR	R4	5.5	8.7	0.19	Vacant	Yes	Privately-Owned	Available	No			1	1
7429 Giusti Ct 95472	004-660-031		MDR	R3	2.6	5.4	0.32	Vacant	Yes	Privately-Owned	Available	No			1	1
Robinson Rd 95472	004-410-021		LDR	R2	1.1	2.5	0.15	Vacant	Yes	Privately-Owned	Available	No			1	1
1209 Jean Dr 95472	004-470-042		LDR	R2	1.1	2.5	0.48	Vacant	Yes	Privately-Owned	Available	No			1	1
1213 Jean Dr 95472	004-470-043		LDR	R2	1.1	2.5	0.32	Vacant	Yes	Privately-Owned	Available	No			1	1
1208 Enos Ave 95472	004-470-048		LDR	R2	1.1	2.5	0.4	Vacant	Yes	Privately-Owned	Available	No			1	1
7605 Bodega Ave 95472	004-213-007		HDR	R6	12.1	17.4	1.2	SFD	Yes	Privately-Owned	Available	No	8	7	15	
496 Vine Ave 95472	004-182-010		MDR	R4	5.5	8.7	0.49	SFD	Yes	Privately-Owned	Available	No	1	2	3	

City Council Hearing Draft Housing Element
 Appendix D: Full Site Inventory Data

January 3, 2023

7765 Healdsburg Ave 95472	004-281-035		CO	CO		15	0.95	Office Building	Yes	Privately-Owned	Available	No		5	6	11
7765 Bodega Ave 95472	004-400-013		CO	CO		15	0.41	Office Building	Yes	Privately-Owned	Available	No		2	3	5
845 Gravenstein Hwy N 95472	060-261-030		CO	CG		21.8	0.85	Temporary RV Safe Parking Village	Yes	Privately-Owned	Available	No	18			18

APPENDIX E: GMO COMPLIANCE WITH SB 330



City of Sebastopol Planning Department

Date: November 17, 2022
To: 4LEAF, City Attorney Larry McLaughlin
From: Kari Svanstrom, Planning Director Subject:
GMO Compliance with SB330

Gov Code 66330 Section 13, CHAPTER 12. Housing Crisis Act of 2019

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(B) (i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void. Imposing or enforcing design

standards established on or after January 1, 2020, that are not objective design standards.

- (C) Except as provided in subparagraph (E), establishing or implementing any provision that:
- (i) Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city, as applicable.
 - (ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.
 - (iii) Limits the population of the affected county or affected city, as applicable.

(D) Notwithstanding subparagraph (D), an affected county or affected city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, "predominantly agricultural county" means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

- (i) Has more than 550,000 acres of agricultural land.
- (ii) At least one-half of the county area is agricultural land.

City of Sebastopol's GMO documentation:

- 1) History of Ordinance meets requirements of SB330 exemption (E) for adoption prior to 1/1/2005

First approved by voters/enacted Ordinance 910 Adopted in 1994.

Last renewed by voters/updated in April 2017, after the Fifth Cycle Housing element adoption and the 2016 General Plan Update Date, which modified the GMO as follows to better serve the City's focus on sustainable growth, infill development, and encouraging Affordable and Special Needs housing:

- Increased the allocation from 35 units to 50 units per year (with 'carryover provisions' for 3 years for unused allocations) to match the City's General Plan Buildout to 2035.
 - Exempted the following units from the unit cap:
 - 1. Affordable housing units.
 - 2. Accessory dwelling units.
 - 3. Replacement residential structures.
 - 4. Single-family homes on an existing lot of record as of November 1994.
 - 5. Homeless shelters, single room occupancy residences, and community care or health care facilities.
 - 6. Residential units in the Central Core (downtown core zoning district)
 - Units in senior housing and single room occupancy projects, and units of less than 500 square feet shall count as one-half of a dwelling unit. Community care or health care facilities and homeless shelters shall be counted as zero dwelling units.
- 2) Sebastopol is located within Sonoma County, which meetings Section (E) (i) and (ii) as a predominantly Agricultural County, in that the most recent California Farmland Conversion Report produced by the Department of Conservation (2014-16 report):
- a. Sonoma County has 577,735 acres of agricultural land
 - b. The total size of Sonoma County is 1,026,085 acres, so the agricultural acreage is 56.3%