


Agenda Report Reviewed by:
 City Manager: 

**CITY OF SEBASTOPOL
 CITY COUNCIL
 AGENDA ITEM**

Meeting Date: August 2, 2022
To: Honorable Mayor and City Councilmembers
From: Kari Svanstrom, Planning Director
Subject: Presentation on the Draft Housing Element
Recommendation: Receive presentation, provide any direction to staff
Funding: Currently Budgeted: Yes No N/A
 Net General Fund Cost: \$

Account Code/Costs authorized in City Approved Budget (if applicable) AK (verified by Administrative Services Department)

INTRODUCTION/PURPOSE:

Receive a presentation and provide comments on the Draft Housing Element, which was released and made available for public review on July 21, 2022 and will remain available for public comment until August 22, 2022.

BACKGROUND:

All cities in the State of California are required to maintain a General Plan and Housing Element, which is one of the required chapters of the General Plan. Unlike other components of the General Plan, which can be adopted within a flexible time frame (and generally occur every 15-20 years), Housing Elements are required to be updated 8 years (or, if a city is non-compliant with state requirements, every 4 years). The City of Sebastopol is eligible for the 8-year cycle. The City’s next housing element is required to be adopted by January 1, 2023 and will cover the years 2023-2031.

DISCUSSION:

The City of Sebastopol kicked-off its Housing Element update process at a special joint City Council – Planning Commission meeting on September 28, 2021. Housing strategies were presented to the Commission on December 14, 2021, and to the Council on March 7, 2022. Input from these meetings, as well as other analysis and technical information, has been incorporated into the public Draft Housing Element. Public participation in the preparation of the 2023 Draft Housing Element is outlined on pages 8 and 9 of the draft document.

The Draft Housing Element consists of four distinct Sections.

- Section 1 provides a summary housing needs, and fair housing issues, and a review of the effectiveness of the 2022 Housing Element including the City’s progress in its implementation.
- Section 2 provides the City’s Housing Strategy, which is comprised of the Goals, Policies, and Programs that it intends to implement over the next 8-year planning cycle. The City’s Quantified Objectives are also included in Section 2.
- Section 3 presents a detailed Housing Sites Inventory, including development capacity assumptions used and an analysis of recent development in the City.
- Section 4, the Technical Background Report, provides most of the statutorily required data and analysis including an assessment of housing needs & programs, an analysis of constraints to the provision of housing, a discussion of special needs populations, and an Assessment of Fair Housing (AFH). This section

also contains appendices, including pre-certified housing and demographic data provided by the Association of Bay Area Governments (ABAG).

GOALS:

This action supports the following City Council Goals and General Plan Actions:

Goal 5 - Provide Open and Responsive Municipal Government Leadership (by providing opportunities for public comment on the draft document)

Goal 7 - Provide and Develop a Plan for the Future for the City of Sebastopol with the Implementation of the new General Plan (by updating the Housing Element of the General Plan)

Goal 9 - Enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distribution of this staff report such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the “Public Comment” portion of the City Council discussion of this item.

No public comments have been received as of the writing of this staff report. The Draft Housing Element was released and made available for public review on July 21, 2022 and will remain available for public comment until August 22, after which staff and consultants are required to spend a minimum of two weeks incorporating public comments, as appropriate, into the Draft Housing Element. At that point the Draft will be submitted to the State Department of Housing and Community Development (HCD) to begin their 90 days review, during which public comments will be accepted by HCD. The Planning Commission and the City Council may not hold public hearings to consider the Housing Element until after the State HCD has reviewed it and provided comments.

One important new component of Housing Elements is the Assessment of Fair Housing, or AFH. The AFH for Sebastopol is contained within the Technical Background Report and is summarized within Section 1 of the Draft Housing Element. It is important for the AFH to be reviewed by individuals and organizations who have local knowledge of fair housing issues. Staff and consultant request the Commission’s assistance in ensuring that the AFH is broadly distributed for review and recommended additions or edits.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

FISCAL IMPACT:

There are no direct fiscal impacts associated with the presentation of the draft Housing Element. Policies that have potential fiscal impacts were discussed at the last Council meeting, and have been integrated in accordance with that input into the draft Housing Element.

RECOMMENDATION:

Receive report and public comment, and provide input to staff.

Attachments:

Draft Housing Element (Section 1-3)

Technical Background Report (Section 4)

City of Sebastopol Housing Element

Public Review Draft
July 21, 2022

TABLE OF CONTENTS

Section I: Introduction & Summary	1
1.1 INTRODUCTION	1
1.2 DEFINITION AND PURPOSE.....	1
1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN.....	1
1.4 PUBLIC PARTICIPATION.....	2
1.5 ORGANIZATION OF THE HOUSING ELEMENT.....	3
1.6 DEFINITION OF TERMS	4
1.7 DATA SOURCES	5
1.8 COMMUNITY PROFILE.....	8
1.9 HOUSING NEEDS AND DEMOGRAPHICS	9
1.9.1 Population Characteristics and Trends	9
Age Composition.....	10
Race and Ethnicity.....	10
1.9.2 Household Incomes and Housing Affordability.....	11
1.9.3 Special Needs Populations	13
Homeless.....	13
Disabled	14
Elderly.....	15
Female-headed Households	16
Farmworkers.....	17
1.10 CHARACTERISTICS OF HOUSING STOCK.....	17
Type.....	17
Tenure.....	18
Age and Condition	19
Vacancy	19
Home Prices and Rents.....	20
Preservation of Assisted Units at Risk of Conversion	21
1.11 SUMMARY OF CONSTRAINTS	21
1.12 SUMMARY OF FAIR HOUSING ASSESSMENT	23
1.13 REGIONAL HOUSING NEEDS ALLOCATION	25
1.14 REVIEW OF 2015 HOUSING ELEMENT.....	26
Progress Implementing Programs.....	27
Progress in Achieving RHNA and Quantified Objectives	27
Lessons Learned	27
1.15 Program Changes in 2023 Housing Element.....	29
Section II: Housing Strategy	46
2.1 HOUSING GOALS AND POLICIES.....	47
Goal A: Facilitate the Development of Housing.....	47
Goal B: Remove Governmental Constraints	47

Goal C: Housing Conservation 48

Goal D: Fair Housing..... 49

2.2 HOUSING ACTION PLAN..... 50

2.3 QUANTIFIED OBJECTIVES 65

SECTION III: HOUSING SITES 67

3.1 CONTEXT 67

3.2 RHNA CREDITS 68

 3.2.1 Accessory Dwelling Units 68

 3.2.2 Planned, Approved, and Pending Projects..... 69

3.3 HOUSING OPPORTUNITY SITES 74

 3.3.1 Vacant Sites 75

 3.3.2 Nonvacant Sites..... 79

 3.3.3 Lower-Income Suitability Analysis 81

3.4 DEVELOPMENT TRENDS AND Realistic Capacity Analysis 81

 3.4.1 Development Trends 82

 3.4.2 Developer Input..... 83

 3.4.3 Likelihood of Non-Residential Uses..... 86

3.5 SUMMARY OF RHNA STRATEGY..... 86

 3.5.1 RHNA Surplus Table 86

 3.5.2 Map of Sites 87

3.6 PROGRAMS TO ENSURE ADEQUATE SITES/MEET RHNA 87

3.7 FAIR HOUSING CONSIDERATIONS 88

 3.7.1 Relationship of Sites to Fair Housing Analysis 88

 3.7.2 Improved and Exacerbated Conditions..... 93

3.8 INFRASTRUCTURE CONSIDERATIONS..... 93

 3.8.1 Water 94

 3.8.2 Sewer 94

 3.8.3 Other Utilities..... 94

3.9 ENVIRONMENTAL CONSIDERATIONS 94

 3.9.1 Seismic Hazards 94

 3.9.2 Flood Hazards 94

 3.9.3 Fire Hazards 95

Conclusion..... 96

TABLES

Table 1: Income Limits for 2022 for Sonoma County 12

Table 2: Cost Burden by Income Level..... 13

Table 3: Cost Burden by Tenure 13

Table 4: Female-Headed Households by Poverty Level..... 16

Table 5: Housing Tenure by Housing Type..... 18

Table 6: Sebastopol’s Regional Housing Needs Assessment (RHNA) Allocation..... 25

Table 7: Regional Housing Need Allocation for Sebastopol 26

Table 8: Progress in Achieving 2015 Quantified Objectives by Income Group 27

Table 9: 2015-2023 Housing Element Program Implementation Status 29

Table 10: Quantified Objectives 66

Table 11: Non-Unit Quantified Objectives 66

Table 12: Sebastopol’s Regional Housing Need Allocation (RHNA) 67

Table 13: Sebastopol RHNA Credits 68

Table 14: ADUs Permitted by Year in Sebastopol 69

Table 15: Assumed Affordability for 6th Cycle ADUs 69

Table 16: Planned, Approved, and Pending Projects for RHNA Credit..... 70

Table 17: RHNA and Capacity of Housing Opportunity Sites..... 75

Table 18: Vacant Housing Opportunity Site Information..... 75

Table 19: Examples of Local Deed-Restricted Affordable Development 82

Table 20: Examples of Recent and Pending Residential Development 82

Table 21: Developer Panel Site Feedback 83

FIGURES

Figure 1: Location of Sebastopol within Sonoma County 8

Figure 2: Populations of Sebastopol and Sonoma County over Time..... 9

Figure 3: Population by Age over Time..... 10

Figure 4: Race and Ethnicity of Population by Region 11

Figure 5: Households by Household Income Level..... 12

Figure 6: Disability by Type in Sebastopol 15

Figure 7: Senior Households by Income and Tenure..... 16

Figure 8: Housing Tenure by Household Type 17

Figure 9: Household Type Trends..... 18

Figure 10: Household Units by Year Structure Built 19

Figure 11: Vacant Units by Type 20

Figure 12: Zillow Home Value Index 2000-2020 20

Figure 13: Sebastopol Average Rental Listing Price, 2015-2021 21

Figure 14: Planned, Approved, and Pending Projects for RHNA Credit..... 70

Figure 15: Rendering of Woodmark Apartments 72

Figure 16: Rendering of Huntley Square Townhomes..... 73

Figure 17: Rendering of Habitat for Humanity Townhomes 74

Figure 18: Housing Opportunity Sites for RHNA 75

Figure 19: Barlow Crossings Townhomes..... 83

Figure 20: Housing Sites 87

Figure 21: Housing Sites and Percent Nonwhite Population..... 89

Figure 22: Housing Sites and Population with a Disability..... 90

Figure 23: Housing Sites and LMI Population 90
Figure 24: Housing Sites and Urban Displacement Typology 91
Figure 26: Site Distribution by 2022 HCD/TCAC Resource Level 92
Figure 27: Unit Distribution by 2022 HCD/TCAC Resource Level 92
Figure 28: Housing Sites and 2022 HCD/TCAC Resource Level 93

Section I: Introduction & Summary

1.1 INTRODUCTION

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

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

1.2 DEFINITION AND PURPOSE

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

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

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

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

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

regional housing need for lower-income households (Government Code Section 65589.7).

1.4 PUBLIC PARTICIPATION

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

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

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

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

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

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

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

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

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

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

Surveys were conducted for the public and stakeholders to participate:

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

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

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

A detailed accounting of community outreach efforts and their incorporation into the Housing Element are included in Appendix A and Appendix B of the Housing Element.

1.5 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized into four main sections:

- **Section 1** introduces the overall Housing Element update effort, a summary of housing needs and constraints, a Fair Housing summary, and a review of the effectiveness of the 2022 Housing Element and the City's progress in its implementation.
- **Section 2** sets forth the City's Housing Strategy, which is comprised of the Goals, Policies, and Programs that it intends to implement over the next 8-

year planning cycle. The City's Quantified Objectives are also included in Section 2.

- **Section 3** presents a detailed Housing Sites Inventory, including development capacity assumptions used and an analysis of recent development in the City, and compares this inventory to the City's projected housing needs.
- **Section 4, the Technical Background Report**, provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental, governmental, and environmental constraints to affordable housing provision, a discussion of special needs populations, and an assessment of fair housing. This section also contains 4 appendices that include detailed information on public engagement and community input and pre-certified housing and demographic data provided by the Association of Bay Area Governments (ABAG)

1.6 DEFINITION OF TERMS

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

- **Above Moderate-Income Households** – Households earning over 120 percent of the County AMI, adjusted for household size.
- **Affordable Housing** – Housing which costs no more than 30 percent of a low-, very low-, or extremely low-income household's gross monthly income. For rental housing, the residents may pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.
- **Area Median Income (AMI)** – The income figure representing the middle point of County household incomes, adjusted for household size. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2022, the AMI for a four-person household in County of Sonoma was \$112,800.
- **Extremely Low-Income Households (ELI)** – households earning not more than 30 percent of the County AMI, adjusted for household size.
- **Federal Poverty Threshold** – issued by the Census Bureau and varies by family size, number of children, elderly. There is no geographic variation. For 2021, the poverty threshold for a single person under age 65 was 14,097, for a three-family unit with two children, it was \$21,831. (Note: this differs from the Federal Poverty *Guidelines* issued by Health & Human Services).
- **Low-income Households** – households earning between 51 and 80 percent of the County AMI, adjusted for household size.

- **Missing-Middle Housing** – a range of house-scale buildings with multiple units compatible in scale and form with detached single-family homes¹.
- **Moderate-income Households** – households earning 81 to 120 percent of the County AMI, adjusted for household size.
- **Low Barrier Navigation Center** - a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing.
- **Plexes** – a single structure that contains more than one dwelling unit. The units share common walls, and each typically has an outside entrance. Examples include duplex, triplex, quadruplex, etc.
- **Supportive Housing** - permanent housing that is paired with comprehensive services and case management
- **Very Low-Income Households (VLI)** – Households earning between 31 and 50 percent of the County AMI, adjusted for household size.

1.7 DATA SOURCES

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

- U.S. Census Bureau, Decennial Census; 2010, 2019, 2020
- U.S. Census Bureau, American Community Survey 5-Year Data, 2015-2019
- U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
- U.S. Department of Agriculture, Census of Farmworkers; 2002, 2007, 2012, 2017
- U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 first-quarter industry employment
- U.S. Department of Housing and Urban Development (HUD), Consolidated Housing Affordability Strategy (CHAS), 2013-2017 release
- U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

¹ (Source: MissingMiddleHousing.com).

- U.S. Department of Housing and Urban Development, Section 202/811 Supportive Housing Programs, 2010 Program Fact Sheet
- U.S. House of Representatives, US Code Low-Income Housing Preservation and Resident Homeownership, accessed January 1, 2022
- U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
- California Tax Credit Allocation Committee, Opportunity Area Index, 2020
- California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022
- California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
- California Department of Housing and Community Development, 5th Cycle Annual Progress Report Permit Summary, 2020
- California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, (2020)
- California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020
- Association of Bay Area Governments, 2021
- UC Berkeley, Urban Displacement Project
- County of Sonoma, Sonoma County Affordable Housing Inventory, 2022
- County of Sonoma, Homeless Census Comprehensive Report, 2020
- County of Sonoma, Sonoma County Housing Authority Programs, 2022
- County of Sonoma, Income and Rent Limits, 2022
- County of Sonoma, Sebastopol City Profile and Projection Report, 2019
- County of Sonoma, Grand Jury Report, 2022
- City of Sebastopol, Local Hazard Mitigation Plan, 2021
- City of Sebastopol, Pay Rates & Ranges, 2021
- City of Sebastopol, Municipal Code, 2022
- City of Sebastopol, Master Planning Fee Schedule, 2020
- City of Sebastopol, Affordable Housing Complexes by Household Type, 2021
- City of Sebastopol, Development Impact Fee Program, 2021
- De Novo Planning Group, Sebastopol General Plan Update Existing Conditions Report, 2014
- De Novo Planning Group, Final Environmental Impact Report for the Sebastopol 2016 General Plan Update, 2016

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

1.8 COMMUNITY PROFILE

Figure 1: Location of Sebastopol within Sonoma County



Source: County of Sonoma

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

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

Sebastopol strives to keep its small-town charm, unique character, and strong sense of community. The city is a member of Cittaslow which translates to “slow town,” an international nonprofit membership organization and movement employed by small cities to preserve the identity of their cultural values. For example, the Formula Business Ordinance, established in 2018, prohibits formula businesses, defined as those with 25 or more establishments, in the downtown area. Sebastopol’s downtown businesses are primarily locally owned and provide a unique shopping experience.

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

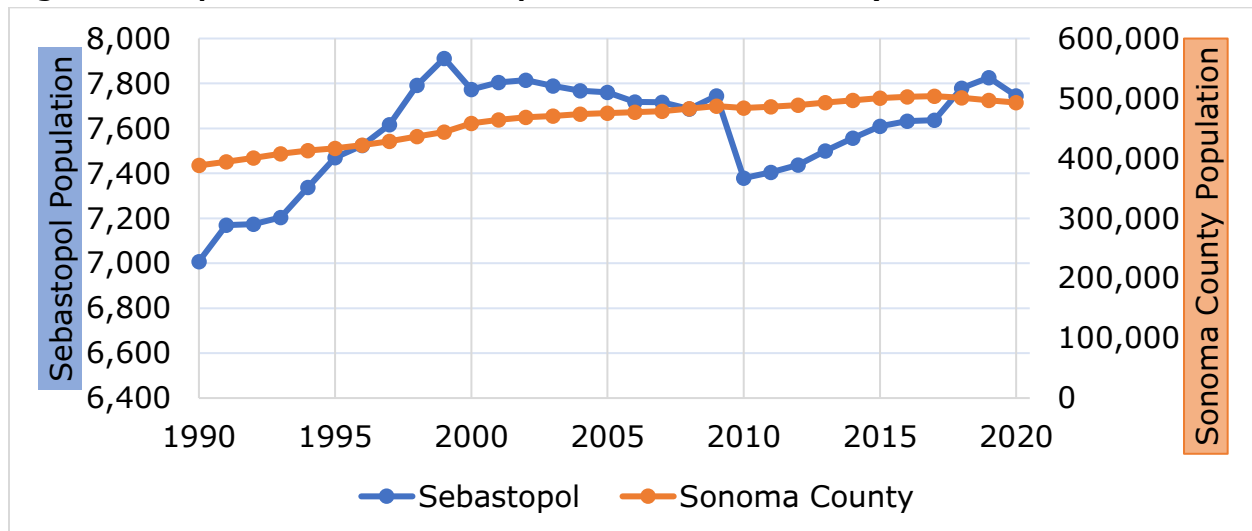
1.9 HOUSING NEEDS AND DEMOGRAPHICS

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

1.9.1 Population Characteristics and Trends

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

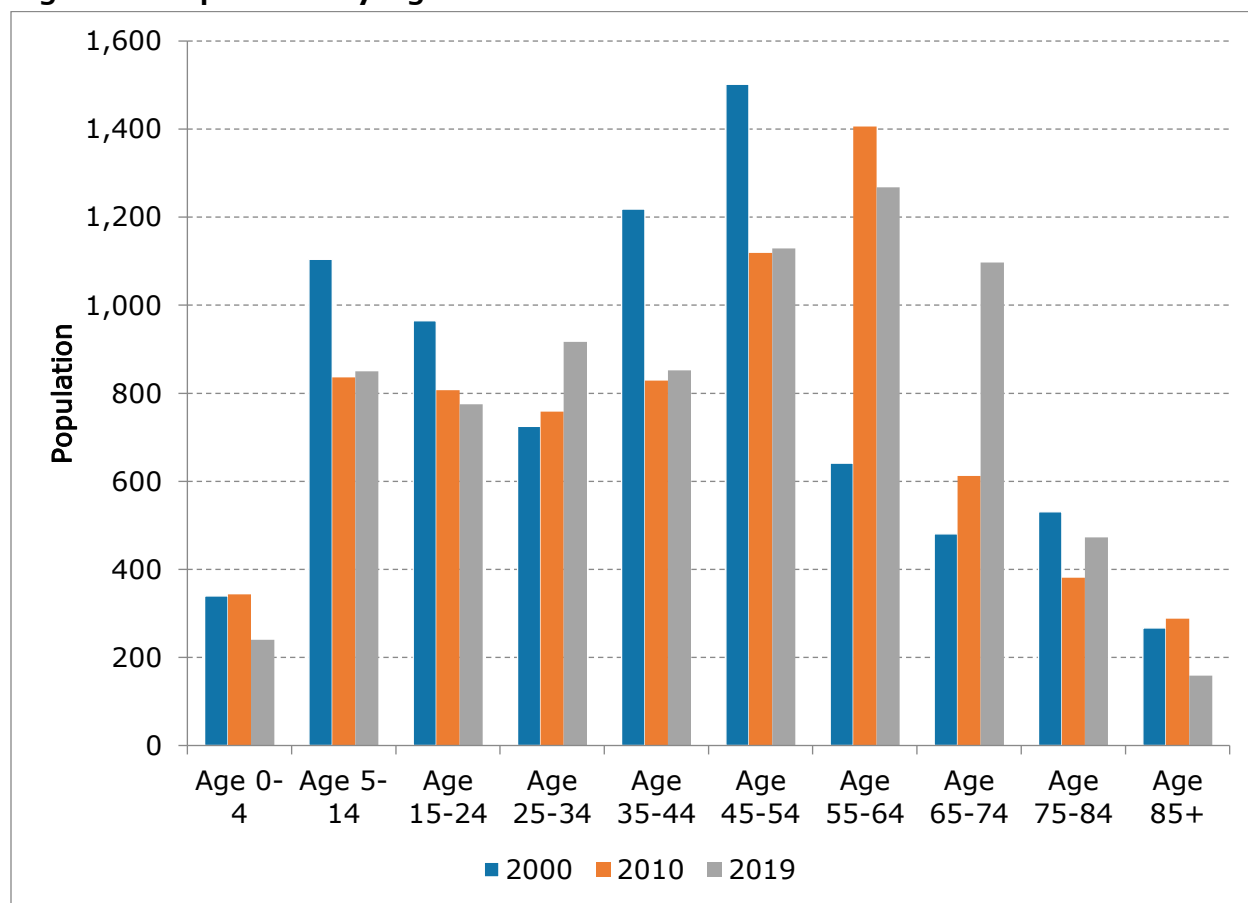
Figure 2: Populations of Sebastopol and Sonoma County over Time



Age Composition

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

Figure 3: Population by Age over Time

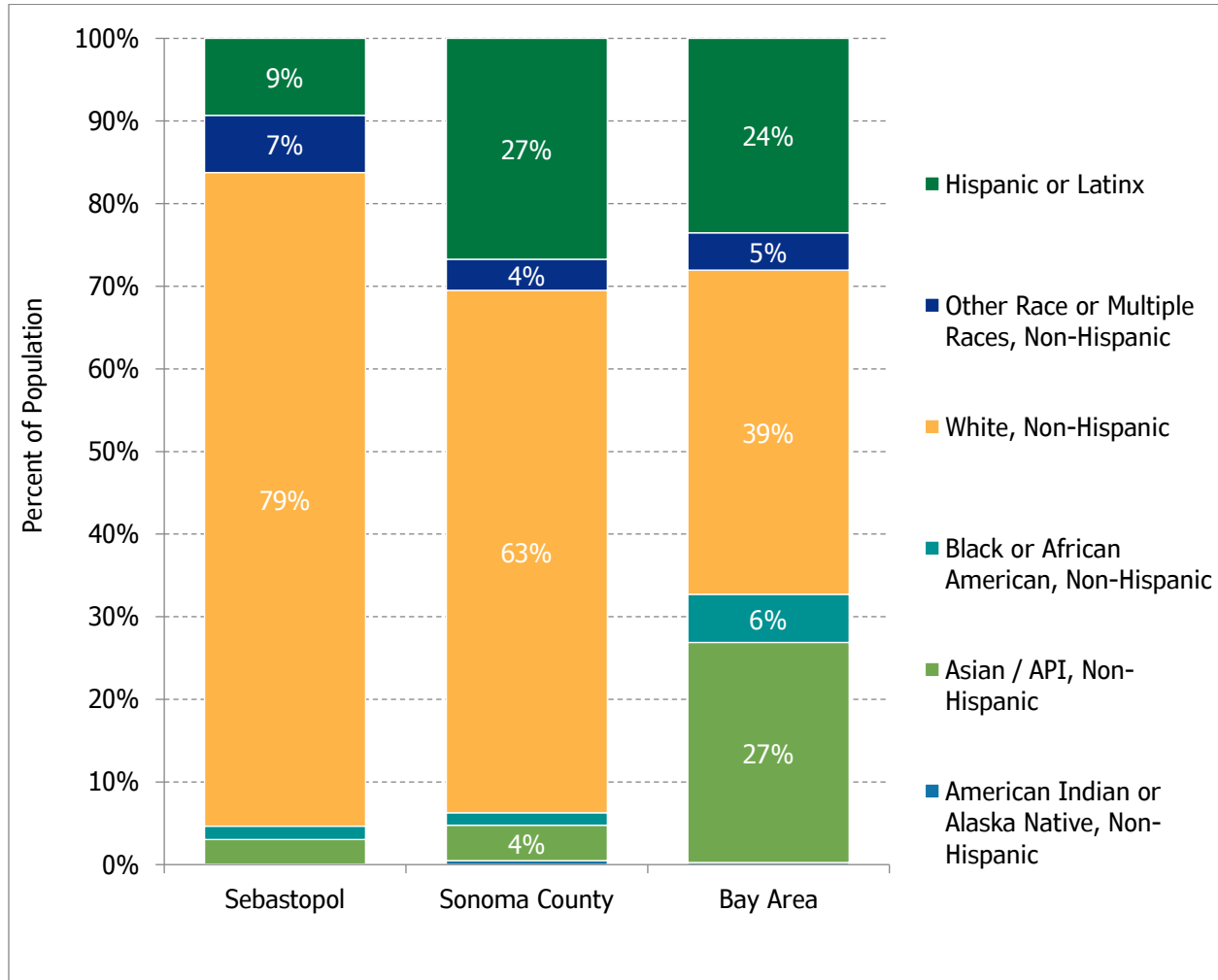


Race and Ethnicity

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

residents making up 28.0% of young under 18 and 2.4% of senior age 65 and above. Additional discussion of Sebastopol’s racial and ethnic composition is included in Section 4.

Figure 4: Race and Ethnicity of Population by Region



1.9.2 Household Incomes and Housing Affordability

Sebastopol has a median annual household income of \$83,856, which is lower than the Sonoma County median annual household income of \$86,173². To calculate housing affordability, household incomes are compared to the “Area Median Income” (AMI), which is the median income of households in the County, adjusted for household size. A household is considered low-income with an annual income that is 80% or less than the AMI. In Sonoma County, the AMI is \$78,950 for a one-person household and \$112,800 for a four-person household as of 2022³. Based on this definition, about 41% of Sebastopol's households are considered low-income⁴.

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

³ HCD, State Income Limits, 2022

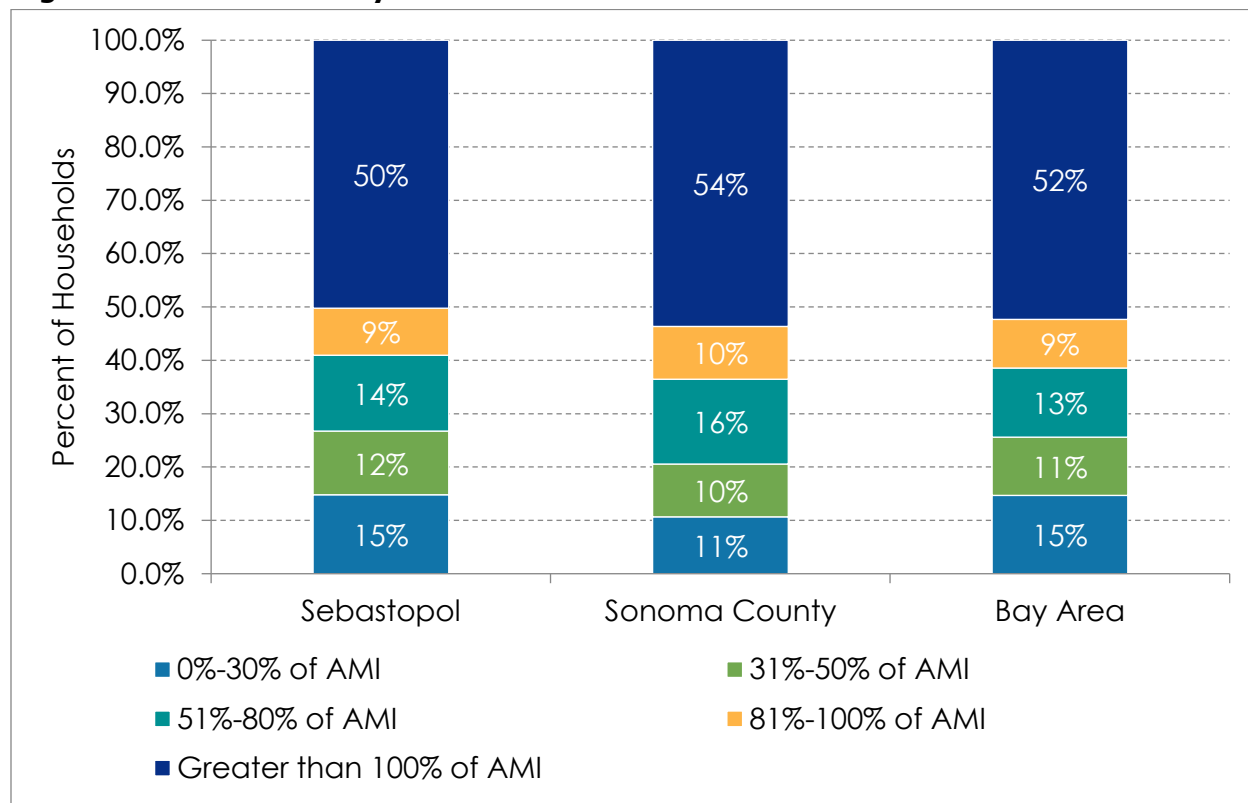
⁴ HUD Comprehensive Housing Affordability Strategy, 2017

Table 1: Income Limits for 2022 for Sonoma County

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

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

Figure 5: Households by Household Income Level



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

There are 253 deed-restricted low-income units in Sebastopol. Additional “de facto” affordable units can be found through private rental agreements, but the need for low-income units far exceeds the existence of available housing. The City continues

to work with Burbank Housing and other affordable housing developers to develop more deed-restricted affordable housing units.

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

Table 2: Cost Burden by Income Level

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

Source: HUD, CHAS, 2013-2017 Release

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

Table 3: Cost Burden by Tenure

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

1.9.3 Special Needs Populations

Homeless

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

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

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

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

Disabled

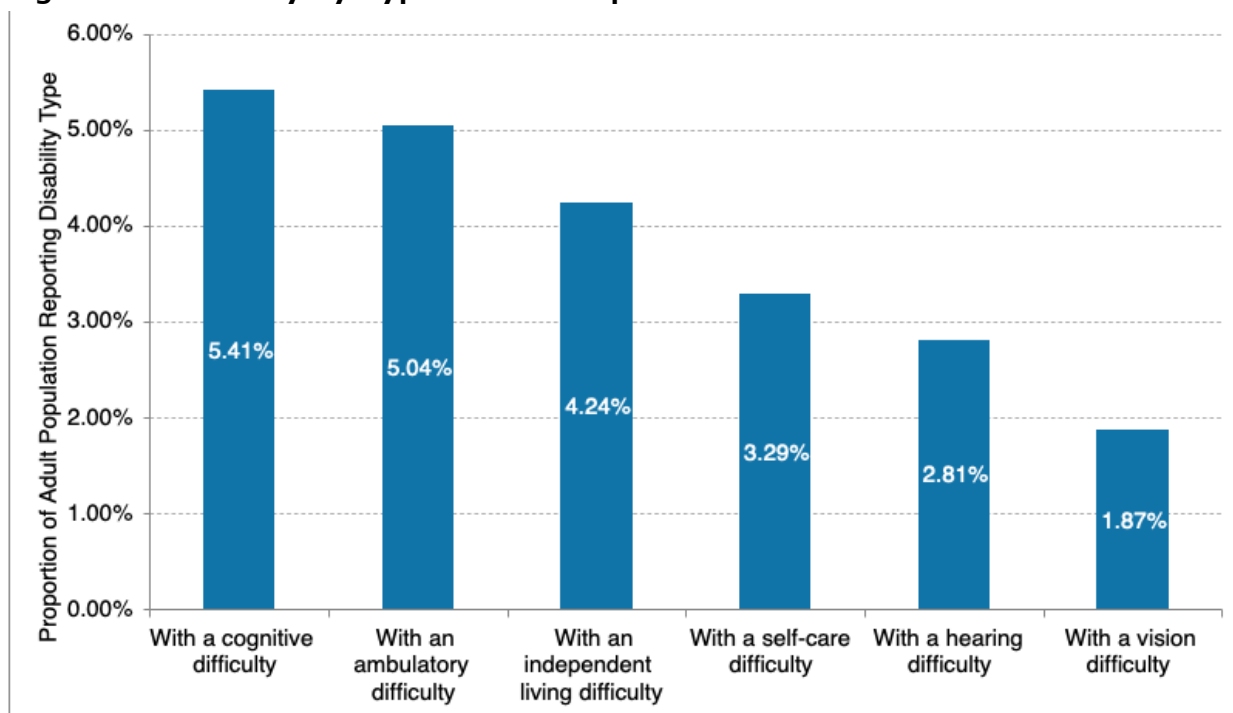
People with disabilities experience disproportionate rates of poverty and are the most likely population to experience homelessness, be rent burdened or unable to afford housing, and face the highest rates of housing discrimination. In California, 54 percent of discrimination complaints received by the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

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

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

⁵ 2020 Sonoma County Point-in-Time Census

Figure 6: Disability by Type in Sebastopol



Elderly

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

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

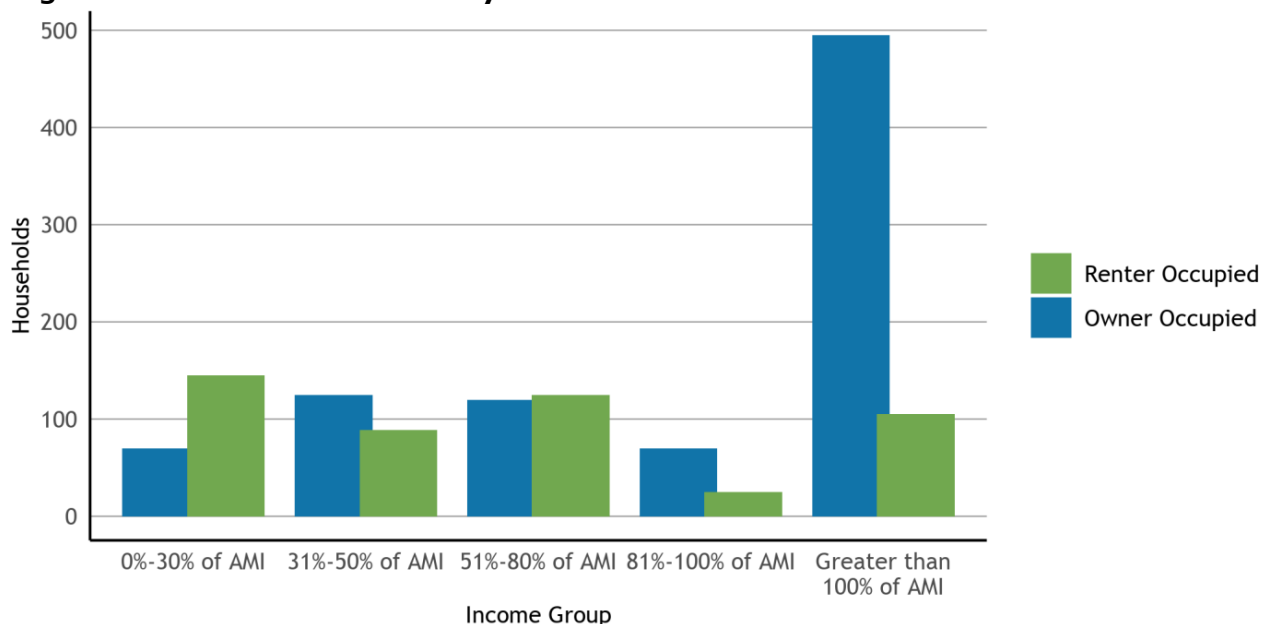
Over 40 percent of total senior households and 62 percent of lower-income senior households in Sebastopol experience some level of cost burden (Figure 7).

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

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

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

Figure 7: Senior Households by Income and Tenure



Source: ACS 2019 5-year Estimates

Female-headed Households

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

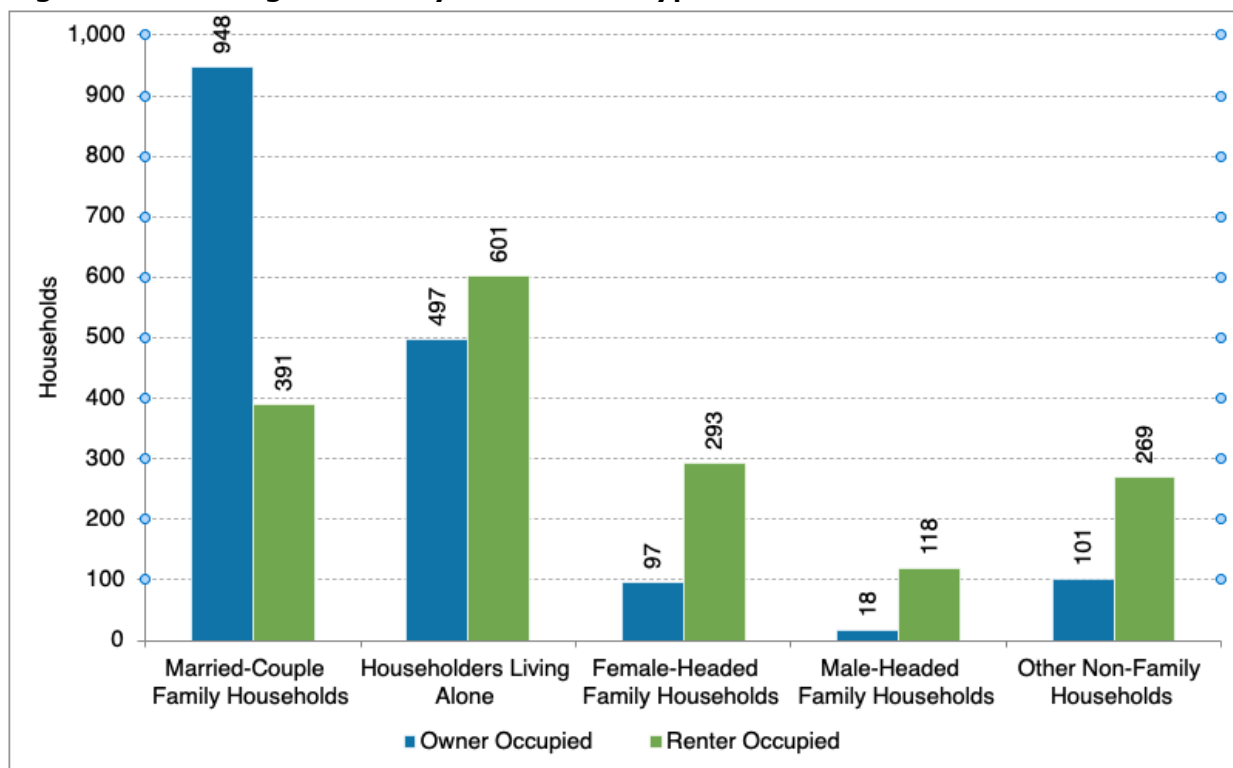
State law requires an analysis of female-headed households to identify whether adequate childcare and job training resources are available. Of Sebastopol’s 1,865 total family households, 390 (21 percent) are female-headed households. Of these, 75 percent are renter households (Figure 8); for those with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

Table 4: Female-Headed Households by Poverty Level

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

Source: ACS 2019 5-year Estimates

Figure 8: Housing Tenure by Household Type



Source: ACS 2019 5-year Estimates

Farmworkers

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

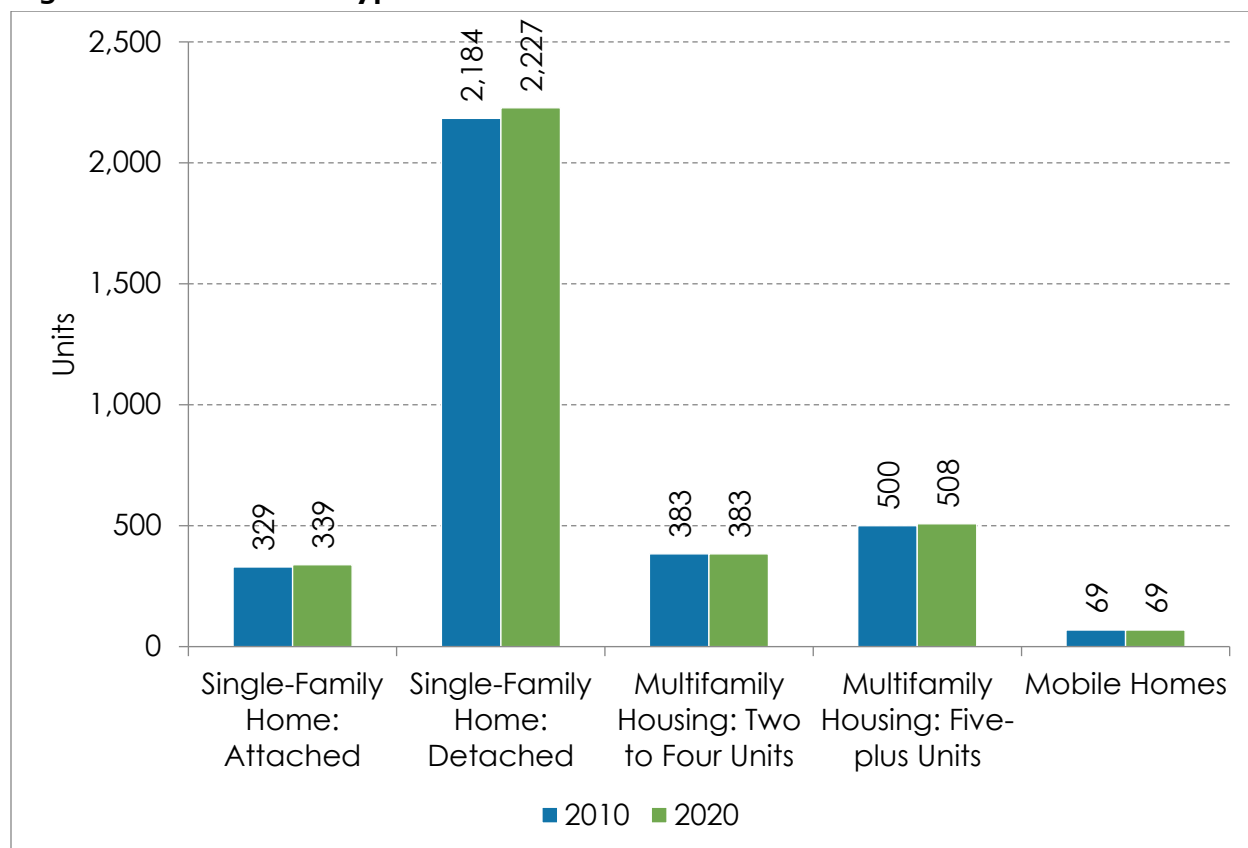
Farmworker income tends to be low relative to the high cost of living in Sonoma County; housing for very low-income, low-income, and moderate-income are needed to meet their needs. Sebastopol plans for farmworker housing of current and future residents through their provision of very- and extremely low-income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

1.10 CHARACTERISTICS OF HOUSING STOCK

Type

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

Figure 9: Household Type Trends



Source: California Department of Finance, E-5 series

Tenure

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

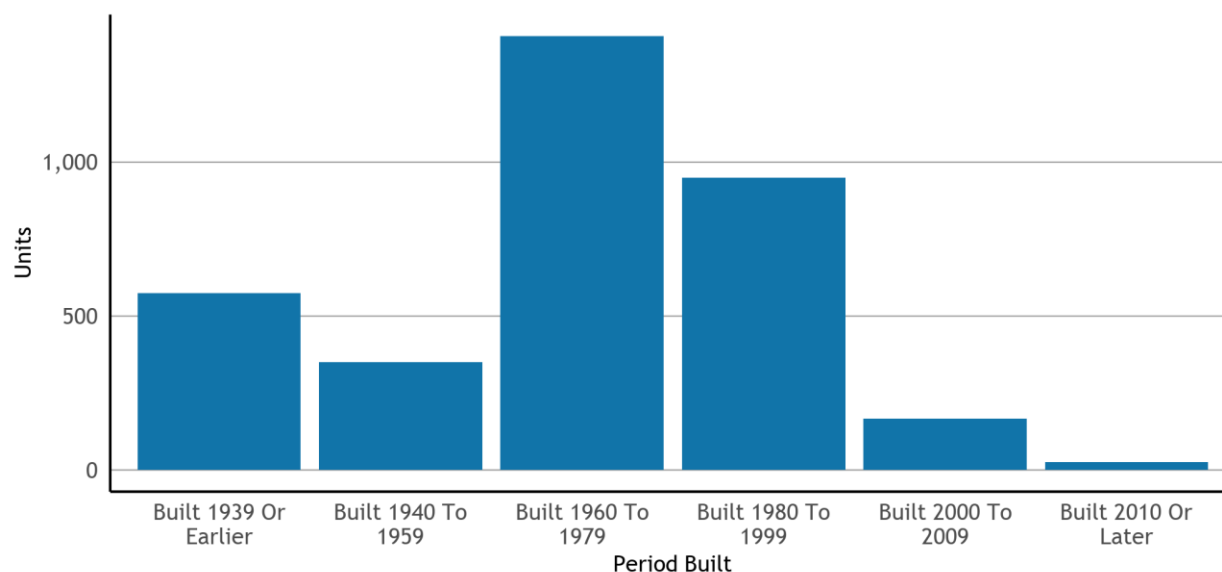
Table 5: Housing Tenure by Housing Type

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

Age and Condition

The majority of Sebastopol’s housing units are more than 50 years old and rehabilitation needs will increase over the planning period. In the incorporated City, there are an estimated 4 units in need of major rehabilitation or replacement⁶. Additionally, there are approximately 100 units in need of seismic safety retrofits. This need is addressed by Program C-2.1: Rehabilitation Assistance.

Figure 10: Household Units by Year Structure Built⁷



Source: American Community Services 5-Year Estimates, 2015-2019

Vacancy

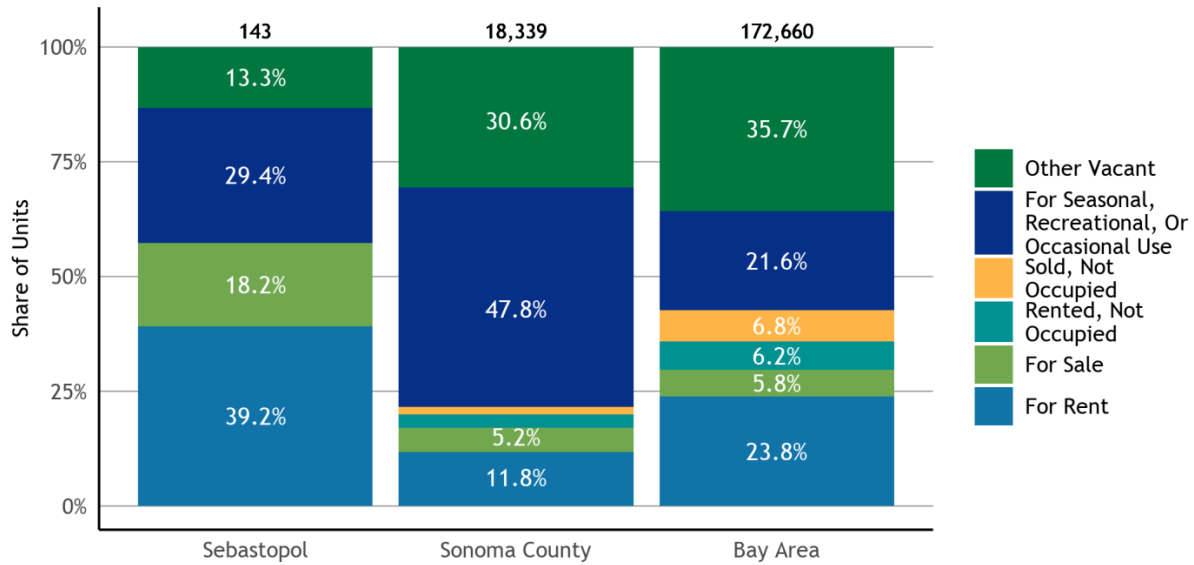
Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Vacancies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

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

⁶ Based on housing condition, CoreLogic 2022

⁷This data does not include units built after 2019

Figure 11: Vacant Units by Type⁸

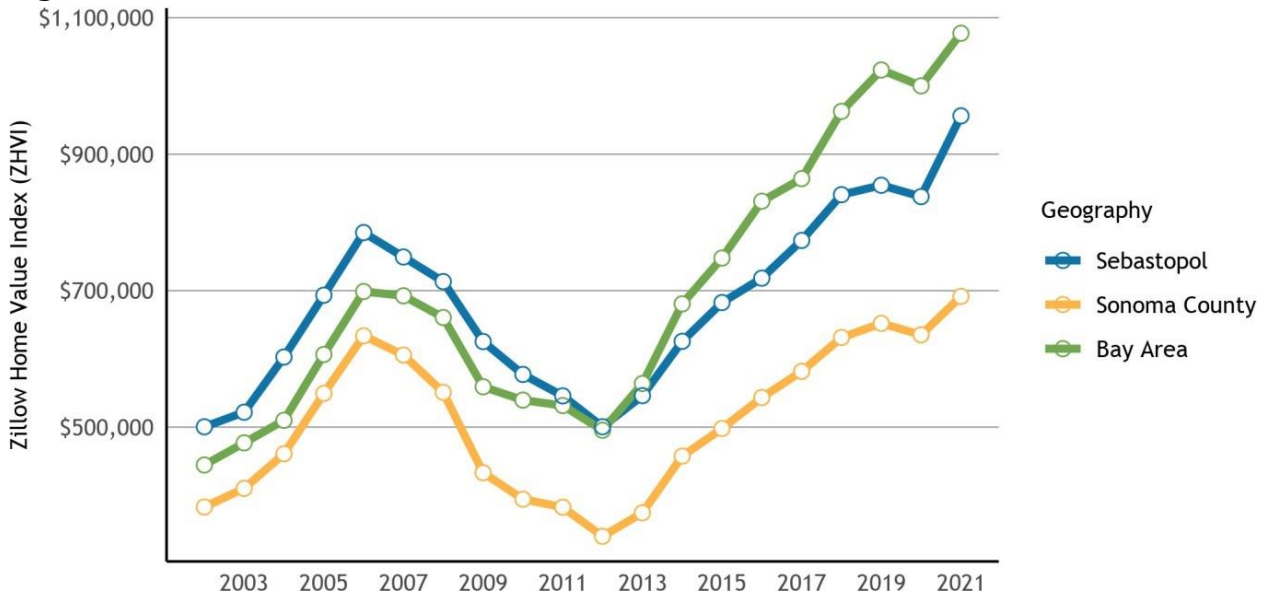


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Home Prices and Rents

Sebastopol’s median home sales prices and trends generally match those of the larger region. In April 2022, the median home sale price in Sebastopol was \$1,170,761.00⁹.

Figure 12: Zillow Home Value Index 2000-2020

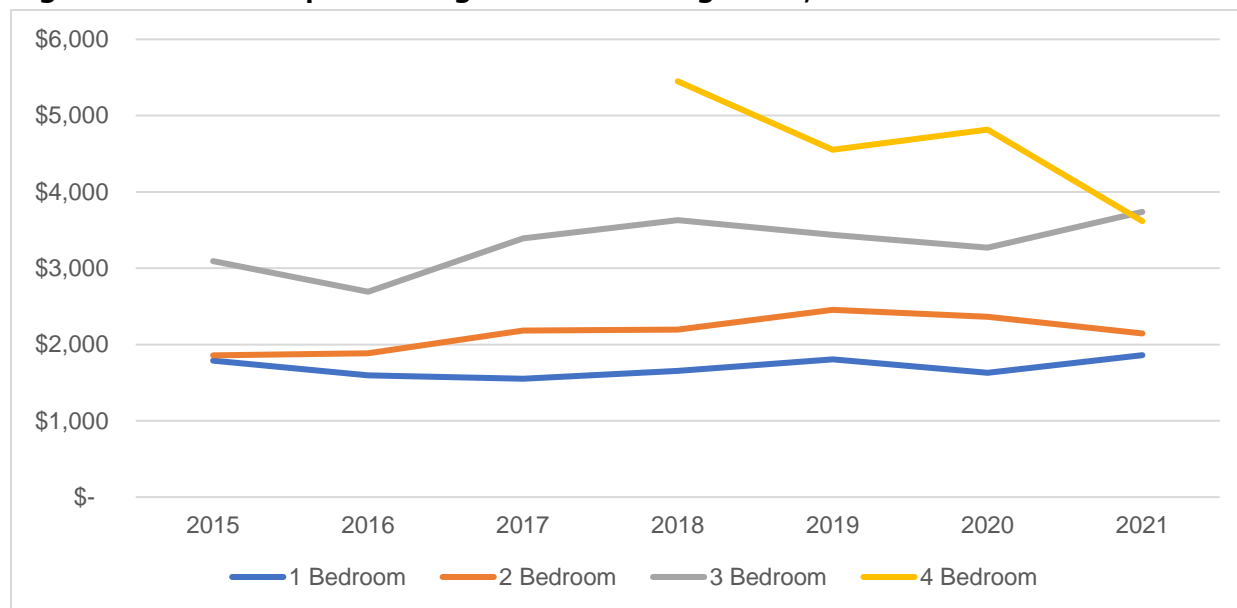


⁸ Note: Other Vacant refers to reasons other than listed and include foreclosure, preparing to rent/sell, needs repairs, being renovated, personal/family reasons, and more.

⁹Zillow, Sebastopol Market Overview, April 2022

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

Figure 13: Sebastopol Average Rental Listing Price, 2015-2021¹⁰



Source: Zumper Rental Data, 2022

Preservation of Assisted Units at Risk of Conversion

There are no units at risk of conversion during the next 10 years. Sebastopol contains a total of 253 low-income units, none of which are at high risk of being converted to market rate units before 2033.

1.11 SUMMARY OF CONSTRAINTS

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

¹⁰ Note: Due to the small number of units available for rent, the sample size may be limited

The unpredictability of development costs and timelines can pose a constraint to the development of housing, especially affordable housing. 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 timetable¹¹. This process adds additional time and administrative burden to housing projects, constraining development.

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

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

Availability and affordability are the main constraints to accessing housing in Sebastopol. Although financing is readily available for qualified buyers, home purchases may be difficult for lower and moderate-income buyers with limited down payments. Affordability is the primary unmet need, especially for first time homebuyers who must come up with at least three percent down payment.¹² This is also impacted by the market nature of real estate transactions. Buyers generally prefer offers with higher down payments, higher offers, and those with less restricted lending sources.

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

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

Despite these constraints, Sebastopol has used several innovative techniques to ensure housing for its most vulnerable populations. The City has renovated and expanded Park Village Mobile Home Park housing site. This site is a City-purchased site that now provides a stable mobile home park environment for long-time residents who own their mobile homes and now have a stable land lease/rental environment. Additionally, the City, in collaboration with local non-profit service provider West

¹¹ Sonoma County Grand Jury Report, June 2022

¹² Based on a maximum 97% loan to value with Freddie Mac or Fannie Mae first-time home buyer programs

County Community Services (WCCS), has added permanent supportive housing units at some of the mobile home plots, renovated two vacant units to provide low-income family apartments, and added RV pads/hookups. The site provides wrap-around housing and services to low-income individuals, individuals exiting homelessness, and the existing residents.

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

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

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

1.12 SUMMARY OF FAIR HOUSING ASSESSMENT

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

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

Based on HCD Guidance, the assessment addresses fair housing enforcement and outreach capacity, segregation and integration patterns, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups. Through

analysis of data and local knowledge, the Assessment of Fair Housing has identified the following factors that contribute to fair housing issues in Sebastopol:

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

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

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

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

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

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

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

1.13 REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a requirement of State housing law and is a determination of projected and existing housing needs for all jurisdictions in California. The Association of Bay Area Governments (ABAG) conducts the RHNA process every eight years. Every jurisdiction must plan for its RHNA allocation in its Housing Element by ensuring there are enough sites with appropriate zoning to accommodate their RHNA. The goal is to ensure that local plans have enough appropriately zoned land to accommodate their existing and projected housing needs for all income levels for the entire 8-year planning period. Jurisdictions are not expected to build the housing, but they must plan for it and zone for it.

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

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

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

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

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

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

required sites information, development assumptions, and the housing sites inventory.

Table 7: Regional Housing Need Allocation for Sebastopol

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation		55	31	35	92	213
RHNA Credits		75	38	30	122	265
Remaining RHNA After Credits		-20	-7	5	-30	-52
Capacity of Inventory Sites	Vacant	0	0	9	9	18
	Nonvacant	0	6	22	21	49
	Total	0	6	31	30	67
Total Units (Credits + Sites)		75	44	61	152	332
RHNA Surplus		20	13	26	60	119
% Buffer		36%	42%	74%	65%	56%

1.14 REVIEW OF 2015 HOUSING ELEMENT

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

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

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

- Elimination of housing discrimination by disseminating fair housing education materials and enforcing nondiscrimination clauses in deed restrictions and rental agreements; and
- Promotion of energy and natural resources conversation through energy-efficient design guidelines in residential development and collaboration with public entities to facilitate solid waste reduction and energy conservation outreach.

Progress Implementing Programs

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

Progress in Achieving RHNA and Quantified Objectives

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

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

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

Lessons Learned

The City was successful in implementing many of their programs, including Zoning Code amendments, changes to inclusionary housing requirements, updated ADU standards, and modified fees for proportionality to unit size. The City was able to access CDBG funding, a HEAP grant, and Homekey funding (through the County for a City site) to support their housing goals, in addition to dedicated funding from the City’s Affordable Housing fund and Capital Improvement Program and the Sonoma

County HOME program. Using this funding, the City was able to support the rehabilitation and development of housing. The City was particularly successful in taking measures to address special housing needs through the renovation, retrofit, and expansion of Park Village and the provision of 31 units through the Project Home Key Elderberry Commons, which rehabilitated a former hotel (the Sebastopol Inn) for extremely low- and low-income residency.

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

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

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

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

1.15 PROGRAM CHANGES IN 2023 HOUSING ELEMENT

The 2023 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2015 Housing Element. The focus of the update process has been to keep the programs that are working, adding new policies and programs where community needs have changed or where necessary to comply with new State laws. The overall goals of the existing 2015 Housing Element have been maintained, with new or revised policies and programs proposed to meet changing needs and legal requirements. Most ongoing policies and programs are successful and are continued in the Housing Element update; limited-term programs that have already been accomplished have not been carried forward.

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

Table 9: 2015-2023 Housing Element Program Implementation Status

Program	Progress	Lesson Learned
A-1: Continue to monitor land supply inventory for single-family and multi-family residential development including accommodation for special needs populations and accommodation affordable to extremely low, very low, and low income households.	Successful. Inventory of land is monitored using a spreadsheet. Available sites were identified during the planning period.	Continue to monitor inventory of land. This action is continued as Program A-1.3 and works in conjunction with Programs A-1.1, A-1.2, and A-2.1 to maintain an adequate inventory and address new “No Net Loss” requirements.
A-2: Continue to monitor the supply of additional multifamily sites at densities to facilitate production of housing affordable to extremely low, very low, and low income households.	Successful. City maintains affordable housing complex inventory. Zoning ordinance updated in 2018 to include reductions of minimum lot sizes and additional density allowances.	Continue to monitor inventory of land. This action is continued as Program A-1.3 and works in conjunction with Programs A-1.1, A-1.2, and A-2.1 to maintain an adequate inventory and address new “No Net Loss” requirements.
A-3: Maintain an inventory of sites that are readily or already served by infrastructure. This inventory is to be provided on the City’s website and updated periodically.	Successful. City maintains the GIS Mapping website that makes inventory of sites publicly available.	Continue to maintain inventory of land. This action is continued as Program A-1.3 and works in conjunction with Programs A-1.1, A-1.2, and A-2.1 to maintain an adequate inventory and address new “No Net Loss” requirements.
A-4 Assess City-owned parking lots for possible use as	Program not achieved. City reviewed in 2017-2018 and	When considering development feasibility and

<p>affordable housing and mixed-use sites while maintaining adequate parking.</p>	<p>determined that possible use was not feasible.</p>	<p>equitable placement, housing development on City-owned sites would not further the City's housing goals, nor the obligation to affirmatively further fair housing. This program will not be continued and will instead be replaced by a sites inventory with a buffer, working in conjunction with policies and programs to mitigate constraints and facilitate development on more appropriate sites.</p>
<p>A-5: Consider land use redesignations, if they are needed.</p>	<p>Zoning Ordinance update completed in 2018 to that redesignates low density residential and industrial uses for high density multifamily residences.</p>	<p>Program complete. This program has been removed, but programs that increase allowed residential uses or densities in different areas of the City, including Program A-4.1 to explore a local density bonus ordinance, Program A-3.4 to adopt a Workforce Housing Overlay, and Program D-2.2 to allow Permanent Supportive Housing and Low Barrier Navigation Centers by right in certain zones.</p>
<p>B-1: Continue to enforce its existing codes utilizing all available authorities to compel property owners to correct code violations.</p>	<p>Successful, ongoing</p>	<p>Continue to implement code enforcement regarding substandard building conditions, nuisances, zoning and building violations utilizing new SB2-funded permit/parcel tracking system. New system will be able to track and monitor code enforcement issues that sets standards and removes constraints. Additionally, Program B-1.1 is included to address equity considerations in code enforcement.</p>
<p>B-2 Rehabilitation and Preservation of Affordable Housing: Encourage HOME and CDBG programs to assist</p>	<p>Partially successful. CDBG grant money received to retrofit a two-unit apartment building at Park</p>	<p>As there is a limited supply of suitable developable land in the City for new housing, rehabilitation and preservation</p>

<p>agencies such as Rebuilding Together to preserve and increase affordable housing opportunities such as Fircrest Mobile Home Park.</p>	<p>Village, available to Very Low-Income families. Contractor bid occurred in end of 2020. Renovation is almost complete.</p>	<p>continues to be a priority in meeting local housing needs. These actions are continued and expanded through Program C-2.1 to pursue rehabilitation funding and Program C-1.1 to preserve the existing affordable housing inventory.</p>
<p>B-3 Capital Improvement Program: Consider infrastructure needs of older neighborhoods.</p>	<p>Successful. 5-year CIP for FY 2021-22 assessed for Bodega Avenue crosswalk and safety improvements by rehabilitating pavement and adding bicycle lanes. Approved projects include upgrades to sewer/wastewater, stormwater, and water systems in Zimpher Creek, Florence Avenue, Parquet Street, Morris Street, and Calder Creek.</p>	<p>Successful program to be continued.</p>
<p>B-4 Safeguard affordable housing inventory: Monitor and protect affordable units that are at risk of conversion to market rate within the 2015-2023 Housing Element cycle.</p>	<p>Successful. Burbank Heights at Bodega Avenue and Gravenstein North II Apartments affordability status expires within 2015-2023 Housing Element cycle. City is collaborating with Burbank Housing and other affordable housing developers to maintain and develop affordable housing opportunities.</p>	<p>This action is continued in Program C-1.1 to safeguard the existing affordable housing inventory and expanded to include additional actionable implementation details.</p>
<p>B-5 Mobile Home Conversion Ordinance: Consider an ordinance that would protect privately-owned mobile homes in Park Village.</p>	<p>Highly successful. Alternate Program Completed (City purchased Park Village)</p>	<p>Completed. The City instead purchased Park Village Mobile Home Park, and now contracts with a non-profit to operate the park, including provision of wrap-around services and case management services to tenants. Program is no longer needed and is removed.</p>
<p>B-6 Short-term Rental Ordinance: Consider regulations for short-term</p>	<p>Successful. Short-term rental moratorium ended on May 21, 2021 on non-hosted</p>	<p>Completed. Additional measures are being considered to further reduce</p>

rentals that address potential impacts and establish permit process to ensure cost-recovery and ability to enforce regulations.	whole-house short-term rentals. Vacation rental codified in Sebastopol Municipal Code 17.260.060 and processed as administrative permit.	conversion of residences to full-time, non-hosted short-term rentals, and will be included as relevant in Program B-3.1 to monitor housing trends, laws, and issues.
C-1: Continue to implement the Five-Year Capital Improvement Program. As resources become available, develop public facilities to address new residential demand and to increase the viability of infill and reuse sites.	Successful. Capital Improvement Program assesses infrastructure upgrades for FY 2021-22.	Successful program to be continued.
C-2 Inclusionary Housing Ordinance: Continue to administer, review, and update the ordinance per case law and stakeholder participation that fully considers impacts and benefits to housing development.	Successful. Inclusionary Housing Ordinance updated in 2018 to include case law and stakeholder input.	Completed. New Inclusionary Housing Ordinance provides flexibility to developers (they can select 5% at VL, 10% at Low, or 15% at Moderate). We have received good feedback from developers thus far. Program is completed and removed.
C-3 Affordable Housing Funds: Identify additional potential mechanisms to assist with City funding of permanently affordable housing. Determine if the program should be codified in the City's Municipal Code.	Successful. City conducted an affordable housing in-lieu fee nexus study on March 1 st , 2021. Affordable housing linkage fee program pending per County update.	Completed. This program is continued as Program A-4.3 to partner with the Sonoma County Community Development Commission and continue identifying funding mechanisms.
D-1: Provide planning assistance to affordable housing developers and developers	City staff coordinates with Burbank Housing, EAH, MidPen Housing, Eden Housing and other affordable housing developers during Spring 2021 informational session.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.
D-2: Continue to support affordable housing development by encouraging developers to apply for funding through the Sonoma County-administered Urban County HOME and CDBG program and using other	City has utilized the City's Affordable housing fund to support rehabilitation and development of housing at Park Village, including renovating 2 apartments into family apartments with CDBG funding, and	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.

<p>available resources when available, such as in-lieu payments, to finance affordable housing.</p>	<p>installation of two permanent RV pads and utilities using HEAP reward. Additionally, Sonoma County applied for and received Project Homekey funding to purchase the 31-room Sebastopol Inn, which will provide 31 units of Permanent Supportive Housing, (PSH) (currently providing Covid-vulnerable housing in these units), with the support of the Sebastopol City Council.</p>	
<p>D-3: Consider deferring payment of impact fees until affordable housing units are sold, ready for occupancy or for rentals, or when permanent financing is obtained.</p>	<p>City reviews these requests on a case-by-case basis.</p>	<p>This action is continued within Program A-3.2 to support the efforts of affordable housing developers to allow deferred collection of development fees and establish consistency with State law.</p>
<p>★ D-4: Continue to submit applications for CDBG funding and support applications for additional public funds, such as those provided by the HOME Program, the Joe Serna Program, and the Low-Income Housing Tax Credit Program.</p>	<p>City reviews these requests on a case-by-case basis. The City has been successful in receiving CDBG funding.</p>	<p>This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.</p>
<p>★ D-5 Develop local financial resources methods to assist affordable and special needs housing types such as impact fees, real estate transfer taxes, allocation from General Fund and other sources.</p>	<p>Successful. FY 20/21 Development Impact Fee study conducted including review of Inclusionary Housing fees and ADU impact fees. ADU Ordinance adopted in 2019 to comply with State legislation regarding ADU impact fees.</p>	<p>This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.</p>
<p>★ D-6: To encourage affordable housing developers to preserve and provide units for extremely low-income households, the City will encourage these developers to apply for Project Based Section 8 assistance. In addition, the City will provide</p>	<p>Successful.</p>	<p>This action is continued within Program A-3.2 to support the efforts of affordable housing developers, and prioritizing funding to projects with extremely low-income units. Additionally, Program B-2.1 expands priority processing procedures to housing for</p>

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

<p>to request density bonuses and incentives to increase affordable units available.</p>		<p>This action is continued and expanded in Program A-4.1 to continue promotion of the current Density Bonus law and explore the feasibility of additional provisions.</p>
<p>D-10 City Employee Assistance Program: Consider the feasibility of providing loans to low- and moderate-income teachers and volunteer firefighters to purchase affordable housing. Further assess feasibility of assisting in the recruitment and retention of teachers and firefighters. If sufficient funding is available, program should be expanded to other City employees.</p>	<p>Not successful. Program feasibility assessment has not been initiated due to lack of capacity.</p>	<p>This program is replaced by Program D-3.1 for first time homebuyers, that focuses on low- and moderate-income households.</p>
<p>★ D-11 Homeless Facilities and Support: Encourage the Urban County to provide financial support to homeless facilities and services through ESG and other available funding sources. Encourage the Sonoma County Community Development Commission. Urban County to monitor homeless population needs.</p>	<p>Successful. City applied to SCCDC for HEAP funding to add two Recreational Vehicles sites at Park Village Mobile Home park. Sites will be used for homeless families and individuals. Sites are anticipated to be constructed and occupied in early 2021. City in partnership with WCCS secured PHS and CDBG funds to make habitable two 2-bedroom apartments on City’s Park Village property as well. Additionally, Sonoma County purchased the Sebastopol Inn (31 rooms) through Project Homekey which provides housing to formerly homeless, Covid-vulnerable populations. The City also supports West County Community Services (WCCS) in their application for Rapid Rehousing funding, and in FY 21-22 provided funding</p>	<p>Although programs have been successful, this continues to be a local need. This is addressed through Program D-1.1 for housing services, education, and outreach, Program D-2.2 allowing by right permanent supportive housing and low barrier navigation centers in certain zones, and through programs seeking funding sources.</p>

	<p>from General Fund for a homeless outreach coordinator hired by WCCS. City funded a Homeless Outreach Coordinator, who has leveraged funds and services to Sebastopol homeless including shelter services and hotel stays funded by County funding resources.</p> <p>Lastly, the City worked with local non-profit to provide a 20-22 vehicle 'safe parking' program at a private site owned by St Vincent de Paul in 2022 for homeless living in their vehicles (1-year program).</p>	
<p>★ D-12: Encourage the Sonoma County CDC-administered Urban County to CDBG and/or HOME funds to Rebuilding Together and/or other local nonprofits to assist disabled residents with home retrofits.</p>	<p>Not initiated at this time.</p>	<p>This action is continued in Program C-3.1, to provide information and utilize funding for home retrofits. This need is also addressed through Program C-2.1 to pursue funding for rehabilitation and Program B-1.2 to decrease barriers to obtaining Reasonable Accommodations.</p>
<p>★ D-13 Special Needs population: Work with housing developers to encourage housing units and developments which address the requirements of special needs populations.</p>	<p>Successful. The City has initiated its own zoning regulations to support special needs populations, such as allowing staff-level approval of reduction of parking to increase ADA parking/accessible housing units. We had one developer (Burbank Housing) take advantage of this program to increase the number of accessible housing units by converting regular units to accessible in a major renovation, without requiring a Variance or Density Bonus.</p>	<p>This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.</p>

<p>★ D-14: Enforce Title 24 of the California Building Code, the Americans with Disabilities Act (ADA), and Municipal Code Chapter 15.80 when reviewing proposed development plans.</p>	<p>Successful. Permit applications for proposed plans include Title 24 compliance for approval.</p>	<p>This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.</p>
<p>★D-15: Assist disabled residents with information on housing resources and suitable housing opportunities in the community.</p>	<p>The City refers residents to the County Community Development Commission and provides services through West County Community Services.</p>	<p>This action is continued and expanded in Program D1.1 to administer housing services and provide outreach and information.</p>
<p>D-16: Develop an information sheet describing the City's affordable housing needs and include this information in public noticing for project hearings.</p>	<p>Memorandum in 2017 provides publicly available information regarding housing stock data, local demographics, affordable housing projects, housing development, and housing policy.</p>	<p>This action has been replaced by Program B-3.1 to monitor housing trends, laws, and issues.</p>
<p>★D-17: Facilitate the development of farmworker housing by encouraging employers to provide housing, encouraging a countywide linkage fee to cover agricultural land uses, encouraging with housing developers to expand the supply of migrant and permanent farmworker housing, and providing planning assistance to interested developers.</p>	<p>Partially completed. City does not have a specific linkage fee for farmworker housing, but the Affordable Housing linkage fee could be used for income-eligible farmworker housing.</p>	<p>This action is addressed within Program A-3.2 to support the efforts of affordable housing developers, which includes actions to support developments that meet special housing needs and to support funding applications, including Joe Serna, Jr. Farmworker Housing Grant funds, and to give priority to permit processing for farmworker housing.</p>
<p>★D-18: Encourage the development of housing for day laborers and undocumented workers by encouraging housing developers to expand the supply of housing for this population and providing planning assistance to interested developers.</p>	<p>Partially completed. City has a project in the approval process that provided housing to income-eligible farmworkers.</p>	<p>This action is addressed within Program A-3.2 to support the efforts of affordable housing developers, which includes actions to support developments that meet special housing needs and to support funding applications, including Joe Serna, Jr. Farmworker Housing Grant funds, and to give priority to permit processing for farmworker housing.</p>

<p>★D-19: In order to encourage the provision of housing for developmentally disabled persons, coordinate with the North Bay Regional Center, North Bay Housing Coalition, and other groups that serve the developmentally disabled population and encourage housing providers and landlords to provide a percentage of housing developments for persons with developmental disabilities.</p>	<p>Incomplete, due to a lack of jurisdiction capacity.</p>	<p>This action will be replaced by actions in Program B-2.1 to expand priority permit processing to projects providing housing for persons with developmental disabilities and through actions in Program B-3.1 to participate in regional planning efforts.</p>
<p>D-20: Encourage the development of housing designed to accommodate persons with EMF sensitivity.</p>	<p>Incomplete. Need addressed through Reasonable Accommodation ordinance.</p>	<p>This action is removed and will be addressed under Program B-1.1 and B-1/2 to ensure code enforcement and Reasonable Accommodation procedures sufficiently address disabilities and medical needs.</p>
<p>E-1 Fair Housing: Facilitate equal housing opportunities by continuing to designate an equal housing coordinator, distributing fair housing law educational materials, and referring related concerns to Fair Housing Sonoma County and Fair Housing of Marin.</p>	<p>Continue. City funded WCCS outreach and management refer to Fair Housing Sonoma County and Fair Housing of Marin as appropriate.</p>	<p>This action is continued under Program D-1.1 to administer housing services and provide outreach and education.</p>
<p>E-2: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City agreements.</p>	<p>Successful. Continued.</p>	<p>This action is continued under Program D-2.1</p>
<p>E-3: Continue to address fair housing issues through participation, through the Urban County or other sources, in Fair Housing Sonoma County and Fair Housing of Marin (organizations that provide assistance in response to housing discrimination</p>	<p>City funded WCCS outreach and management refer to Fair Housing Sonoma County and Fair Housing of Marin as appropriate.</p>	<p>This action is continued under Program D-2.1.</p>

<p>complaints and well as tenant/landlord mediation).</p>		
<p>F-1: Continue to provide outreach and information about energy conservation and sustainability programs PG&E’s Partners Program.</p>	<p>City provides energy independence program information, outage procedures, and solar program information for energy conservation efforts.</p>	<p>This action is continued under Program C-3.1.</p>
<p>F-2: Consider design features in future developments to reduce heat island effects, including narrower streets, increased landscaping, green roofs, cool roofs, and cool pavements.</p>	<p>City municipal code 16.40.080 and green building code promotes energy conservation through building methods and solar panel ordinance.</p>	<p>This action is addressed under Program C-3.1.</p>
<p>F-3: Continue to encourage the incorporation of energy-saving principles in the design and planning of new residential developments by providing information to developers and property owners about available energy conservation programs.</p>	<p>Recently started program with BayREN for water conservation. The City of Sebastopol is adopting the new BayREN Water Upgrades \$ave program after a vote by the Sebastopol City Council in 2021. Sebastopol was the first Bay Area City to enroll in the program. The new regional water efficiency finance service from the Bay Area Regional Energy Network (BayREN) with fiscal sponsorship from the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) provides benefits and savings to both municipal water customers and to the municipalities that administer water service. Through this program, Sebastopol municipal water customers can install indoor and outdoor water efficiency upgrades, such as showerheads, aerators, and high-efficiency toilets. Participants have upgrades installed through vetted</p>	<p>This action is continued under Program C-3.1.</p>

	contractors with no up-front costs. Upgrade costs will be part of a monthly on-bill charge that is significantly lower than the estimated savings, so water customers will start saving money right away.	
F-4: Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities.	Successful. City participates in Sonoma County/ City Solid Waste Advisory Group to assess long-term waste management methods and utilizes Sonoma County recycling guide. Educational programs available through "Recology".	This action is continued under Program C-3.1.
F-5: Continue to encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units.	Successful. The City of Sebastopol is adopting the new BayREN Water Upgrades \$ave program after a vote by the Sebastopol City Council in 2021. (See F-3)	This action is continued under Program C-3.1.
F-6 Consider adoption of a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.	Successful. City has adopted Cal Green Tier 1 in 2016 that includes Construction Waste Reduction, Disposal and Recycling Requirements for residential projects.	Continue to apply CalGreen Tier 1 ordinance to new residential or mixed-use development projects. City has new Climate Action Committee who is looking into various actions the city can take, some include REACH Codes This program is completed and will not be continued in the Housing Element.
F-7 Continue to seek funding through Urban County CDBG and HOME programs and other funding sources for retrofit of existing affordable units that result in conservation of energy, water, or other natural resources.	Successful. City received CDBG funding to retrofit a two-unit apartment building at Park Village that incorporate energy, water, and other natural resources conservation methods.	This action is continued under Program C-3.1.
F-8 Support project applicants in incorporating cost-effective energy efficiency standards that exceed State standards.	Successful. City adopted SMC 15.72 Photovoltaic Ordinance for new construction to incorporate solar panels in the design.	This action is continued under Program C-3.1.

<p>F-9: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction and materials.</p>	<p>Successful. 2016 CalGreen + Tier 1 checklist includes provisions for material conservation and resource efficiency.</p>	<p>This action is addressed under Program C-3.1.</p>
<p>★G-1 Modify zoning ordinance to permit farmworker housing consistent with State law requirements with no discretionary actions required. Revisions include permit employee housing and single-family housing in residential zones, consisting of up to 36 beds in a group quarter or 12 units designated for single family use.</p>	<p>Successful. Zoning ordinance updated in 2017.</p>	<p>This program is completed and will not be continued in the Housing Element.</p>
<p>★G-2: Modify the Zoning Ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to Administrative Review as a condition of approval.</p>	<p>Successful Zoning ordinance updated in 2017 to allow homeless shelters as a “permitted” use in the CG District.</p>	<p>This action is modified and is addressed through Program D-2.2, to allow permanent supportive housing and low barrier navigation centers by right in certain zones in compliance with State law.</p>
<p>★G-3: Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing which are consistent with State law. The following definitions will be used, based on language provided in the Government Code.</p>	<p>Successful. Zoning ordinance updated in conjunction with adoption of Housing Element.</p>	<p>This action is modified and is addressed through Program D-2.2, to allow permanent supportive housing and low barrier navigation centers by right in certain zones in compliance with State law.</p>
<p>G-4: Review and revise the Zoning Ordinance to establish development standards and identify appropriate zoning districts to accommodate tiny houses. Revisions should include a clear definition of tiny houses.</p>	<p>Completed. Tiny house ordinance update was assessed by City on March 28th, 2017. City has no minimum size (outside of state bldg. codes) for houses but does require permanent foundations.</p>	<p>This program is completed and is not continued within the Housing Element</p>
<p>G-5: Review the Zoning Ordinance to determine if modifications should be made to accommodate land trusts.</p>	<p>Complete. Update to Inclusionary Housing ordinance in 2018 included provisions for HLT to steward inclusionary units.</p>	<p>This program is complete and is not continued within the Housing Element. The new Program D-3.1 includes the establishment of a First Time Homebuyer program in partnership with</p>

		the Housing Land Trust of Sonoma County.
G-6 ADU Ordinance: Modify zoning ordinance to allow secondary units as a permitted use consistent with State law including increased size allowance, and consider an update to existing ADU ordinance, including height, setbacks, and other relevant development standards.	Successful. ADU ordinance updated on January 16 th , 2020 to comply with 2019 State law changes. Educational material such as ADU/JADU primer for homeowners include updated design standards such as height, setbacks, floor area, and infrastructure.	Complete. The new Program A-3.5 further encourages and facilitates the development of Accessory Dwelling Units.
G-7: Study changes in its Subdivision Ordinance to reduce land requirements for new housing development.	Successful. City's Zoning Ordinance includes "small lot subdivision" and "planned community" provisions which allow for variation from the zoning standards.	This program is completed and is not continued within this Housing Element.
G-8 Housing Impact Fees: Reduce fees for smaller housing types, including secondary units, and review fee structures for housing based on square footage, number of bedrooms, or valuation to ensure equitable fee structure.	Successful. Resolution 6173 adopted on February 20, 2018 to modify Housing Impact Fees to reduce fees for smaller housing types.	This program is completed and is not continued within this housing element. Program A-4.2 addresses fee mitigation further ensures equitable fee structures are maintained.
G-9: Continue to offer reduced setback requirements for detached one-story second units.	Completed. City used to do half of main house setback side/rear. However, requirements under new State laws are lower, so this program is no longer needed.	Program is no longer needed and is not continued within the Housing Element.
G-10: Continue to evaluate implementation of the Growth Management Program on an annual basis, including requested allocations by types of units (single family, multifamily, and mobile homes) and allocations by affordability level, as well as the impact of procedural requirements, including the allocation roll-over policy.	Successful. Municipal code Chapter 17.500 is City Growth Management Program (GMP). GMP is implemented with exemptions for a variety of types of units (including affordable units, ADUs, senior housing, anything in the downtown core). The GMP is voter-approved and meets requirements of SB330 to remain.	This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.

	Exemptions and carryover allowances will allow City to meet current and new RHNA.	
G-11 Growth Management Program: Update the growth management ordinance to reflect anticipated growth accommodated under the General Plan and known public services and infrastructure constraints. Revise program, if necessary, if annual review identifies issues with the program that may adversely affect the City’s housing obligations.	Successful. Update to General Plan completed in 2017 and update to zoning ordinance in 2018.	This program is completed and is not continued in the Housing Element.
G-12: The City will continue to monitor all housing developments to determine whether City regulations and procedures, such as Growth Management and Design Review, result in higher development costs or limit the availability of new units affordable to middle, moderate, and lower income residents.	Incomplete. City/DRB will continue to hear and consider community input while balancing other cost factors in the area, such as fires, inflation and development costs increases.	Continue. This action will be addressed as relevant in Program B-3.1 to monitor housing trends, laws, and issues.
G-13: Review Sebastopol’s current approval process to determine whether it is possible to make the Planning Commission the final authority for subdivisions of four or fewer parcels.	Successful. 2018 Zoning ordinance update completed this change.	This program is completed and is not continued in the Housing Element.
G-14 Assess alternative methods to reducing the amount of time to approve projects.	Successful. City applied for SB2 funding in 2019 for initiatives to reduce project approval timelines and updated GIS layers to provide additional public access to relevant parcel information.	Revise and continue. SB 2 grant monies will be used to support streamlined approval processing for affordable housing projects. Including SB9 and SB35 projects.
G-15: Modify Sebastopol’s density bonus policy so that it is consistent with State law, including reduced parking requirements for housing	Successful. Density bonus ordinance updated.	This action is continued and expanded in Program A-4.1 to continue promotion of the current Density Bonus law and

<p>projects that are eligible to receive a density bonus.</p>		<p>explore the feasibility of additional provisions.</p>
<p>G-16: Revise the zoning ordinance so that architectural and design review requirements for manufactured home will not exceed those allowed under Government Code Section 65852.3.</p>	<p>Successful. Design review ordinance for manufactured homes updated.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>G-17: Revise the Zoning Ordinance to:</p> <ul style="list-style-type: none"> - establish minimum density requirements for residential-only projects to ensure efficient use of land, - identify criteria and appropriate locations in non-residential zones for residential-only projects, - increase allowed building heights and reduce parking requirements in the Downtown Core to accommodate 4 stories/50 feet, and in appropriate General Commercial districts, 3 stories and 40 feet, to encourage affordable housing, higher density housing, including rental, housing cooperatives, condominiums, and other housing opportunities. Establish appropriate setback requirements for increased number of stories beyond those currently permitted. 	<p>Successful. Title 17 of Municipal Code has provisions for updated density and building requirements, land use conversion, and setback requirements.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>G-18: Prepare design guidelines for multifamily and mixed-use residential projects and adopt methods to streamline the design review process.</p>	<p>Successful. SMC 17.20.030 includes development standards for multifamily residential projects. Affordable housing projects are assessed under ministerial review in an effort to streamline approval process per SB 35.</p>	<p>This program is completed and is not continued in the Housing Element. This need will be further addressed under Program A-3.1 to develop Objective Design Standards</p>

<p>H-1: Continue the preparation of annual reports that summarize progress towards Housing Element goals, policies, and programs.</p>	<p>Successful. 2021 APR submitted and approved by HCD.</p>	<p>This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice and requirement</p>
<p>H-2: Continue to rely on Sonoma County to assist with housing related activities, such as initial certification of income eligibility.</p>	<p>Partially successful. The City continues to partner with Sonoma County and the Community Development Commission. Success of specific activities has varied depending on staff capacity of both the City and the County.</p>	<p>This action is continued in the implementation of several programs, including Program A-4.3 for affordable housing funding, Program C-2.1 for rehabilitation assistance, and Program D-2.1 to develop a landlord education and outreach program.</p>

Section II: Housing Strategy

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

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

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

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

2.1 HOUSING GOALS AND POLICIES

Goal A: Facilitate the Development of Housing

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

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

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

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

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

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

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

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

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

Goal B: Remove Governmental Constraints

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

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

Implementing Programs: Program B-1.1 Monitor and review the effectiveness of the Housing Element Programs and other City activities in addressing the City’s housing needs in a manner that does not discriminate, Program B-1.2 Revise Reasonable Accommodation Procedures to Streamline and Reduce Barriers

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

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

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

Implementing Programs: Program B-3.1 Monitor Housing Trends, Laws, and Issues

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

Implementing Programs: Program A-4.2 Fee Mitigation and Transparency

Goal C: Housing Conservation

Sustain and preserve existing housing units at all income levels

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

Implementing Programs: Program C-1.1 Safeguard Affordable Housing Inventory

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

Implementing Programs: Program B-1.1 Monitor and review the effectiveness of the Housing Element Programs and other City activities in addressing the City’s housing needs in a manner that does not discriminate

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

Implementing Programs: Program C-2.1 Rehabilitation Assistance

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

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

Goal D: Fair Housing

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

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

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

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

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

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

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

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

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

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

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

2.2 HOUSING ACTION PLAN

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

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

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

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

Program A-1.2 No Reduction of Density without Replacement Sites

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

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

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Ongoing as needed	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund)	SB 166- No Net Loss

Program A-1.3 Inventory Monitoring

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

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

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

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

Program A-2.1 Administrative List of Additional Sites

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

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

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

to inventory as needed on an annual basis			
---	--	--	--

Program A-3.1 Objective Design Standards Program

(New, addresses stakeholder feedback and recent State laws)

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

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt within 12-16 months of Housing Element Adoption	Planning Department, Planning Commission, City Council	SB2 Funding and General Plan Update fund	Recent State laws prohibiting discretionary reviews; stakeholder feedback; address and remove governmental constraints

Program A-3.2 Support Efforts of Affordable Housing Developers

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

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

Financial actions shall include:

- Providing City housing funds, including linkage fees and inclusionary housing fees when available, to help subsidize development costs to build affordable housing units, including funding for projects where 5 percent of units are deed-restricted affordable to extremely-low income households
- Allowing Planning-Director approval of project extensions
- Deferring collection of residential development fees until final building inspection or certificate of occupancy (see A-4.2)
- Supporting applications for available and appropriate funding for all projects consistent with the City’s General Plan and funding priorities, such as:
 - The Home Investment Partnership Program

- Community Development Block Grants
- Low Income Housing Tax Credits
- The California Housing Accelerator Program
- The California Housing Finance Agency
- The Golden State Acquisition Fund
- The Infill Infrastructure Grant Program
- The Joe Serna, Jr. Farmworker Housing Grant
- The Local Housing Trust Fund
- The Multifamily Housing Program
- The Predevelopment Loan Program
- The Supportive Housing Multifamily Housing Program
- The Veterans Housing and Homelessness Prevention Program
- Project Based Section 8 Assistance

Technical and Non-Financial Supportive Actions shall include:

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

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Ongoing; report efforts and successes in APR	Planning Department, Planning Commission, City	Where feasible, leverage State and Federal financing, including Low Income Housing	Assist in the development of adequate housing to meet the needs lower and

	Council, City Manager	Tax Credits, CalHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing	moderate-income households; addresses community input; addresses stakeholder input; lessons learned from previous Housing Element
--	-----------------------	---	---

Program A-3.3 Missing Middle Housing

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

Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to meet the needs of shifting demographics in the City. The City will increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments by either by identifying additional sites for the R-5 zoning designation, or by amending the Code to allow up to 3 units on qualifying single-family parcels, subject to objective design standards as allowed by SB 9.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
The City will develop SB9 and ODS regulation by 2024	Planning Department, Planning Commission, City Council	Departmental Budget (General Fund) and/or General Plan Update Fund	Addresses stakeholder feedback; addresses demographic data and trends; addresses community input

Program A-3.4 Workforce Housing Overlay Zone

(New, incorporates of previous action A-4)

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

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Adopt program into Code by July 2024	Planning Department,	Departmental Budget (General	Lessons learned from previous

	Planning Commission, City Council	Fund) and/or General Plan Update Fund	Housing Element, Stakeholder feedback.
--	-----------------------------------	---------------------------------------	--

Program A-3.5 Encourage the Development of Accessory Dwelling Units

(New, addresses State law and community input)

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

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

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

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

c) Financial Support for ADUs: If the production of ADUs is falling behind projections by the end of the 2nd year on the planning period, the City will dedicate annual funding to the Napa-Sonoma ADU Center for the provision of services to facilitate ADU production to utilize their services beyond what is publicly available on their website

including the provision of on-site ADU suitability evaluations, development of marketing materials, pre-approved ADU plans and referrals to builders and financing for ADUs.

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

Program A-4.1 Density Bonus Incentives

(Revision of previous action D-9)

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

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

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

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

Program A-4.2 Fee Mitigation and Transparency

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

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

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

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

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

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

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

Postings that must be updated twice a year:

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

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

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

Program A-4.3 Affordable Housing Funding

(Revision of previous action C-3)

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

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

Program B-1.1 Monitor and review the effectiveness of the Housing Element Programs and other City activities in addressing the City’s housing needs in a manner that does not discriminate

(Revises and combines previous actions B-1, B-2, F-2, G-3, G-10, G-12)

It is necessary to establish an ongoing monitoring program to ensure the implemented programs and adopted ordinances continue to meet the needs of residents, conform to State laws, and do not pose as barriers to development as such the City will take the following action:

a) Action to Monitor and Report: The City will continue to monitor the implementation of ordinances, codes, policies, and procedures to ensure that they conform with State laws, promote energy conservation, do not pose an unreasonable barrier to housing access, and that they continue to provide reasonable accommodation for the disabled. Program implementation will be tracked and reported annually in conjunction with the Annual Planning Report (APR) and to the City Council as part of the City’s annual Level of Service report.

Code enforcement is an important government tool designed to keep neighborhoods and the people who live in them safe and healthy. To ensure that standard operating procedures do not penalize or displace vulnerable or special needs populations the City will take the following action:

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

special need or disability will be guided to the City's Reasonable Accommodations program.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Program will be developed by MONTH 202X. Results of monitoring reported annually in the APR thereafter	Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council	Departmental Budget (General Fund)	AB 686- AFFH; lessons learned from previous Housing Element

Program B-1.2 Revise Reasonable Accommodation Procedures to Streamline and Reduce Barriers

(New, addresses identified constraint)

The Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) require that local agencies provide reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities who are seeking access to housing of their choice. A request for reasonable accommodation under the Acts may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing when those regulations would eliminate regulatory barriers and provide the person with a disability equal opportunity to the housing of their choice.

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

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

Program B-2.1 Expedite Processing for Affordable Housing Projects

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

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

development of affordable housing the City will continue to expedite processing for affordable housing projects to support the streamlined approval processing for affordable housing projects, including SB9 and SB35 projects.

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

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

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

(New, addresses stakeholder feedback)

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

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

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

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Initiate Planning Commissioner Training by January	Planning Department, Planning	Departmental Budget (General Fund)	Housing Accountability Act (HAA); addresses

2023; Report efforts and successes in APR annually thereafter	Commission, City Attorney/City Manager, City Council		stakeholder feedback
---	--	--	----------------------

Program C-1.1 Safeguard Affordable Housing Inventory

(Revision of previous action B-4)

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

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

Program C-2.1 Rehabilitation Assistance

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

Negative effects of code enforcement can occur when compliance measures are not economically feasible for property owners. To reduce the risk of displacement, the City will pursue grant opportunities to create a residential rehabilitation program for lower income residents. The City will work with the Community Development Commission to apply for HOME, CalHome, and CDBG funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for income-eligible households to improve living

conditions. The City will also work with and support local non-profits, such as Rebuilding Together Sebastopol, Habitat for Humanity, etc., in these efforts.

Timeline:	Responsibility:	Funding:	Statute or Other Consideration:
Starting in 202X, annually apply for funding as Notices of Funding Availability are released	Planning Department, Planning Commission, City Council, City Manager	HOME, CalHOME, CDBG, Section 504 Grants	AB 686 - AFFH; address and remove governmental constraints
Continue to sponsor and support local non-profits assisting low income home owners with urgent and other rehabilitation efforts	City Council	City of Sebastopol General Fund/ Community Benefit Grants	

Program C-3.1 Provide Information and Promote Energy Conservation

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

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

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

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

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

Often, special needs households face barriers to accessing information about affordable and fair housing resource and residents may not be aware of the choices available to them. The City will hold annual fair housing workshops to educate and inform the community about their right to fair housing, how to access resources, and use these workshops as an opportunity to overcome community opposition.

To help overcome barriers to accessing information, the City will develop a Fair Housing section of their website that includes tenants’ rights information, direction to available legal resources, information on how to file a Fair Housing complaint, include a City-wide affordable rental registry, and a multilingual affordable housing fact sheet highlighting the needs of the community. The information will also be made available public noticing for project hearings in addition to posting on the City’s website.

Additionally, the City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer the City’s affordable Housing programs for special needs populations. The City will continue to expand upon previous coordinated efforts with local faith-based organizations and community-based organizations to provide services and resources to the unhoused population in Sebastopol. Continued bi-annual meetings with service providers and advocates for the homeless will provide the City an opportunity to identify needs and craft solutions on an ongoing basis.

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

Program D-2.1 Landlord Education

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

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

Additionally, the City will continue to require nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City Funds or City Agreements.

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

Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers

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

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

The City will amend the Code to allow permanent supportive housing and low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses in compliance with Government Codes 65660 and 65651 as amended by AB 2162 and SB 48, respectively.

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

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

(New, responds to community input and demographic trends)

Despite the volatility of the housing market, numerous studies have demonstrated that homeownership leads to greater wealth accumulation when compared with renting. Lower and moderate-income homebuyers may face significant financial barriers when seeking home ownership. The City will seek to establish a First Time Homebuyer Program in coordination with the Housing Land Trust of Sonoma County (HLT) to monitor the development of permanently affordable homeownership opportunities in the City of Sebastopol.

Additionally, The City will publish resources to prospective lower income home buyers on the City website including information about the new First Time Homebuyer Program, Burbank Housing and Habitat for Humanity who provide affordable homeownership through subsidies, and information about CalHOME and CalHFA financing options.

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

Program D-4.1 Replacement Housing Requirement

(New, responds to community input and demographic trends)

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

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

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

2.3 QUANTIFIED OBJECTIVES

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

The quantified objectives shown represent goals. These estimates are mainly based on experience, anticipated funding levels, and anticipated housing market conditions.

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

Table 10: Quantified Objectives

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

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

Table 11: Non-Unit Quantified Objectives

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

SECTION III: HOUSING SITES

3.1 CONTEXT

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

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

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

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

Sebastopol is meeting its RHNA through the following means:

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

Legislation passed since the last Housing Element update has added more stringent requirements for the Sites Inventory. Assembly Bill 1397 addresses standards for the adequacy of inventoried housing sites, including non-vacant sites and sites that were identified in previous housing elements. Senate Bill 166, the “No Net Loss” law, requires a jurisdiction to ensure a Housing Element Sites Inventory with continual capacity to accommodate the RHNA by income group throughout the Housing Element planning period. Because of this requirement, this sites inventory includes a unit buffer of 38% percent for the lower-income category. Additionally, programs are included within the Housing Element to ensure the City complies with new ‘No Net Loss’ requirements and maintains sufficient sites in inventory.

3.2 RHNA CREDITS

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

Table 13: Sebastopol RHNA Credits

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

3.2.1 Accessory Dwelling Units

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

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

Recent California legislation has facilitated increased permitting and production of ADUs in many communities, including Sebastopol. The production of ADUs helps to address many of the City’s identified housing needs, including special needs housing. From 2018 to 2021, the City permitted an average of 7.5 ADUs annually (Table 14).

Table 14: ADUs Permitted by Year in Sebastopol

Year	ADUs Permitted
2018	12
2019	4
2020	8
2021	6
Average	7.5
<i>Source: 2018-2021 APRs</i>	

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

Table 15: Assumed Affordability for 6th Cycle ADUs

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

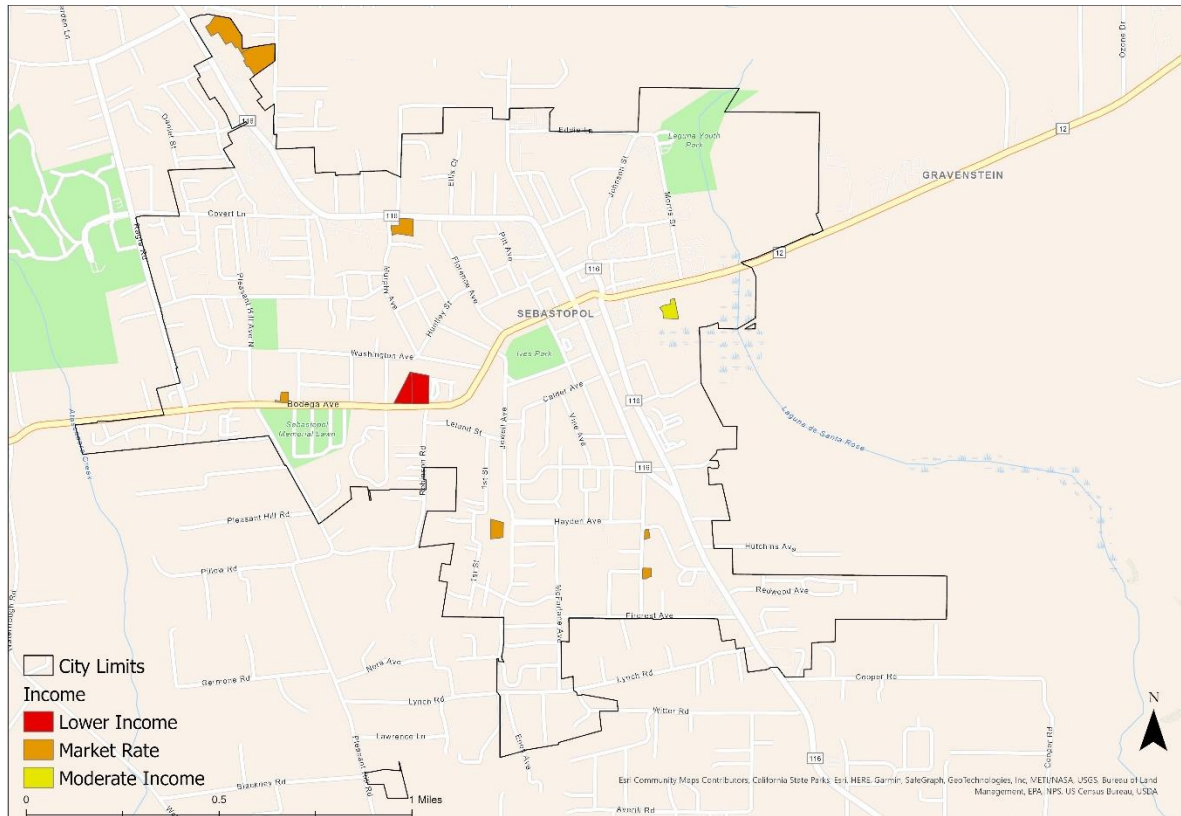
3.2.2 Planned, Approved, and Pending Projects

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

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

Project Information	ELI	VLI	LI	MI	AMI	Total	Status	Anticipated Occupancy
911 Litchfield Ave 004-134-016					1	1	Approved	2022-23
773 1st St 004-172-017					2	2	In design review	2023
Woodmark Apartments 7716 and 7760 Bodega Ave 004-211-007 060-230-067	9	51	23		1	84	In SB 35 application process	2023-24, other 36 in 2025-2026
7095 Fellers Ln 004-124-001					2	2	Application in progress	2022-23
Huntley Square 7950 Bodega Ave 004-350-024					10	10	Application in progress	2023
Habitat for Humanity Townhomes 333 N Main St 004-063-037				4		4	In Application review	2023-24
7621 Healdsburg Ave 004-291-019				3	19	22	Formal pre-application received	2025-2030
City Ventures Project 1009 – 1011 Gravenstein Hwy North 060-261-026 060-261-028				8	72	80	Formal pre-application received	2025-2030
RHNA Credits	9	51	23	9	51	143		

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



7095 Fellers Ln

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

911 Litchfield Ave

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

773 1st St

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

Woodmark Apartments

Woodmark Apartments is proposed as an 84-unit, 100% affordable housing development. This project is located on a 3.59 acre site at 7716 and 7760 Bodega Avenue (APNs: 004-211-007 and 060-23-067) and will achieve over 23 units per acre, 94% of the maximum allowable density. Units will be made available to households with incomes ranging between 30% and 60% of Area Medium Income (AMI). Forty-eight units will be reserved for employees or retirees of the agricultural sector, while the remaining affordable housing units will be available to anyone who meets the income criteria. This project is expected to begin construction in 2022. The

first phase (48 units) is anticipated to be available for occupancy in 2023 or 2024, with the second phase (36 units) ready for occupancy in 2025-2026 .

Figure 15: Rendering of Woodmark Apartments



Huntley Square

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

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

Figure 16: Rendering of Huntley Square Townhomes



Habitat for Humanity Townhomes

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

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

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

City Ventures Project

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

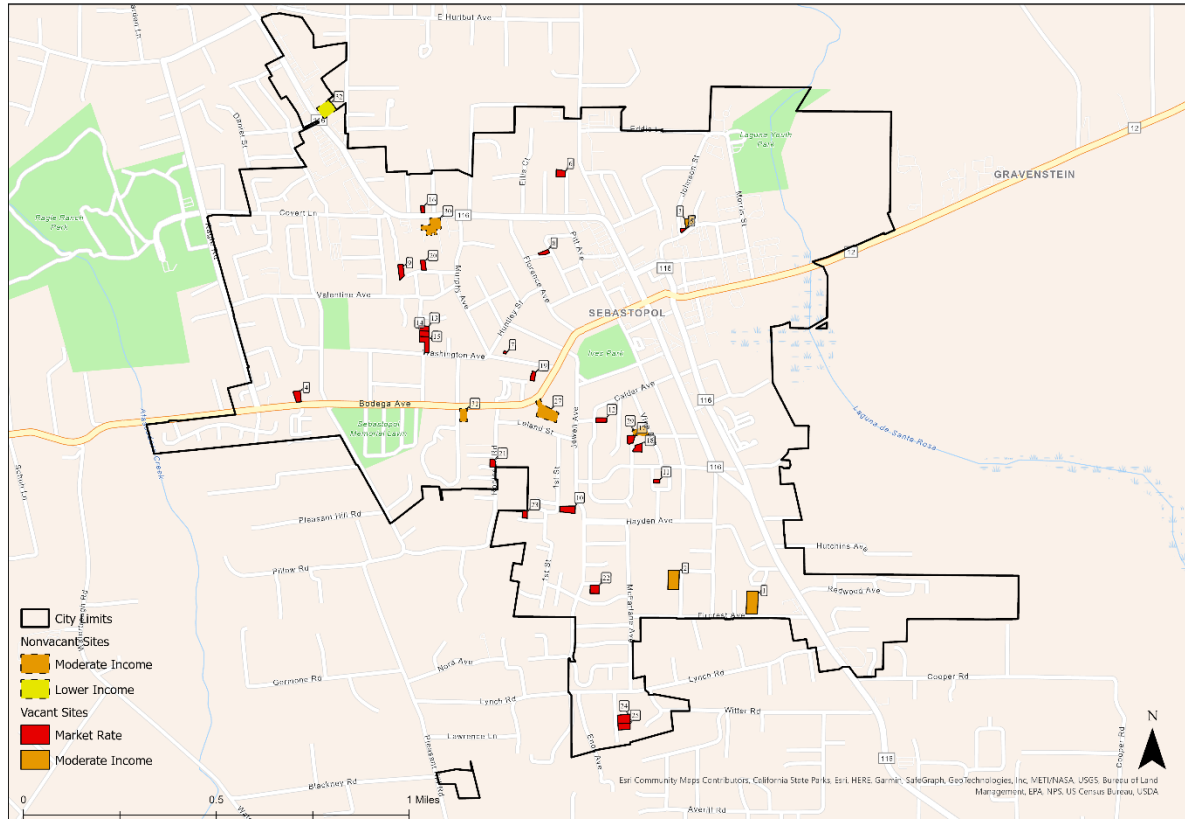
3.3 HOUSING OPPORTUNITY SITES

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

Table 17: RHNA and Capacity of Housing Opportunity Sites

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	55	31	35	92	213
RHNA Credits	75	38	30	122	265
Remaining RHNA After Credits	-20	-7	5	-30	-52
Capacity of Inventory Sites	Vacant	0	0	9	38
	Nonvacant	0	9	26	20
	Total	75	47	65	180
Total Units (Credits + Sites)	75	44	61	152	332
RHNA Surplus	20	16	30	88	154
% Buffer	36%	52%	86%	96%	72%

Figure 18: Housing Opportunity Sites for RHNA



3.3.1 Vacant Sites

Table 18: Vacant Housing Opportunity Site Information

#	Site Address	APN	Zoning	Max Density (units/ac)	Acres	Units	Income Levels
1	7154 Fircrest Ave	004-320-005	R4	8.7	1.11	8	MI, AMI
2	940 Maytum Ave	004-131-014	R4	8.7	0.9	6	MI, AMI

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

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

- Capacity: (1.11 acres)(8.7 units/acre)(85% realistic capacity) = 8.2 units, rounded down
- RHNA Income Category: 4 Moderate, 4 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was used in the 5th Cycle Site Inventory.

Site 2. 940 Maytum Ave: The site consists of a vacant lot located on the south end of Sebastopol, within the Medium Density Residential land use designation. The site is surrounded by residential development on three sides and an elementary school site on the other side. This site has similar characteristics to Site 1, and uses the

same affordability assumptions, with units split evenly between moderate- and above moderate-income categories.

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

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

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

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

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

Site 5. 359 Johnson St: The site consists of a vacant parcel located in the eastern side of Sebastopol, within the High Density Residential land use designation, and is adjacent to residential development on two sides, with commercial development across the street. The site is located with a Highest Resource area and is within walking distance of Downtown, a park, a high school, and many other shops and

amenities. This site is constrained by a floodplain (FEMA Zone AE) and assumes only one developable unit.

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

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

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

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

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

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

- Site 8 Capacity: (0.15 acres)(17.4 units/acre)(85% realistic capacity) = 2.2 units
- Site 9 Capacity: (.3 acres)(8.7 units/acre)(85% realistic capacity) = 2.2 units
- Site 10 Capacity: (0.43 acres)(5.4 units/acre)(85% realistic capacity) = 2.0 units
- RHNA Income Category: 2 Above Moderate per site
- Infrastructure: The sites are served by water, sewer, and dry utilities.
- Prior Use: Parcels were used in the 5th Cycle Site Inventory.

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

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

3.3.2 Nonvacant Sites

#	Site Address	APN	Zoning	Max Density (units/ac)	Acres	Units	Income Levels
27	7605 Bodega Ave	004-213-007	R6	17.4	1.2	15	MI, AMI
28	496 Vine Ave	004-182-010	R4	8.7	0.49	3	MI, AMI
29	7765 Healdsburg Ave	004-281-035	CO	15	0.95	12	MI, AMI
30	7765 Bodega Ave	004-400-013	CO	15	0.41	5	MI, AMI
31	845 Gravenstein Hwy N	060-261-030	CG	21.7	0.84	18	LI, MI

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

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

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

- Capacity: (0.49 acres)(8.7 units/acre)(85% realistic capacity) = 3.6 units, rounded down

- RHNA Income Category: 1 Moderate, 2 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

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

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

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

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

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

- Capacity: $(0.84 \text{ acres})(21.7 \text{ units/acre})(94\% \text{ realistic capacity for affordable housing}) = 18.3 \text{ units, rounded down}$
- RHNA Income Category: 18 Low
- Infrastructure: The site is served by water, sewer, and dry utilities.

- Prior Use: Parcel was not used in a previous Site Inventory.

3.3.3 Lower-Income Suitability Analysis

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

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

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

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

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

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

3.4 DEVELOPMENT TRENDS AND REALISTIC CAPACITY ANALYSIS

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

3.4.1 Development Trends

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

Table 19: Examples of Local Deed-Restricted Affordable Development

Name	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density
Bodega Hills Apartments	121 W Hills Circle	1.54	44	N/A (Planned Development)	17.9	N/A
Gravenstein North Apartments	699 Gravenstein Hwy N	3.56	60	N/A (Planned Development)	16.9	N/A
Petaluma Avenue Homes	501-565 Petaluma Ave	2.46	44	15	17.9	119%
Woodmark Apartments*	7716 Bodega Ave	3.59	84	25	23.4	94%
Habitat for Humanity Townhomes*	333 N Main St	0.17	4	25	23.5	94%
Average					19.9 units/acre	102%

**Sites marked with an asterisk are included within the City's Planned, Approved, and Pending projects and are described in more detail in Section 3.2.2)*

Table 20: Examples of Recent and Pending Residential Development

Name	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density
Barlow Crossing Townhomes	6737 Sebastopol Ave	1.76	18	15	10.2	68%
Huntley Square*	7950 Bodega Ave	0.39	10	25	25.6	103%
7621 Healdsburg Ave	7621 Healdsburg	1.26	22	25	17.5	70%
Woodmark Apartments*	7716 Bodega Ave	3.59	84	25	23.4	94%
Habitat for Humanity Townhomes*	333 N Main St	0.17	4	25	23.5	94%
Average					20.1 units/acre	86%

**Sites marked with an asterisk are included within the City’s Planned, Approved, and Pending projects and are described in more detail in Section 3.2.2)*

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

Figure 19: Barlow Crossings Townhomes



3.4.2 Developer Input

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

Table 21: Developer Panel Site Feedback

Site Address	Which of the following housing types would be suitable for development on this site? (Check all that apply)	For “Other”, please explain:	Do you have experience on similar sites?
1009 Gravenstein Hwy N	100% Affordable Housing, Rental Units		yes
1009 Gravenstein Hwy N	Market-Rate Housing, Rental Units, Ownership Units		yes

1009 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
1011 Gravenstein Hwy N	100% Affordable Housing, Rental Units		yes
1011 Gravenstein Hwy N	Market-Rate Housing, Rental Units, Ownership Units		yes
1011 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
1011 Gravenstein Hwy N	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
332 Petaluma Ave	100% Affordable Housing, Rental Units		yes
332 Petaluma Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
496 Vine Ave	Ownership Units		yes
496 Vine Ave	100% Affordable Housing		yes
496 Vine Ave	100% Affordable Housing		yes
496 Vine Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units		yes
520 First St	Market-Rate Housing, Ownership Units		yes
520 First St	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units		yes
520 First St	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units		yes
520 First St	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes
586 Harrison St	Ownership Units		yes
586 Harrison St	Market-Rate Housing, Ownership Units		yes
586 Harrison St	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other	Retail	yes
6781 Sebastopol Ave	Mixed-Income Housing, Mixed-Use Development		yes
7154 Fircrest Ave	100% Affordable Housing, Rental Units		yes
7605 Bodega Ave	Mixed-Income Housing		yes
7605 Bodega Ave	Market-Rate Housing, Ownership Units		yes
7605 Bodega Ave	100% Affordable Housing		yes
7605 Bodega Ave	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units		yes

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

3.4.3 Likelihood of Non-Residential Uses

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

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

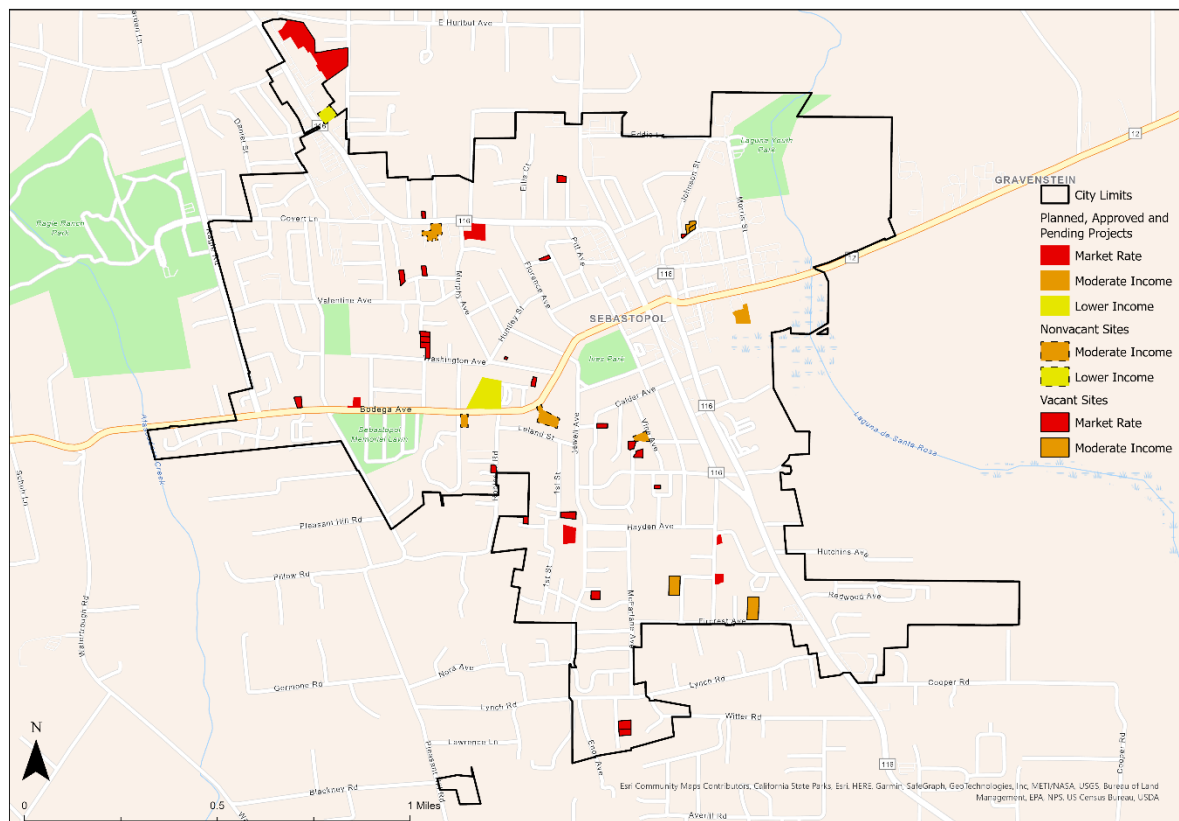
3.5 SUMMARY OF RHNA STRATEGY

3.5.1 RHNA Surplus Table

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	55	31	35	92	213
RHNA Credits	75	38	30	122	265
Housing Site Capacity	0	6	31	30	67
Total Units (Credits + Sites)	75	47	65	180	367
RHNA Surplus	20	16	30	88	154
% Buffer	36%	52%	86%	96%	72%

3.5.2 Map of Sites

Figure 20: Housing Sites



3.6 PROGRAMS TO ENSURE ADEQUATE SITES/MEET RHNA

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

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

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

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

- Program D-4.1 Replacement Housing Requirement

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

- Program A-3.5 Encourage the Development of Accessory Dwelling Units

3.7 FAIR HOUSING CONSIDERATIONS

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

3.7.1 Relationship of Sites to Fair Housing Analysis

Segregation and Integration

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

Figure 21: Housing Sites and Percent Nonwhite Population

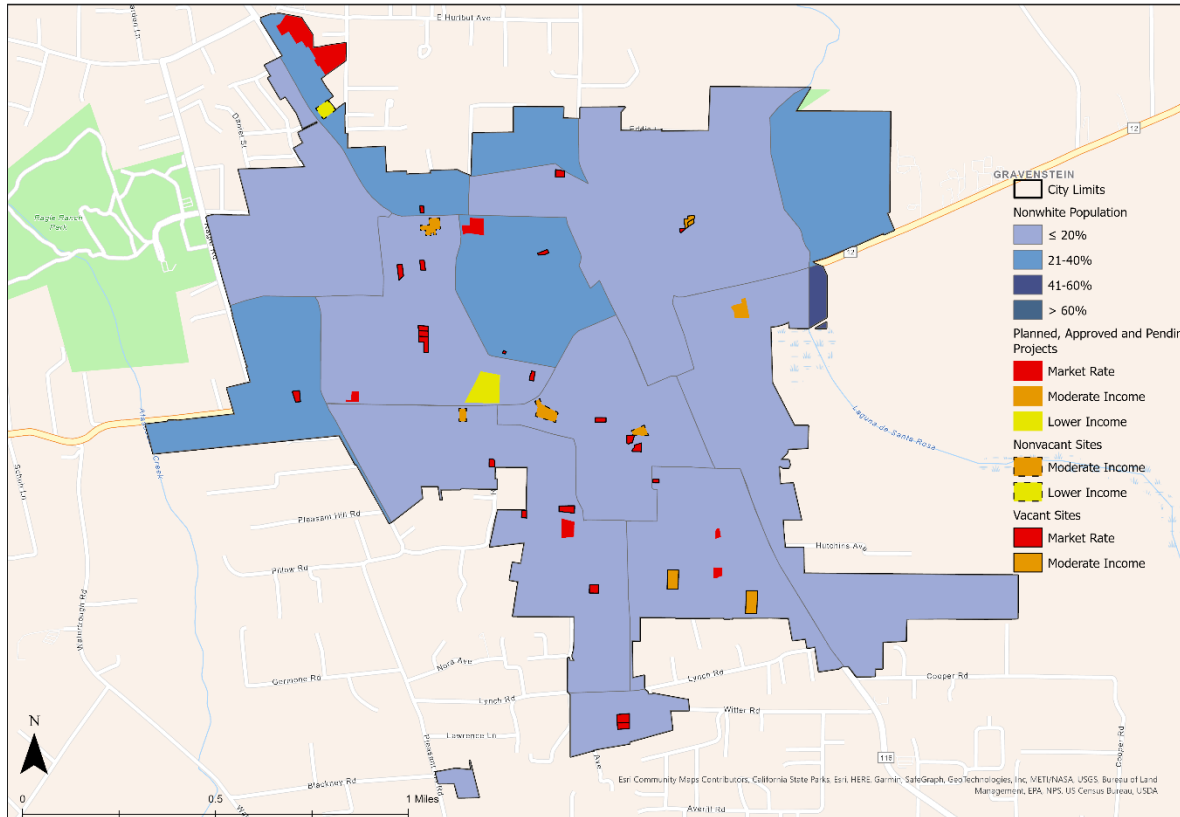


Figure 22: Housing Sites and Population with a Disability

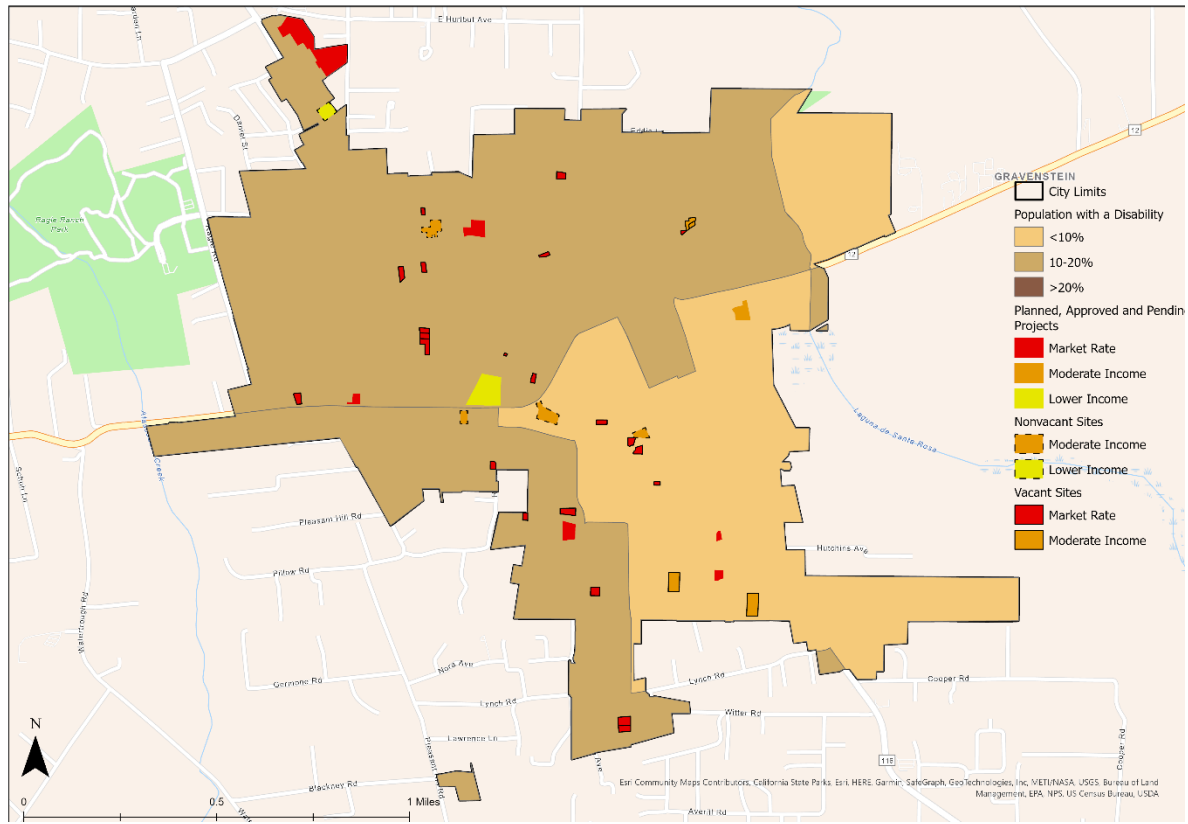
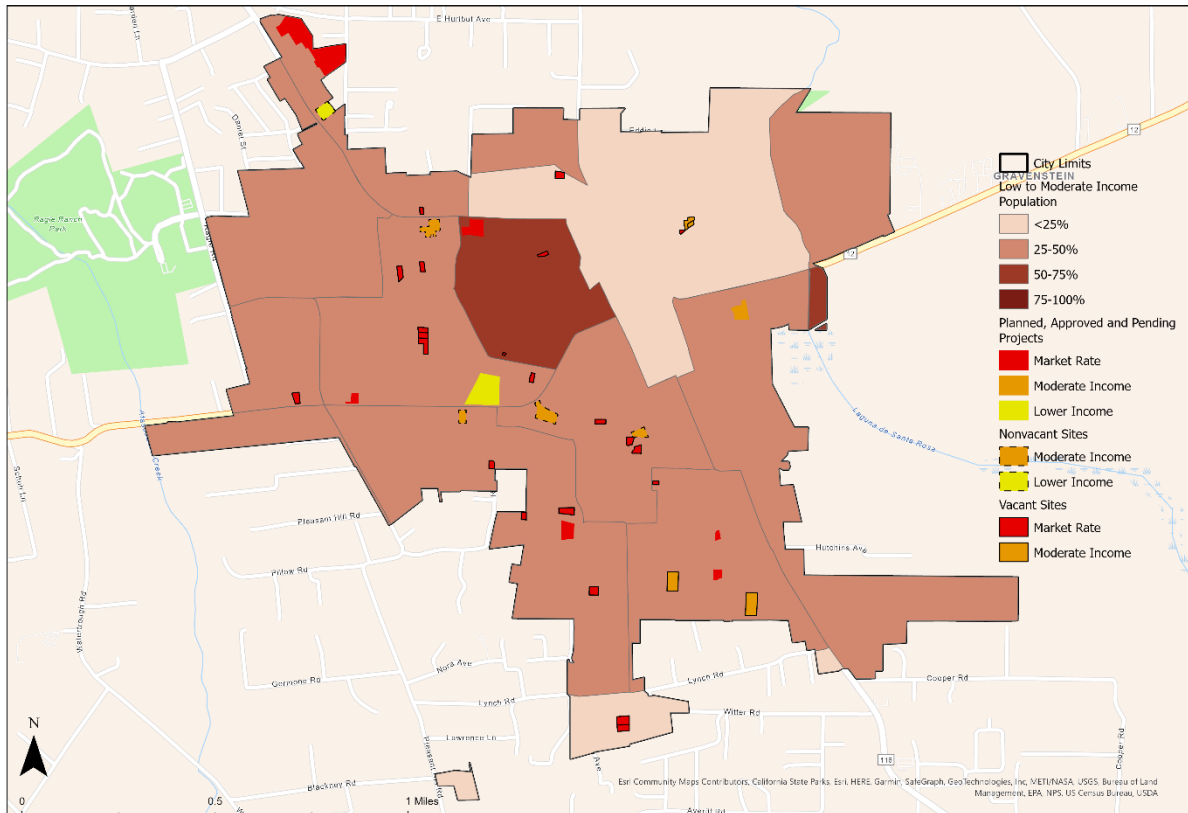


Figure 23: Housing Sites and LMI Population



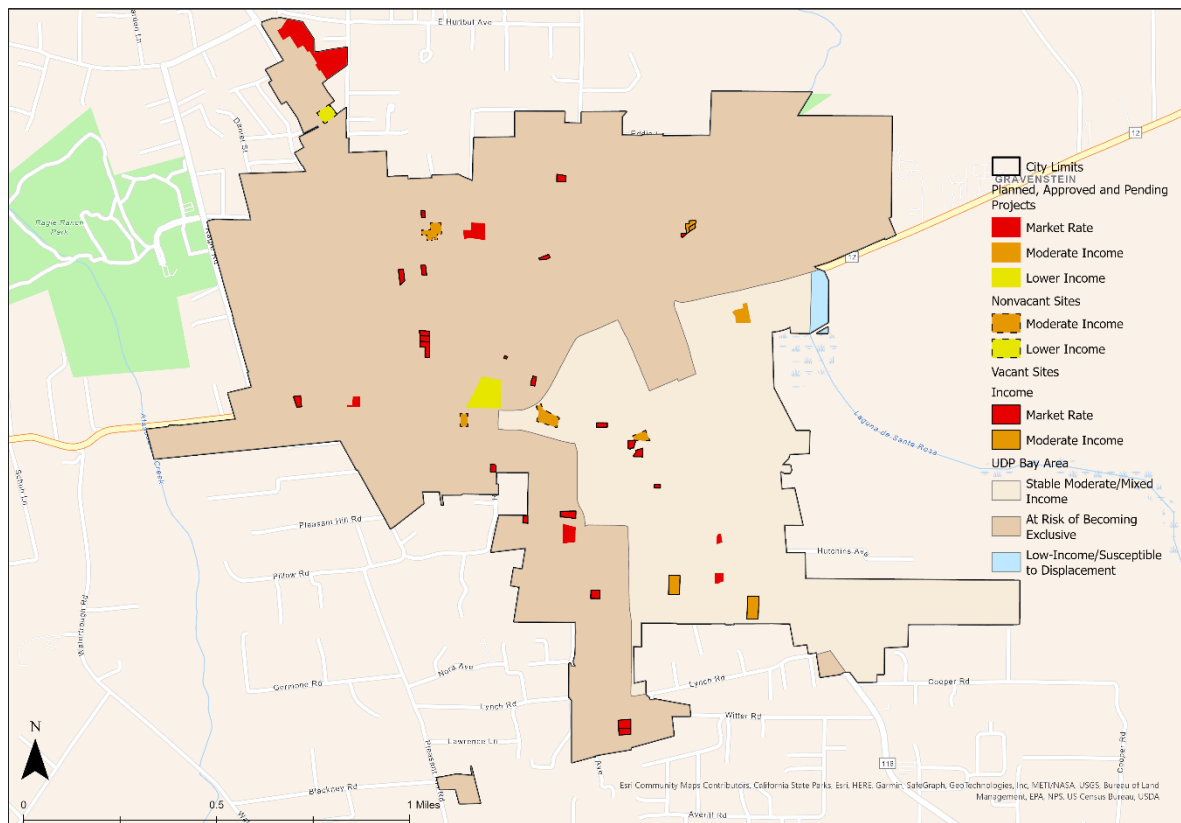
Racially and Ethnically Concentrated Areas of Poverty

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

Disproportionate Housing Needs Including Displacement

In Sebastopol, 20.5% of households spend 50% or more of their income on housing, which is considered severely cost-burdened. Renters are more cost-burdened than owners and lower-income earners are more cost-burdened than higher-income earners. Sebastopol has lower rates of overcrowded housing compared to Sonoma County and California. The Northern and Western Census tracts are at risk of becoming exclusive, but there are no areas in Sebastopol at high risk of displacement¹³. The location and distribution of housing sites will likely not exacerbate these conditions and may improve access to housing in areas at risk of becoming exclusive.

Figure 24: Housing Sites and Urban Displacement Typology



Disparities in Access to Opportunity

Based on 2022 HCD/TCAC Opportunity Maps, there are no Low Resource areas within Sebastopol. The City is relying on two sites to meet its lower-income RHNA, one located in a Moderate Resource Area and the other located in a High Resource Area

¹³ Urban Displacement Project Bay Area Model, 2020

(see Figure 25) The site located in the Moderate Resource Area contains 78% of the lower-income unit capacity (see Figure 26). This site was previously designated High Resource and is a pending project funded with TCAC Credits received at the time of that High Resource designation. It is located adjacent to Highest Resource areas of the community and will serve to increase access to opportunity.

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

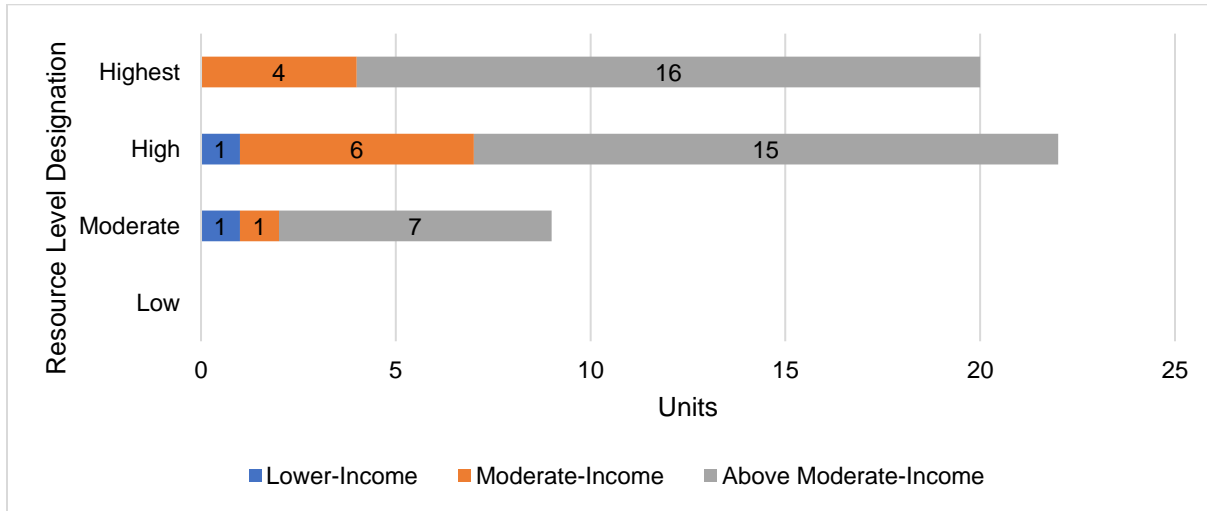


Figure 26: Unit Distribution by 2022 HCD/TCAC Resource Level

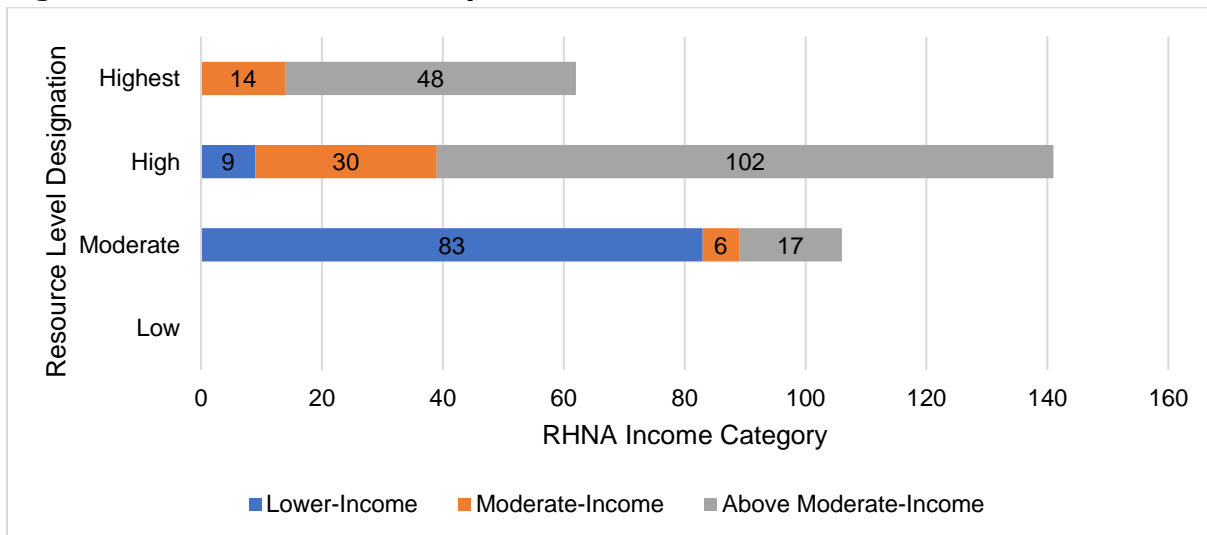
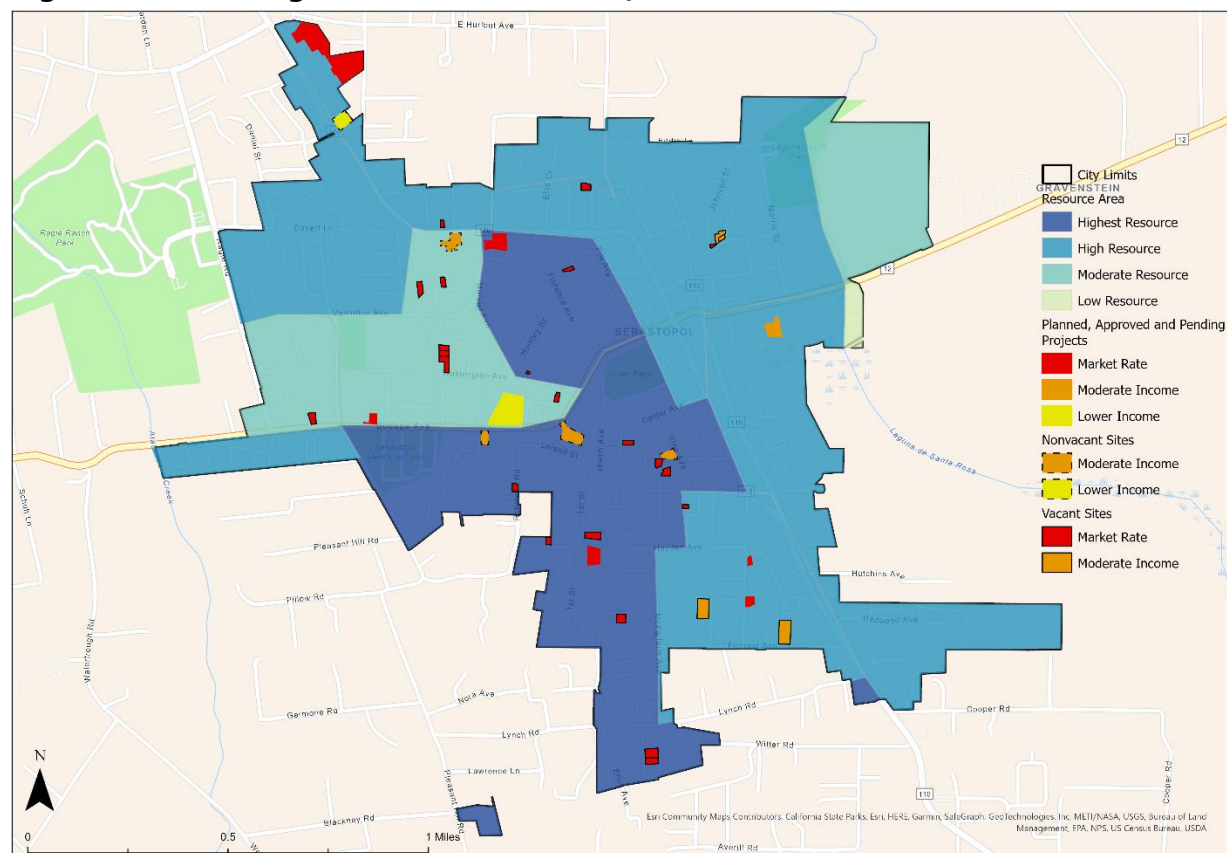


Figure 27: Housing Sites and 2022 HCD/TCAC Resource Level



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

3.7.2 Improved and Exacerbated Conditions

Improved Conditions

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

Exacerbated Conditions

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

3.8 INFRASTRUCTURE CONSIDERATIONS

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

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

3.8.1 Water

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

3.8.2 Sewer

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

3.8.3 Other Utilities

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

3.9 ENVIRONMENTAL CONSIDERATIONS

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

3.9.1 Seismic Hazards

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

3.9.2 Flood Hazards

The City contains land within the 100-year floodplain. Areas near the Laguna de Santa Rosa and along Atascadero Creek are at the highest flood risk locally. The City

maintains development standards for residential development within flood hazard areas. These measures may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property. These considerations have been incorporated into capacity calculations and do not affect the City's ability to accommodate its RHNA.

3.9.3 Fire Hazards

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

CONCLUSION

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

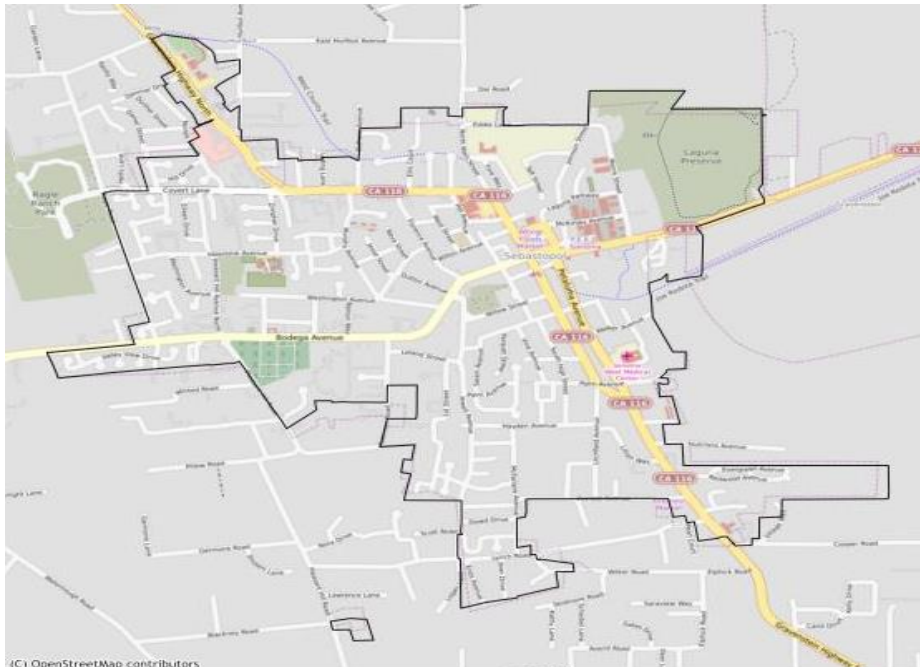
Appendix A and B Placeholder

Public Input Appendices, to be added following receipt of public input on Draft Housing Element

HOUSING NEEDS DATA REPORT: SEBASTOPOL

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.¹
- **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.
 - **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%

¹ 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.

from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$51,960 per year.²

- **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 areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **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

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

³ 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.

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.

3. Looking to the Future: Regional Housing Needs

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁴ 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.⁵ This calculation, known as the Regional Housing Needs

⁴ 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

⁵ 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

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.⁶ 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>

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 1: 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
--------------	------------------	---------------------	----------------	--------------------	-----------------------	------------------

⁶ 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)

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 2: 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

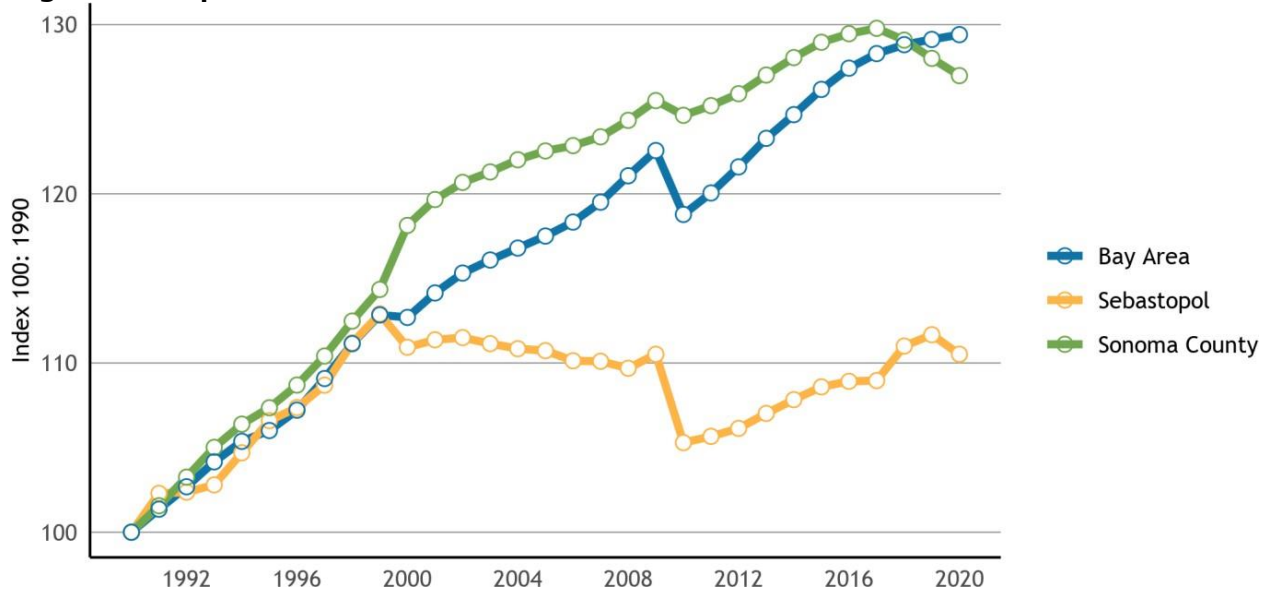
Source: Universe: Total population

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 2). 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.⁷

Figure 1: 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 POPEMP-01.

4.2 Age

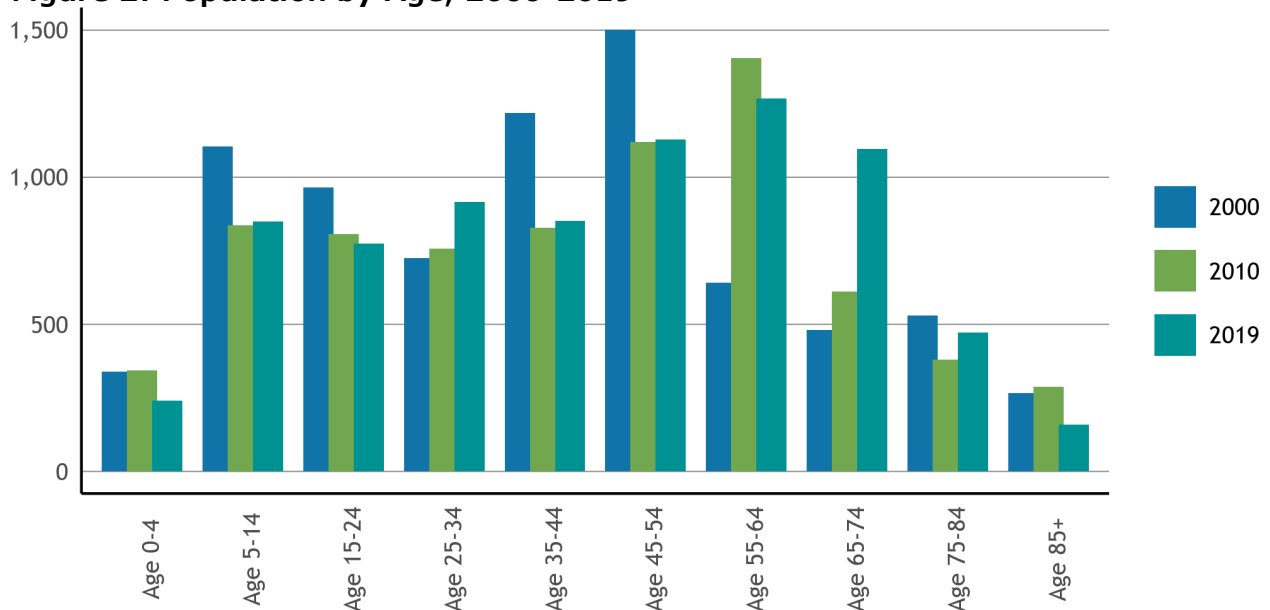
The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more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

⁷ 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.

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 2).

Figure 2: Population by Age, 2000-2019



Universe: Total population

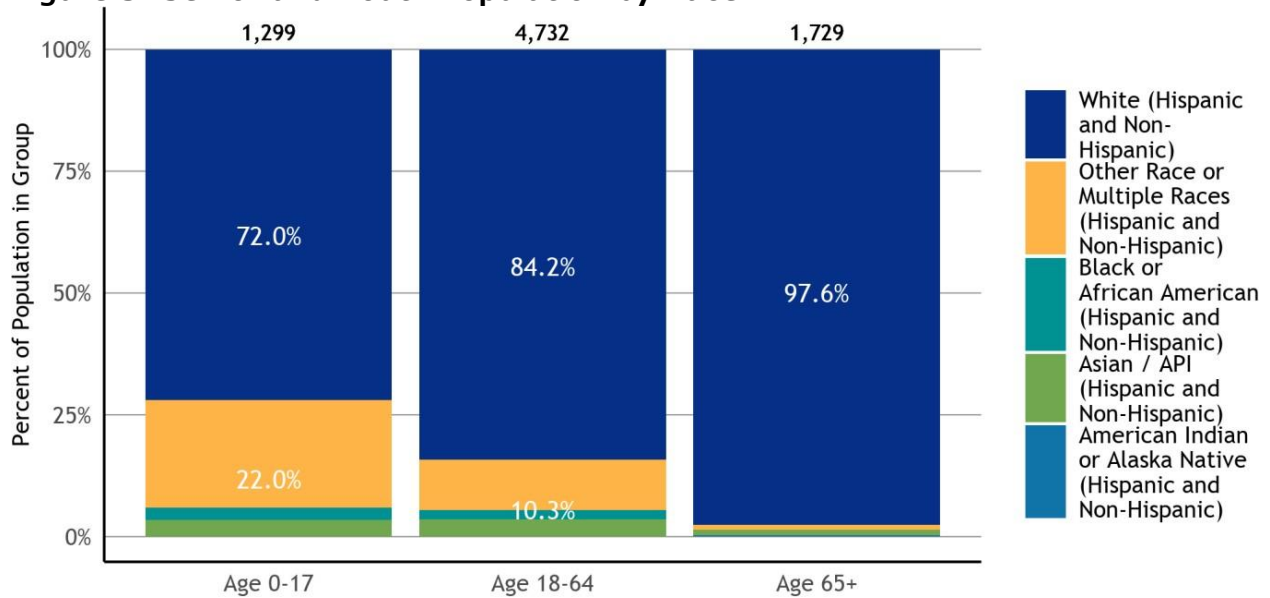
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

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 color⁸ make up 2.4% of seniors and 28.0% of youth under 18 (see Figure 3).

⁸ Here, we count all non-white racial groups

Figure 3: 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)

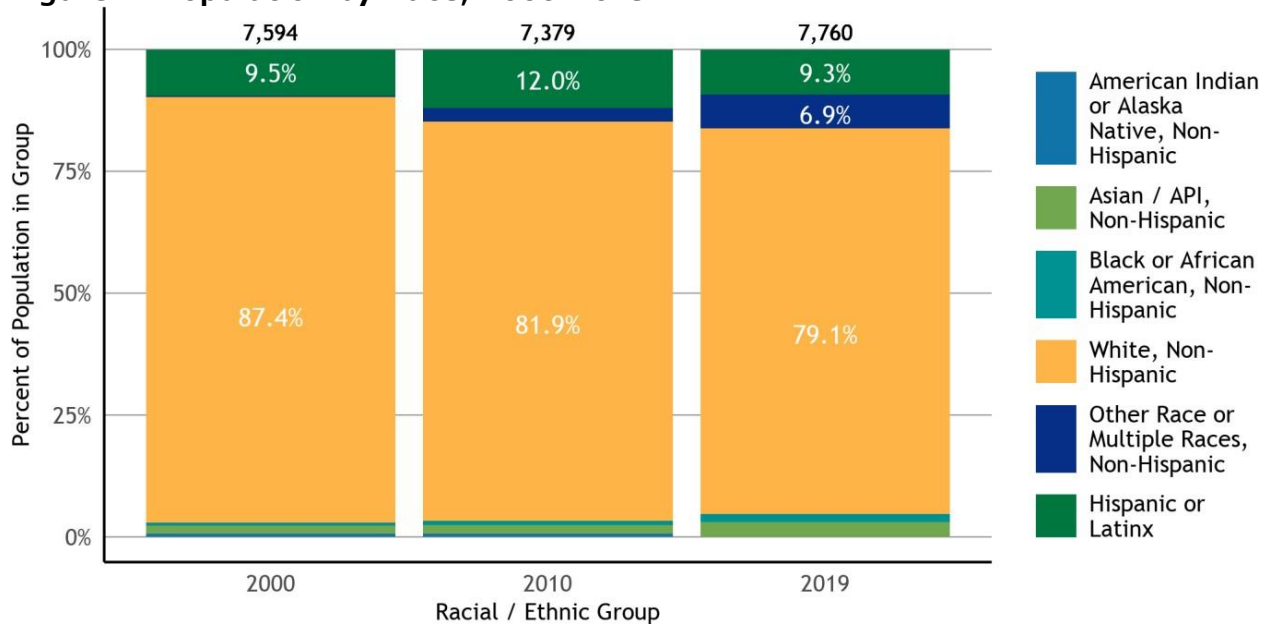
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

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 today⁹. 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 4). In absolute terms, *the Other Race or Multiple Races, Non-Hispanic* population increased the most while the White, Non-Hispanic population decreased the most.

⁹ 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 4: 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.

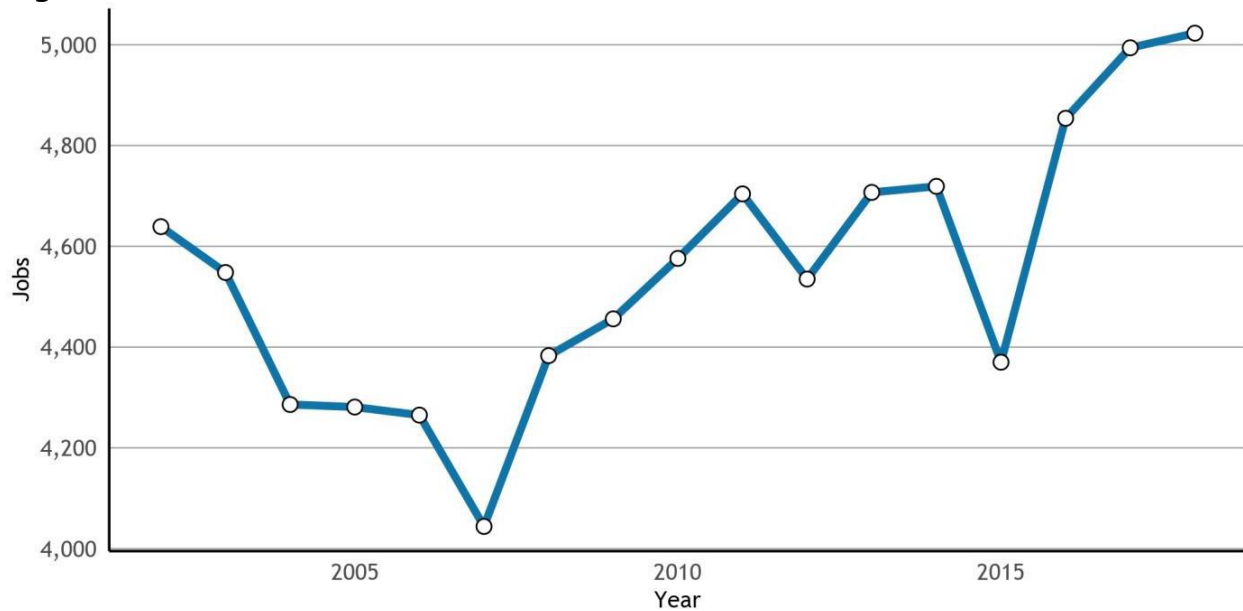
4.4 Employment Trends

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 5).

Figure 5: 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.

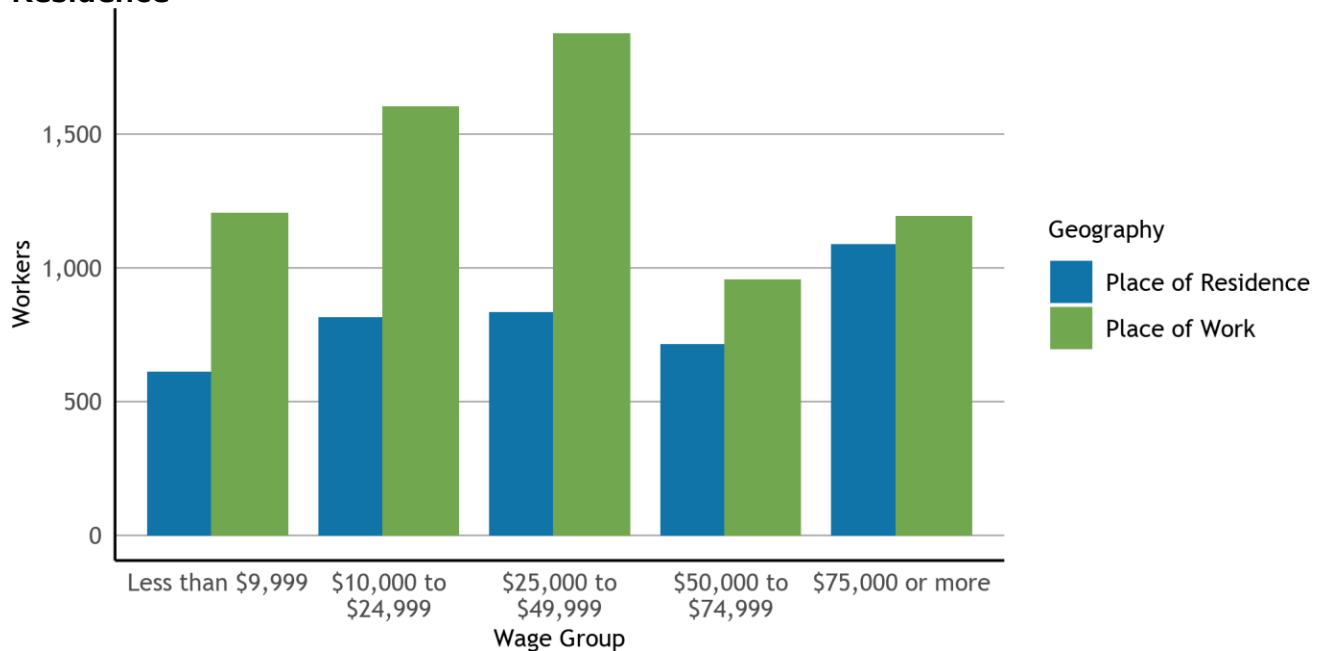
There are 4,068 employed residents, and 6,839 jobs¹⁰ in Sebastopol - the ratio of jobs to resident workers is 1.68; Sebastopol is a *net importer of workers*.

Figure 6 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

¹⁰ 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.

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 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 6).¹¹

Figure 6: 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 7 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

¹¹ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

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 7).

Figure 7: 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

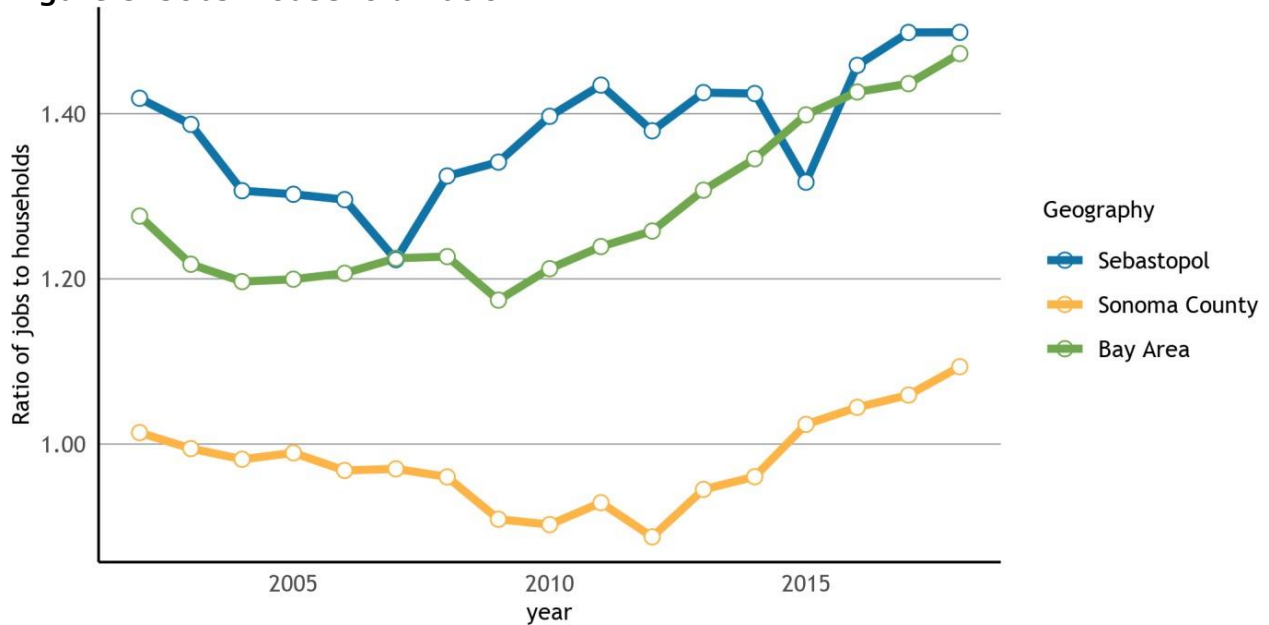
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

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 8).

Figure 8: 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)

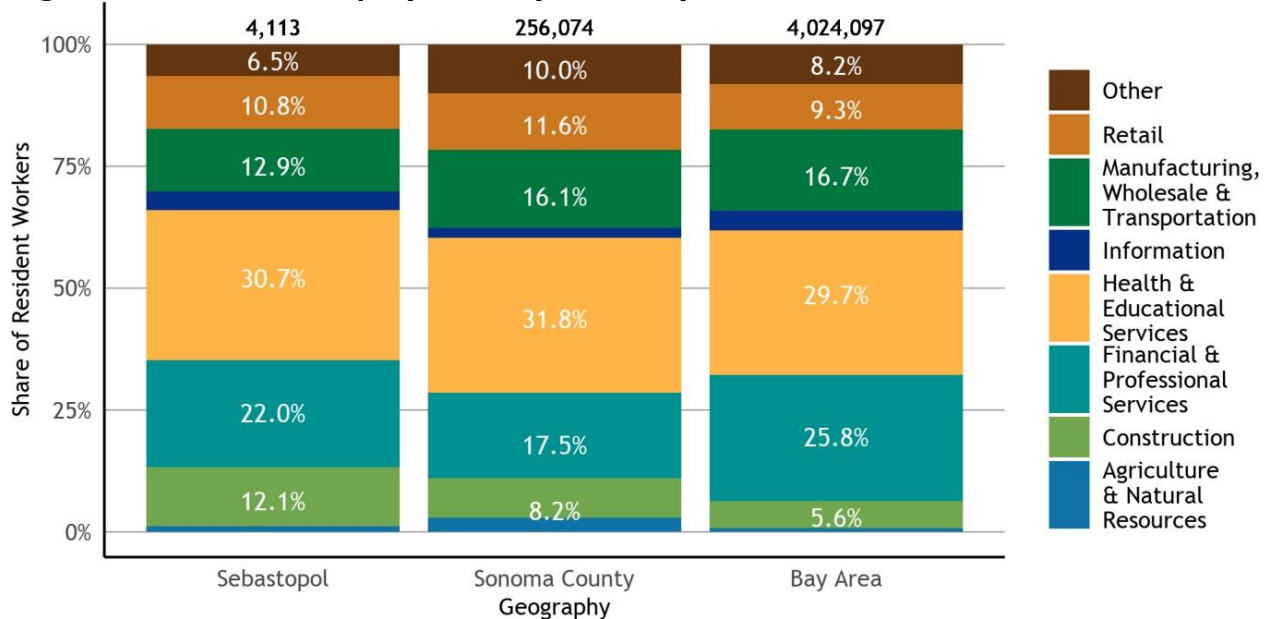
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

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 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

Figure 9: 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

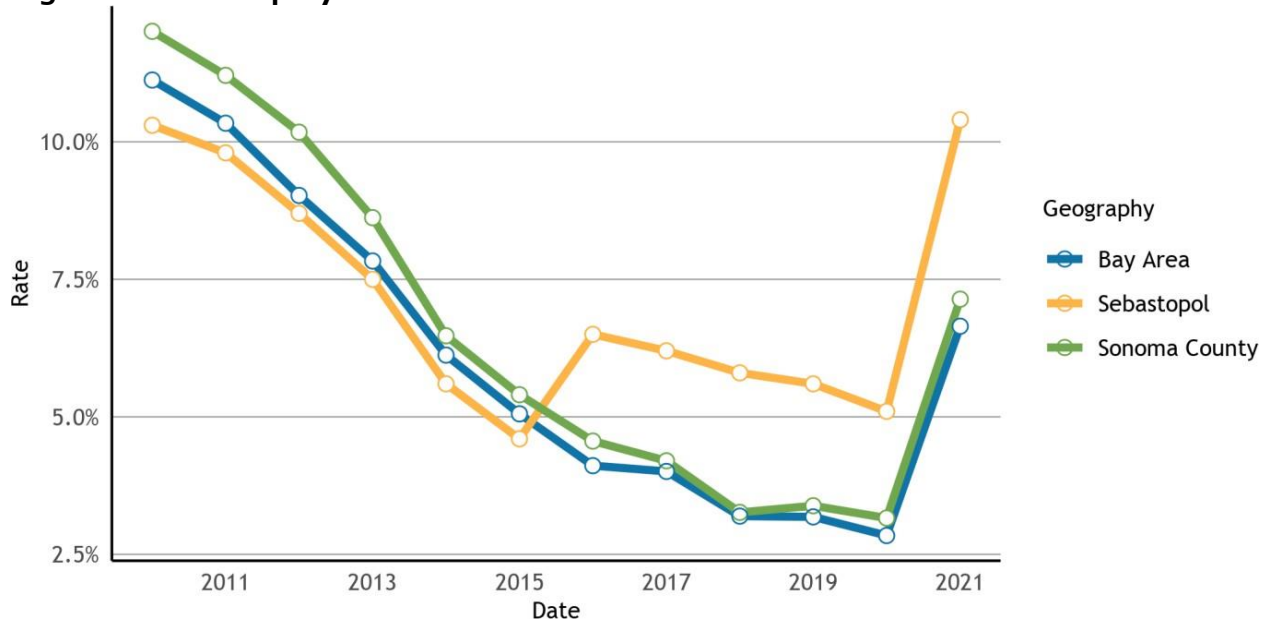
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

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 10: 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 state¹².

In Sebastopol, 50.2% of households make more than 100% of the Area Median Income (AMI)¹³, compared to 14.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

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

¹² Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

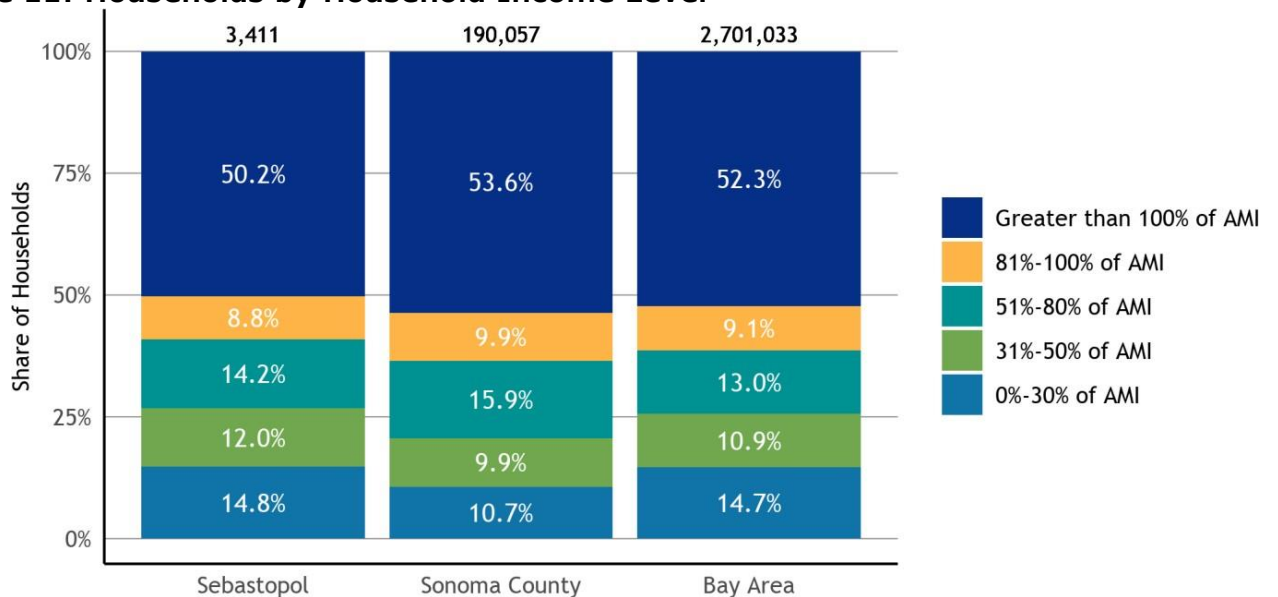
¹³ 13 Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties),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

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 11), 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 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 11 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 11: 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.

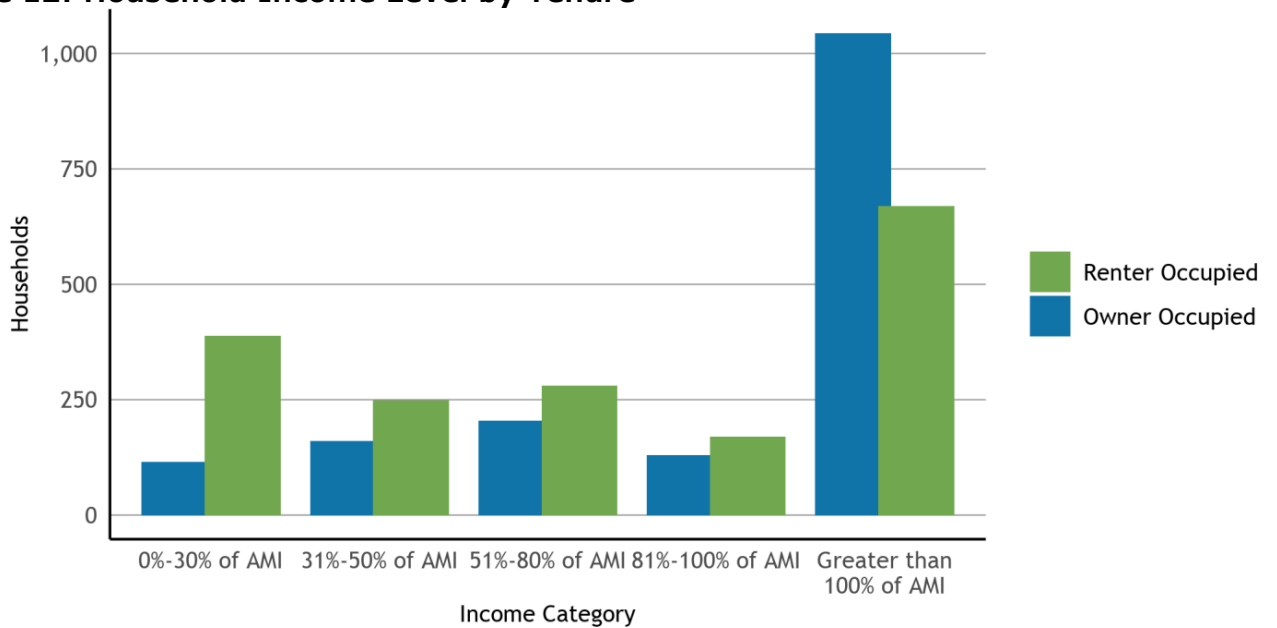
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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 12).

Figure 12: 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.

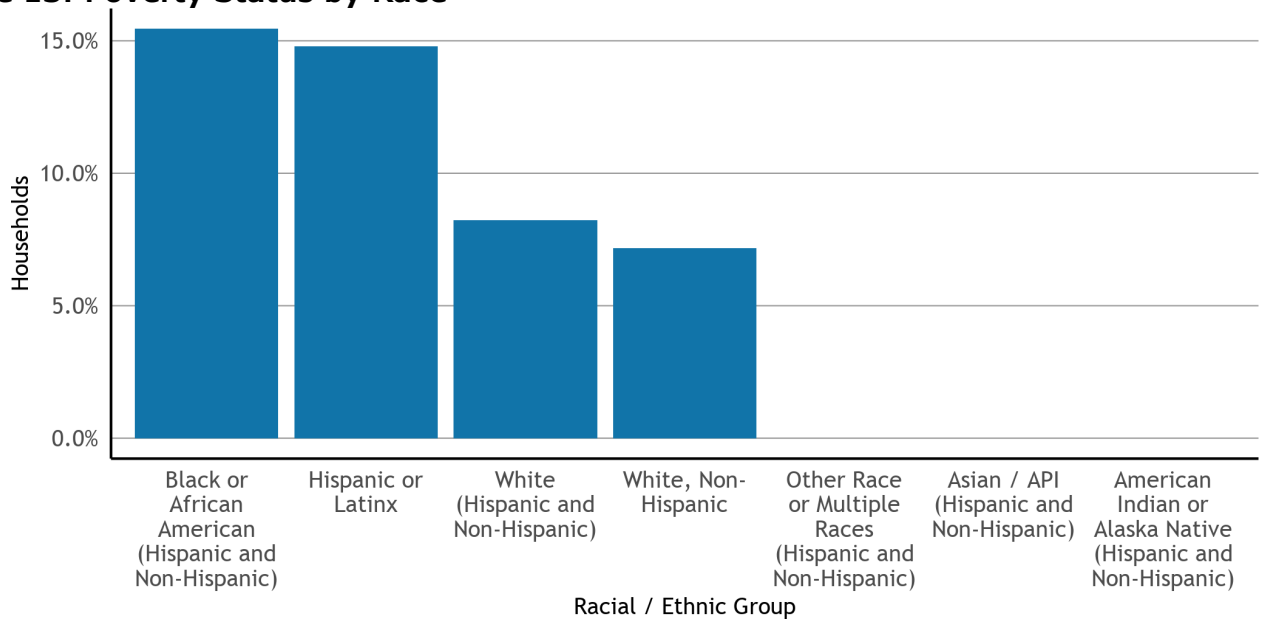
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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.¹⁴ 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 13).

¹⁴ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

Figure 13: 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)

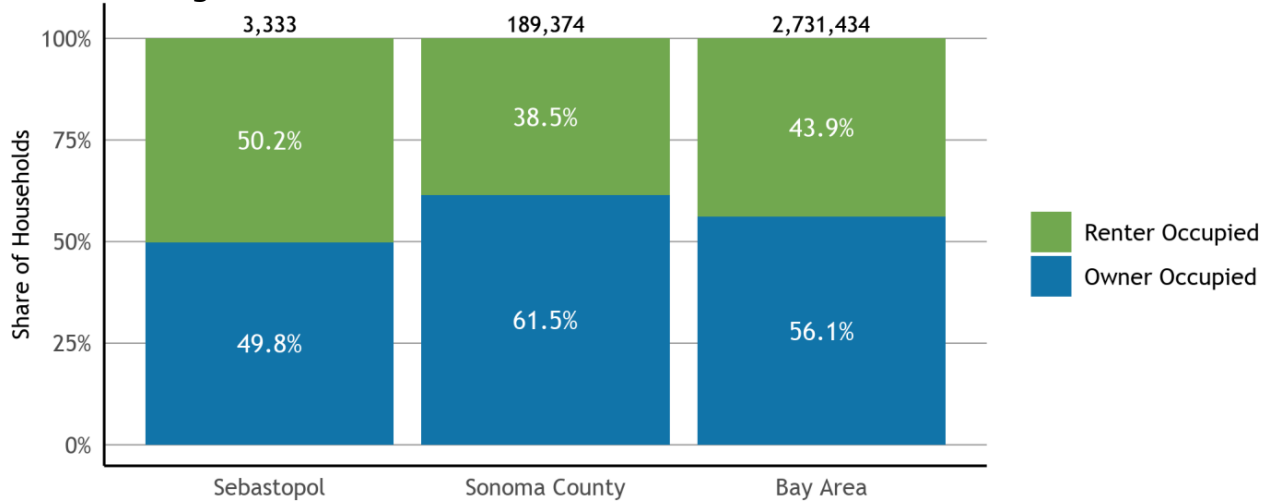
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

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 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 14). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

Figure 14: Housing Tenure



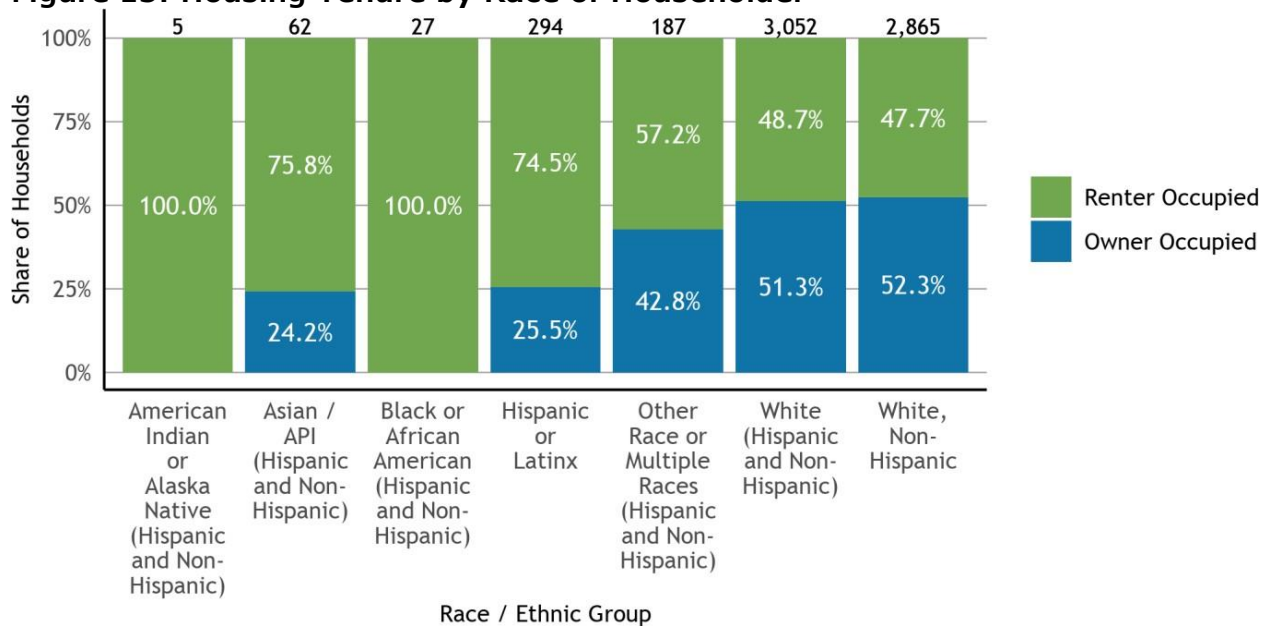
Universe: Occupied housing units

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.¹⁵ 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.

¹⁵ 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 15: Housing Tenure by Race of Householder



Universe: Occupied housing units

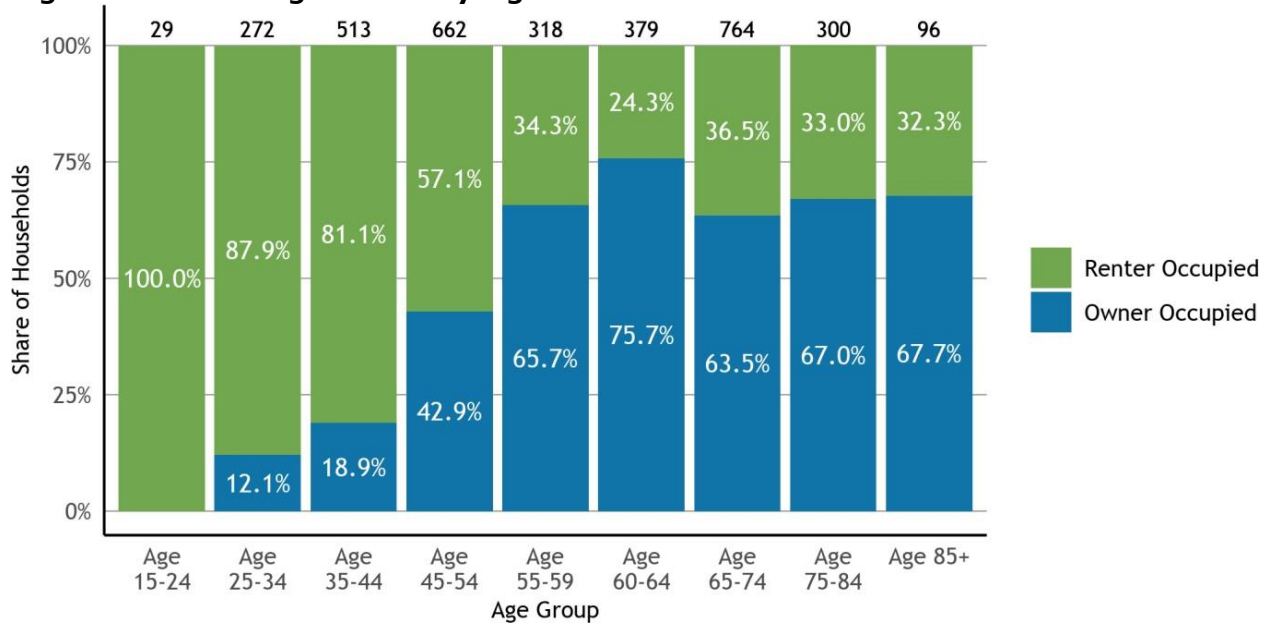
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences 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 16).

Figure 16: Housing Tenure by Age

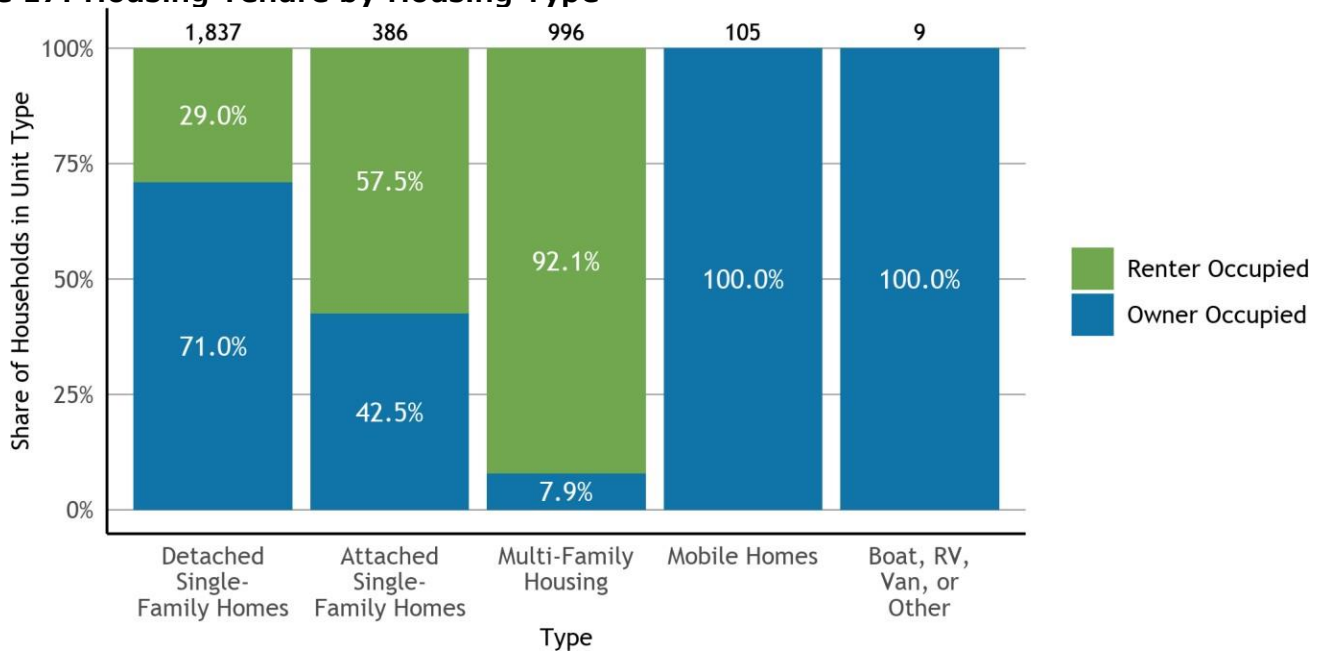


Universe: Occupied housing units

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 17: 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

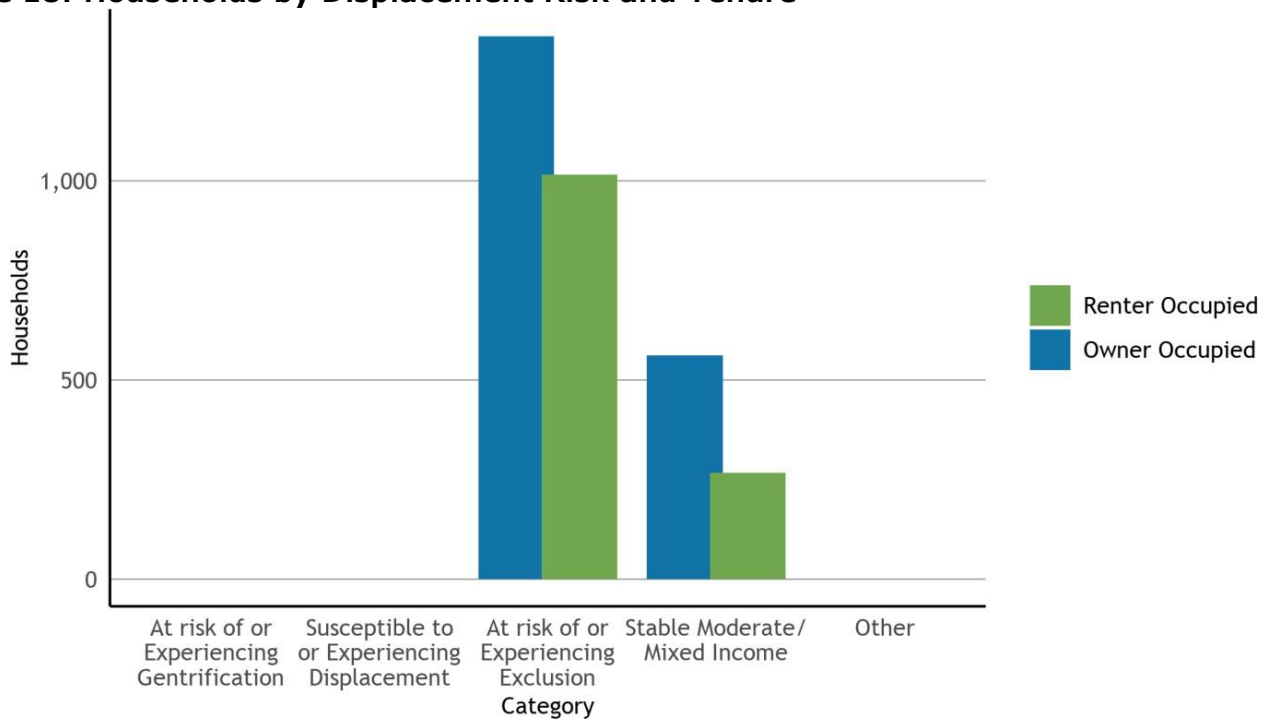
Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

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.¹⁶

¹⁶ 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>

Figure 18: Households by Displacement Risk and Tenure



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

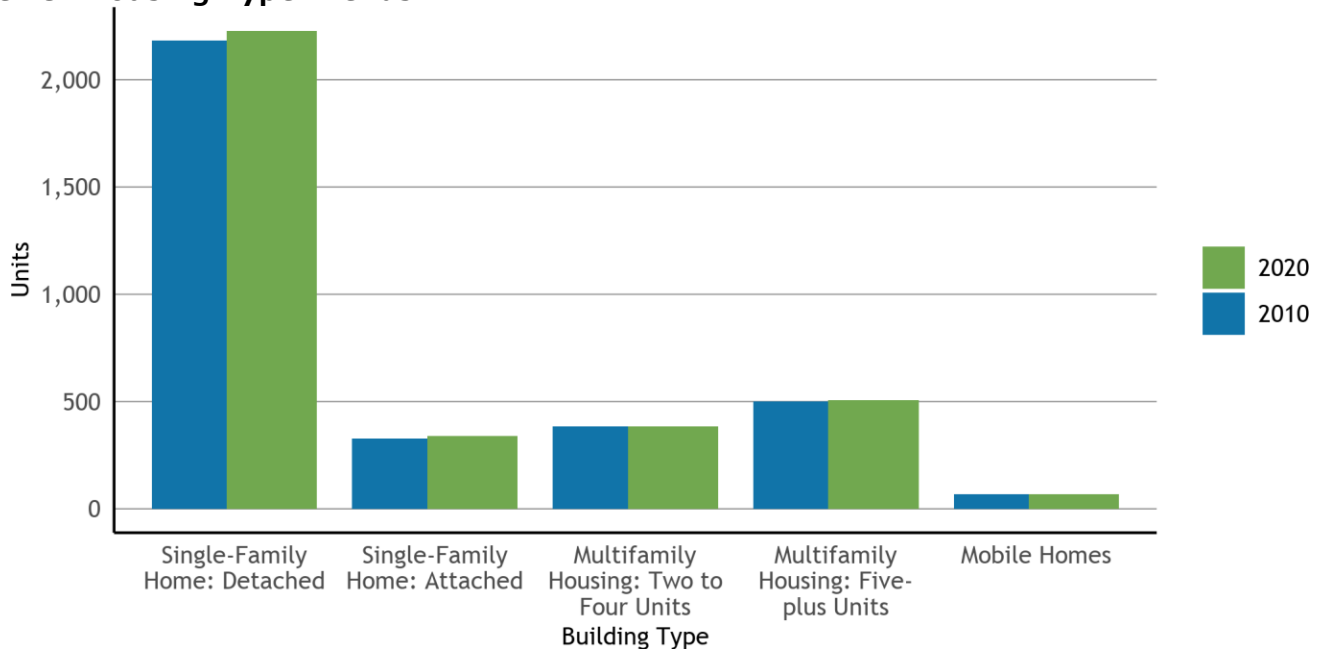
5.1 Housing Types, Year Built, Vacancy, and Permits

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 19). In Sebastopol, the housing type that experienced the most growth between 2010 and 2020 was Single-Family Home: Detached.

Figure 19: Housing Type Trends



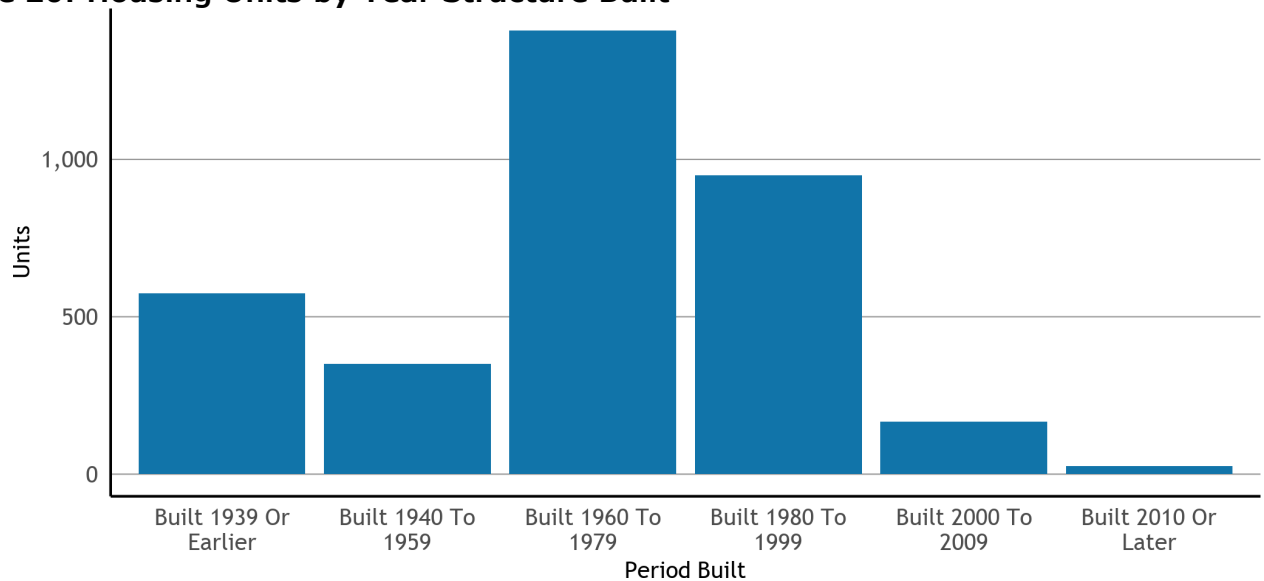
Universe: Housing units

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 20). Since 2010, 0.7% of the current housing stock was built, which is 26 units.

Figure 20: 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 21).¹⁷

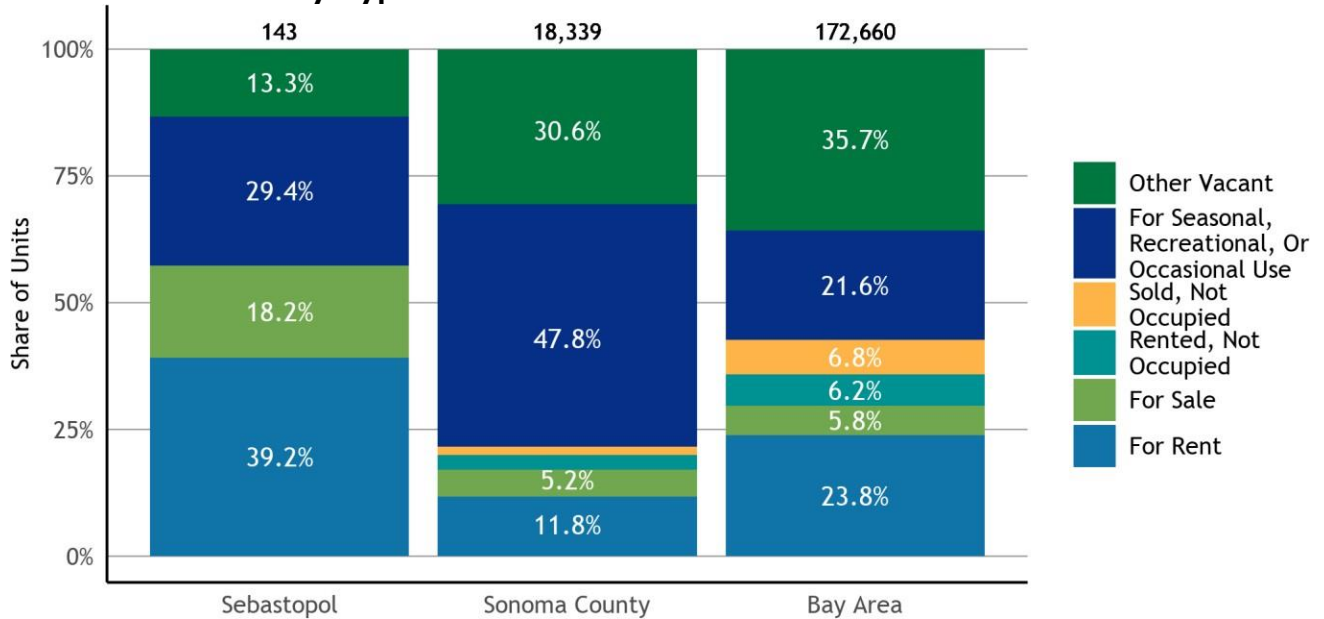
Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is 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.¹⁸ In a region with a thriving economy and housing

¹⁷ 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*.

¹⁸ 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>

market like the Bay Area, units being renovated/repaired 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.¹⁹

Figure 21: 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 (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	25
Moderate Income Permits	20
Low Income Permits	10
Very Low Income Permits	4

¹⁹ 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.

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.²⁰

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

²⁰ 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.

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 4: 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.

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

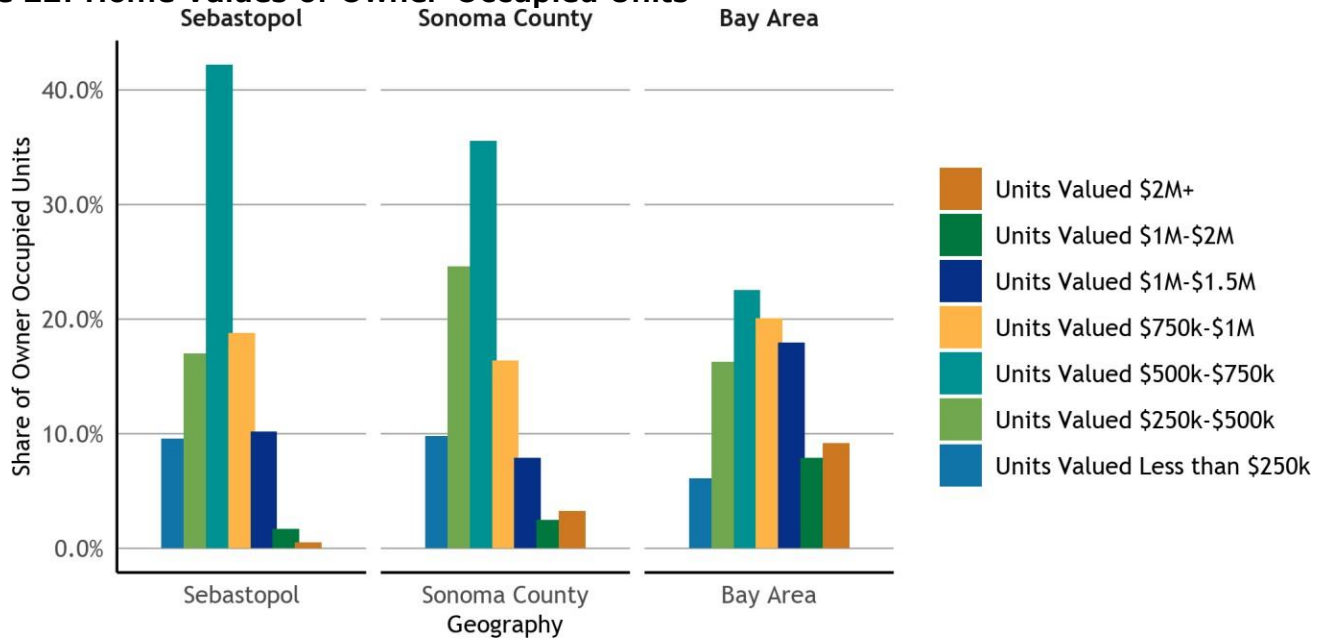
HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. 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 22). 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 23).

Figure 22: Home Values of Owner-Occupied Units

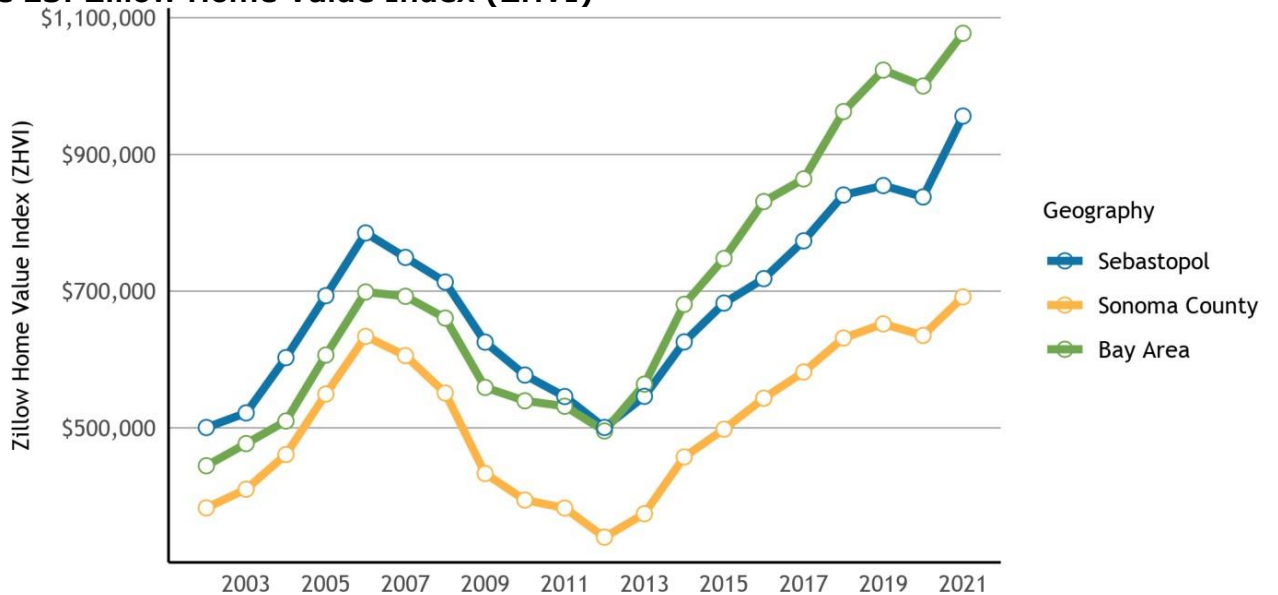


Universe: Owner-occupied units

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 23: 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.

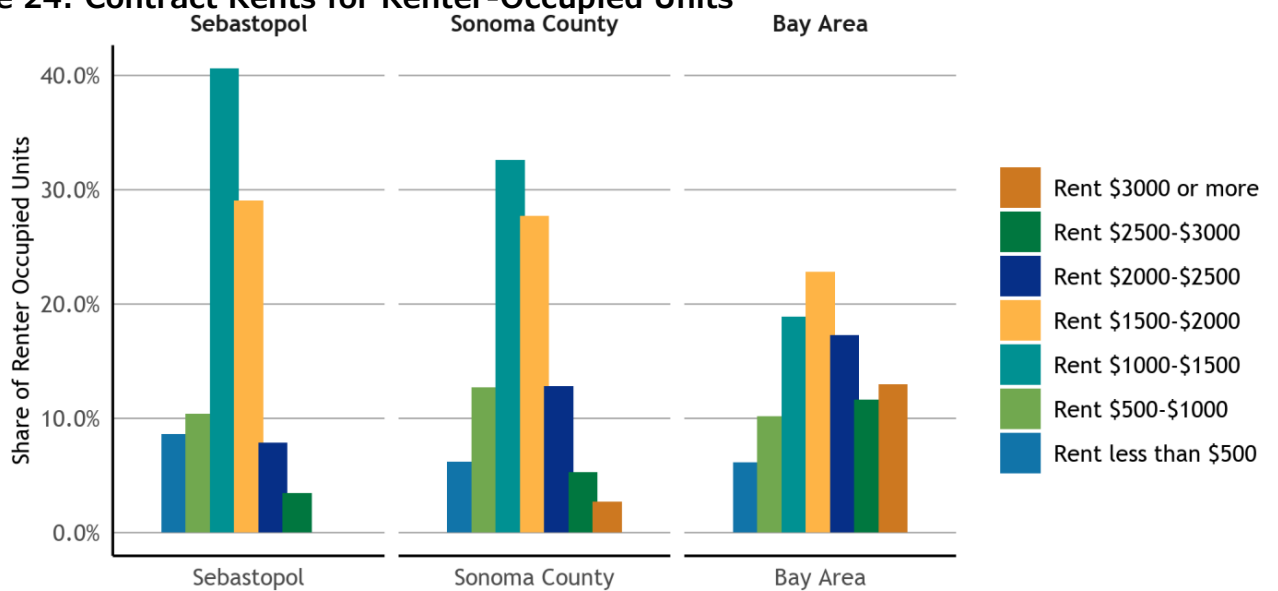
Source: Zillow, Zillow Home Value Index (ZHVI)

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 24). 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 24: Contract Rents for Renter-Occupied Units

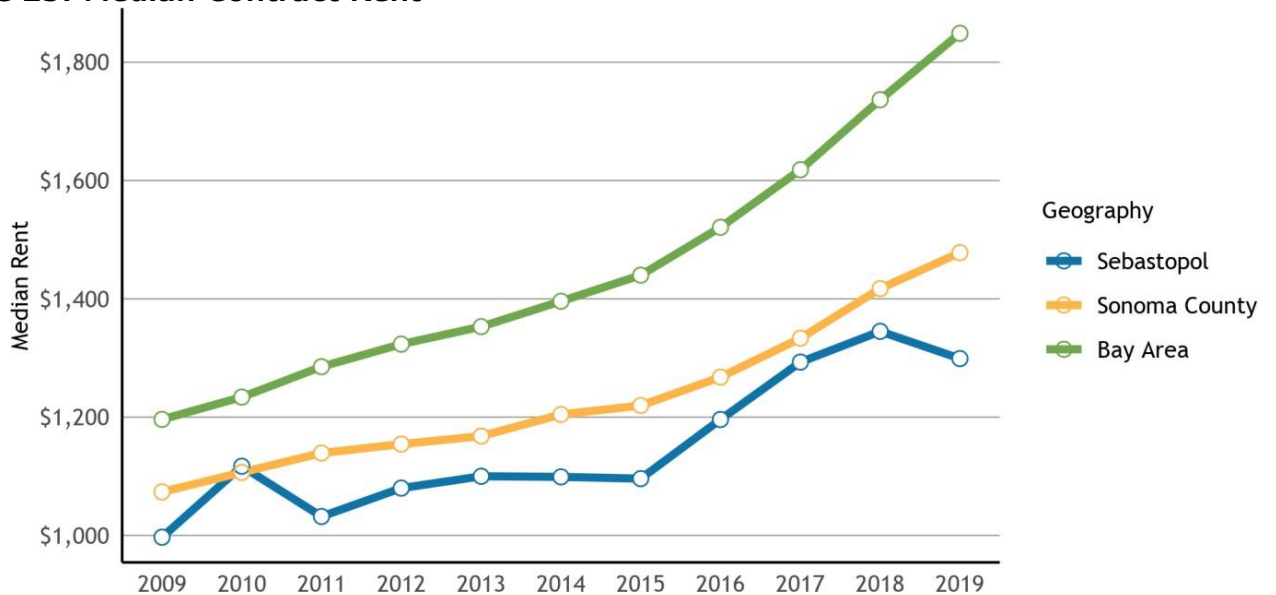


Universe: Renter-occupied housing units paying cash rent

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.²¹

Figure 25: 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.

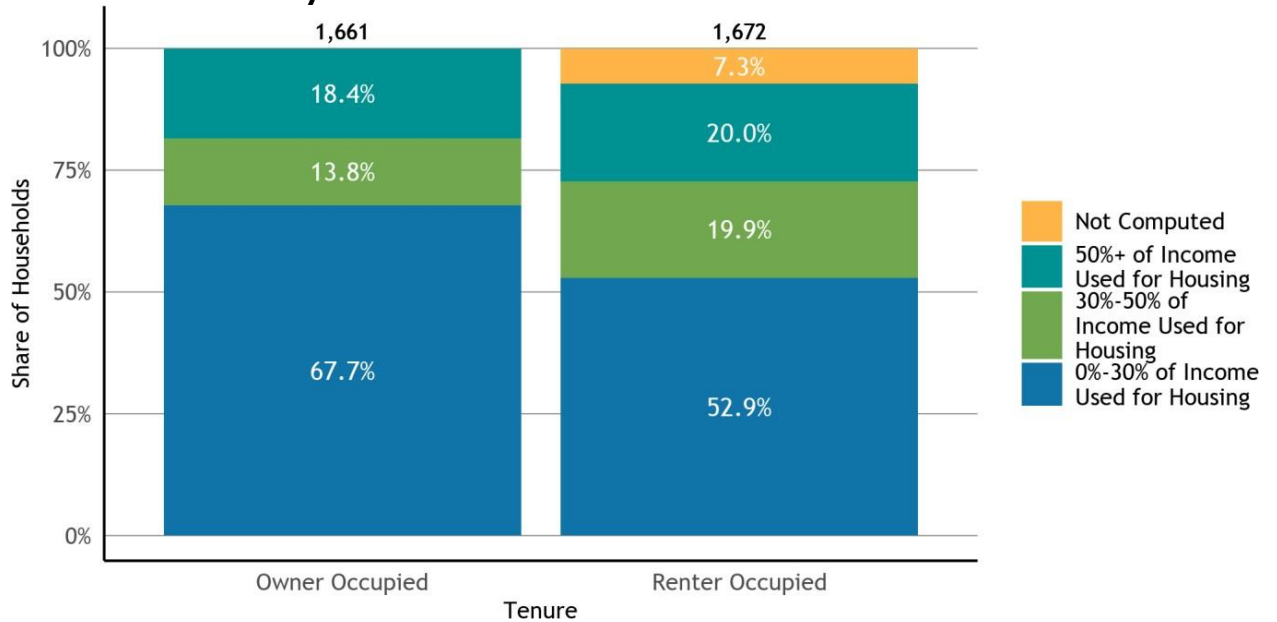
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

²¹ 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.

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 26: 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.

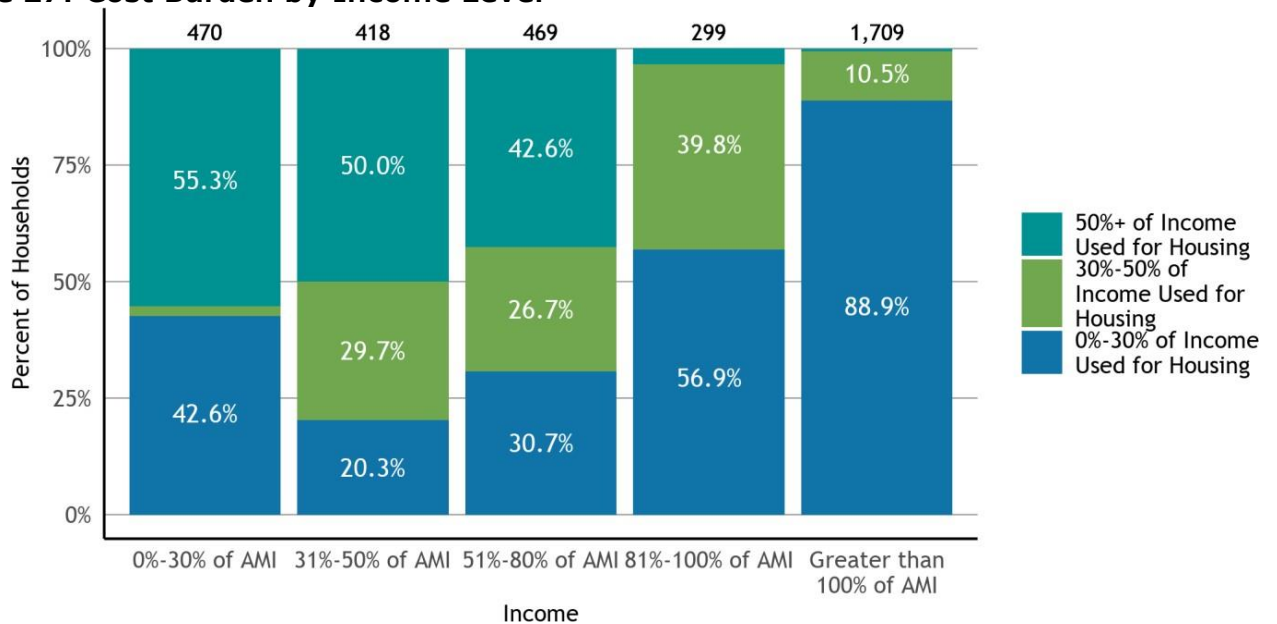
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

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 26). 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 27). 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 27: 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.

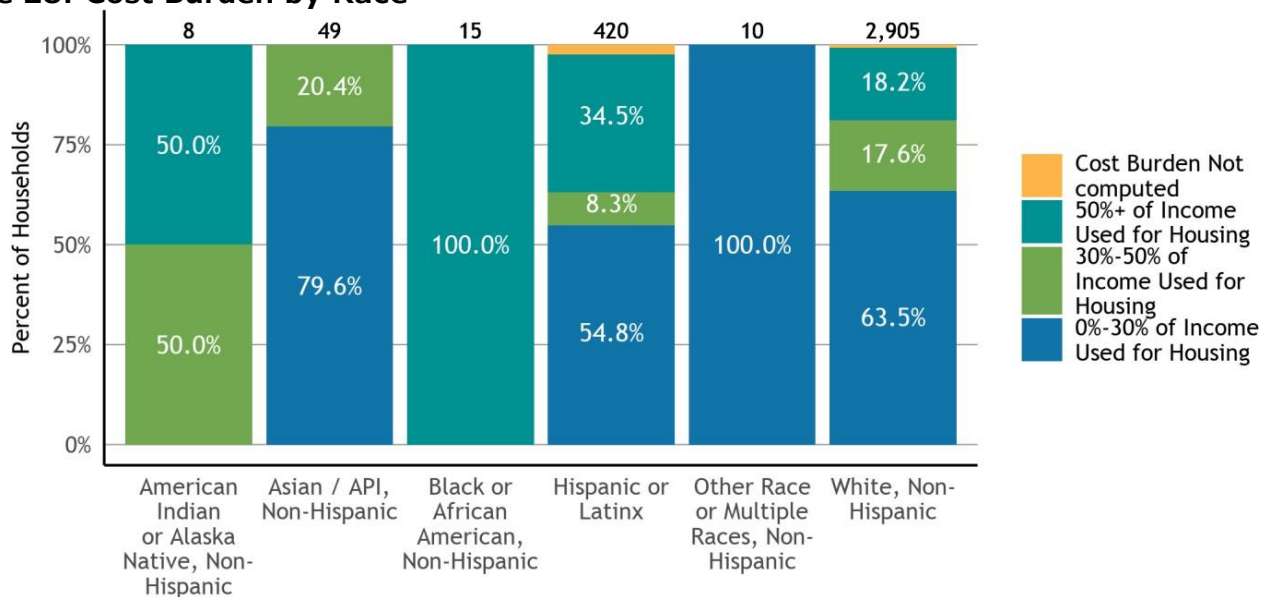
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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 28).

Figure 28: 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.

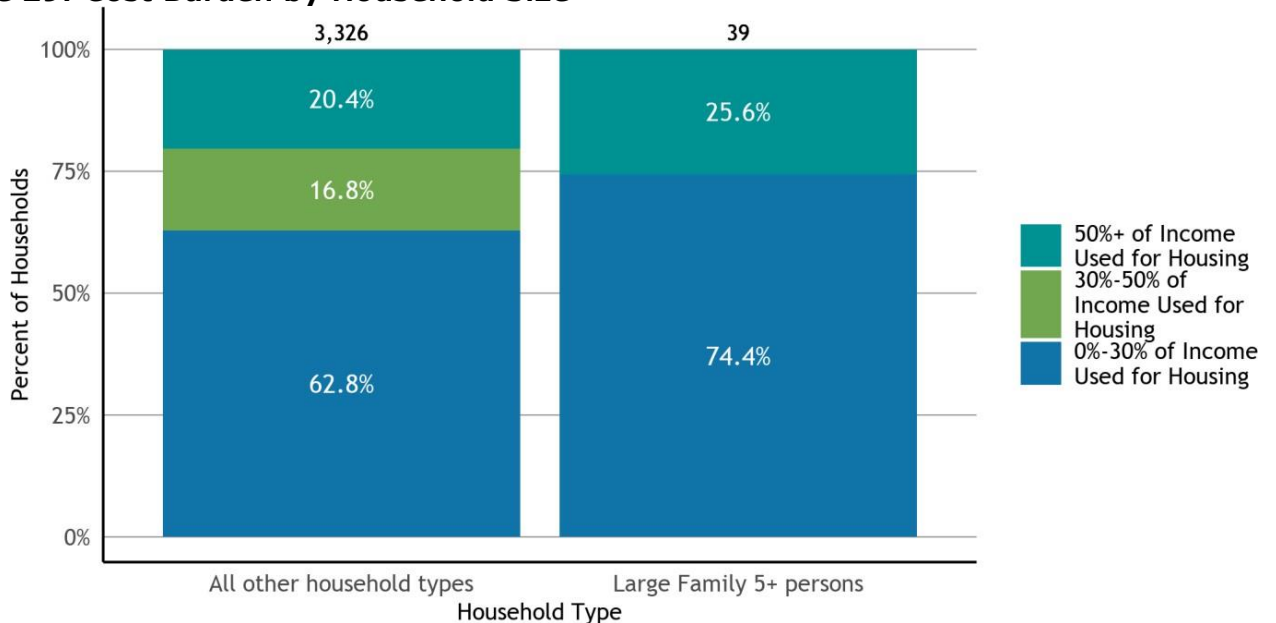
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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 29).

Figure 29: Cost Burden by Household Size



Universe: Occupied housing units

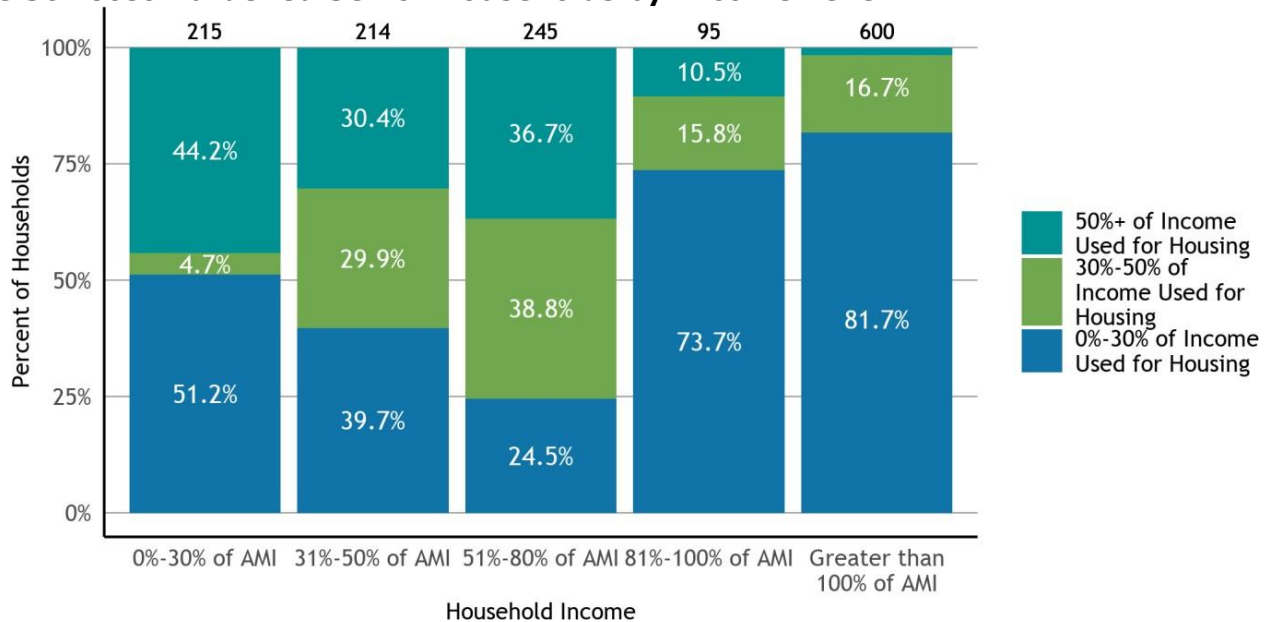
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines 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 30).

Figure 30: 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.

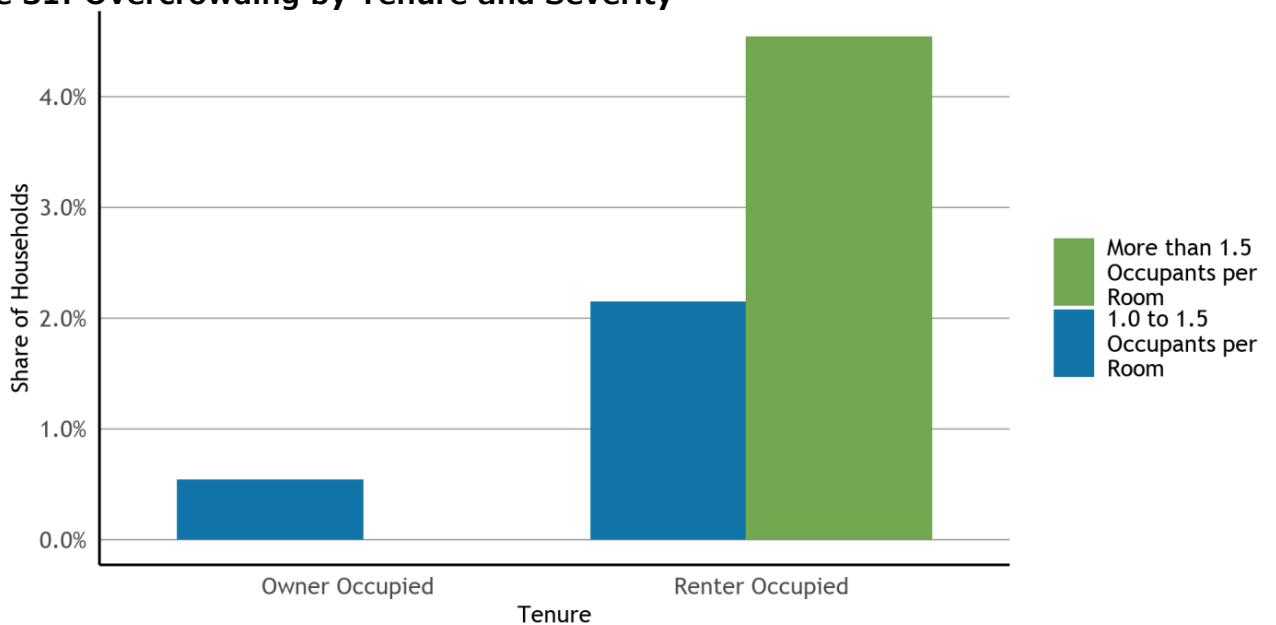
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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 31). In Sebastopol, 2.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.5% for those own.

Figure 31: Overcrowding by Tenure and Severity



Universe: Occupied housing units

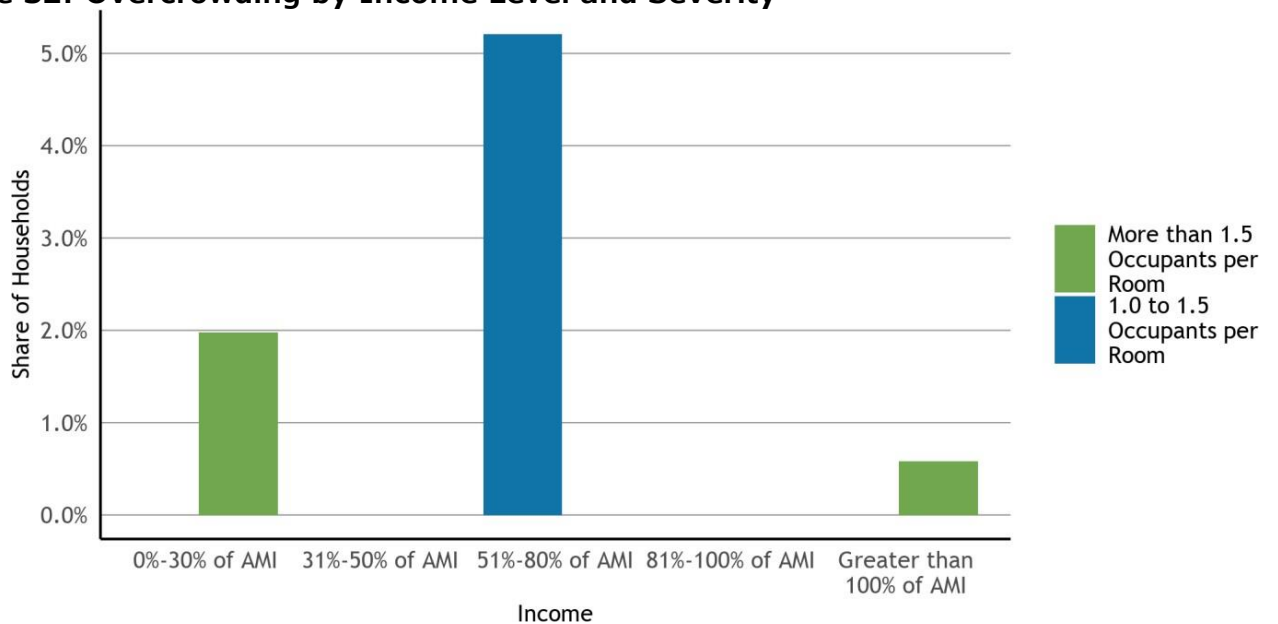
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

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 32).

Figure 32: Overcrowding by Income Level and Severity



Universe: Occupied housing units

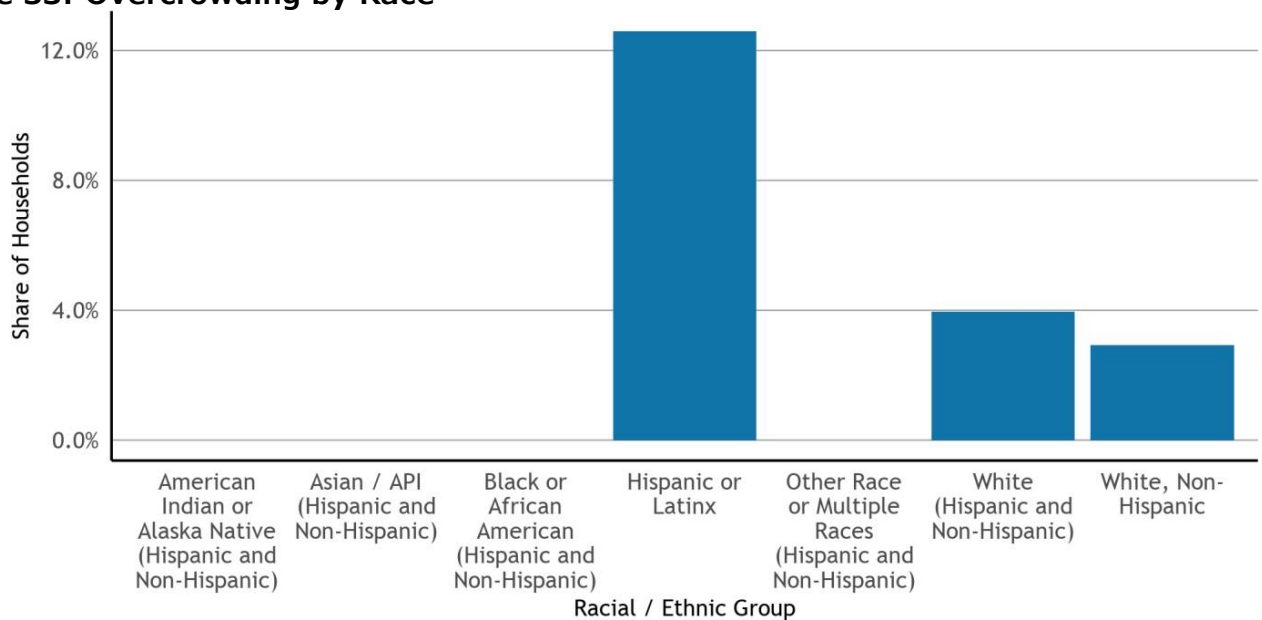
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates 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 33).

Figure 33: 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

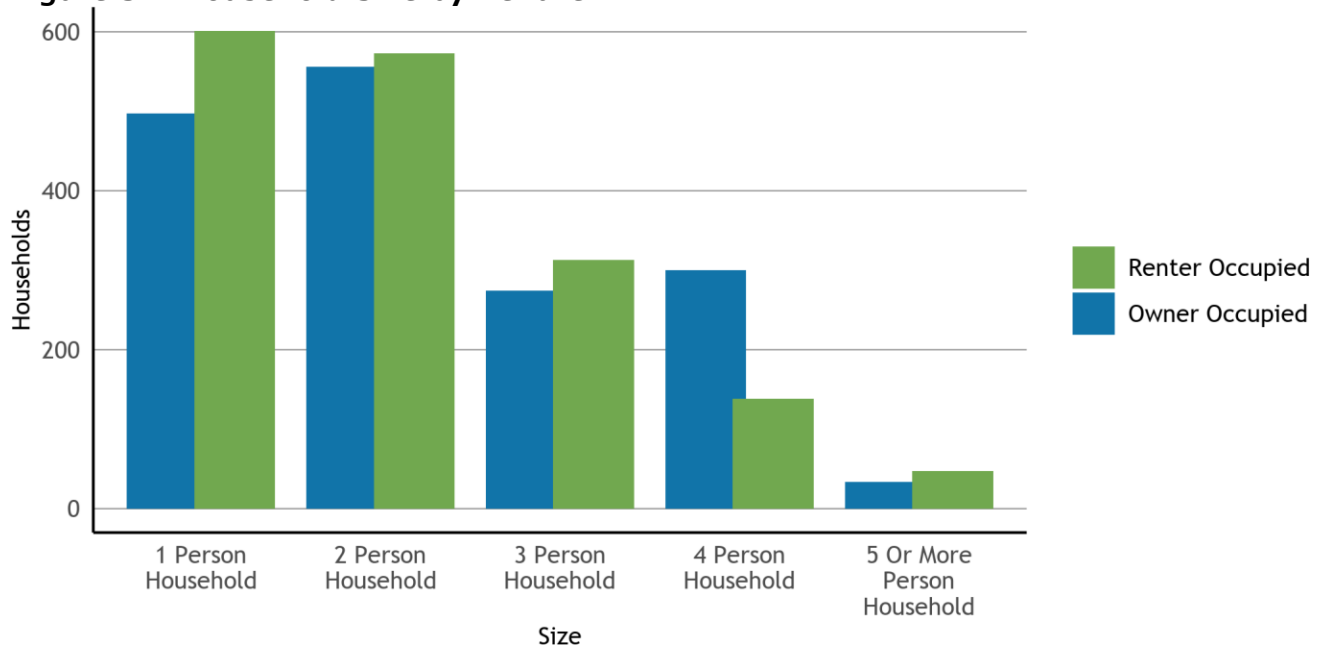
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

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 34). In 2017, 0.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

Figure 34: Household Size by Tenure



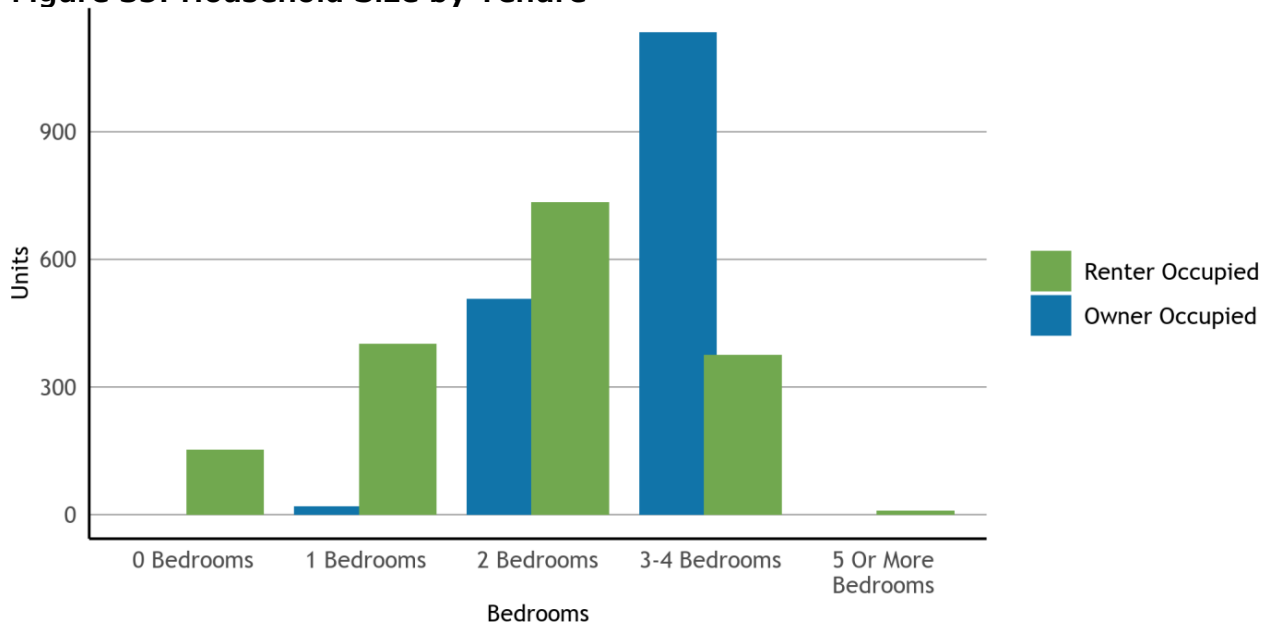
Universe: Occupied housing units

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 35).

Figure 35: Household Size by Tenure



Universe: Housing units

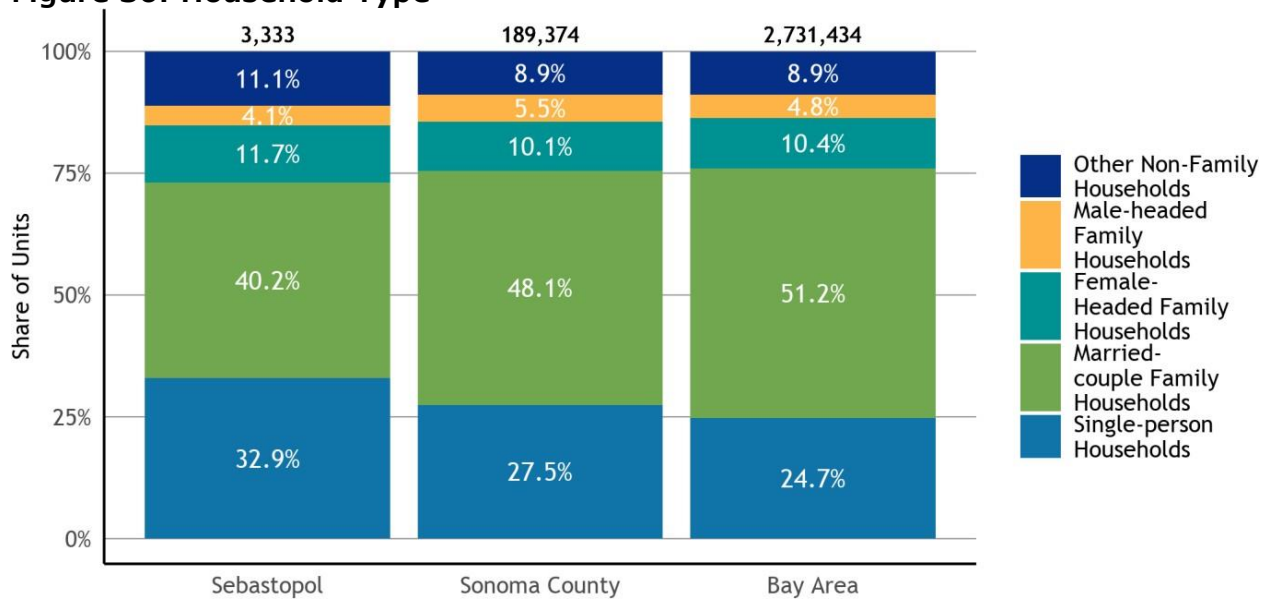
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

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 36: 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.

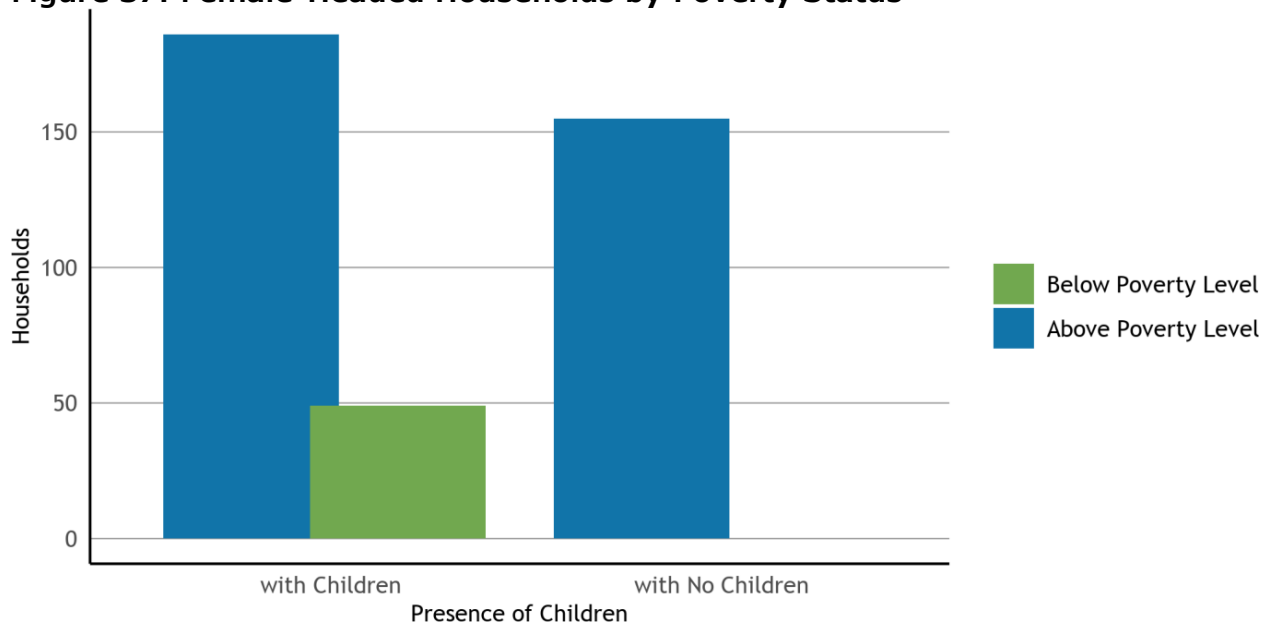
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

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 37).

Figure 37: 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

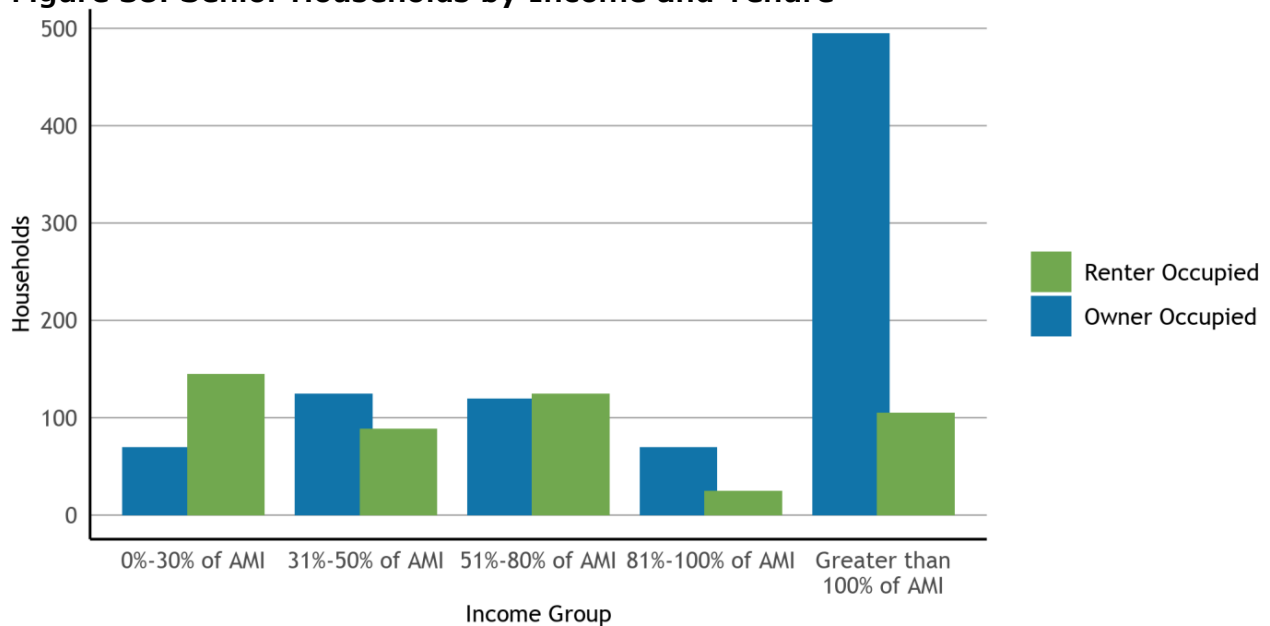
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

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 38).

Figure 38: 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.

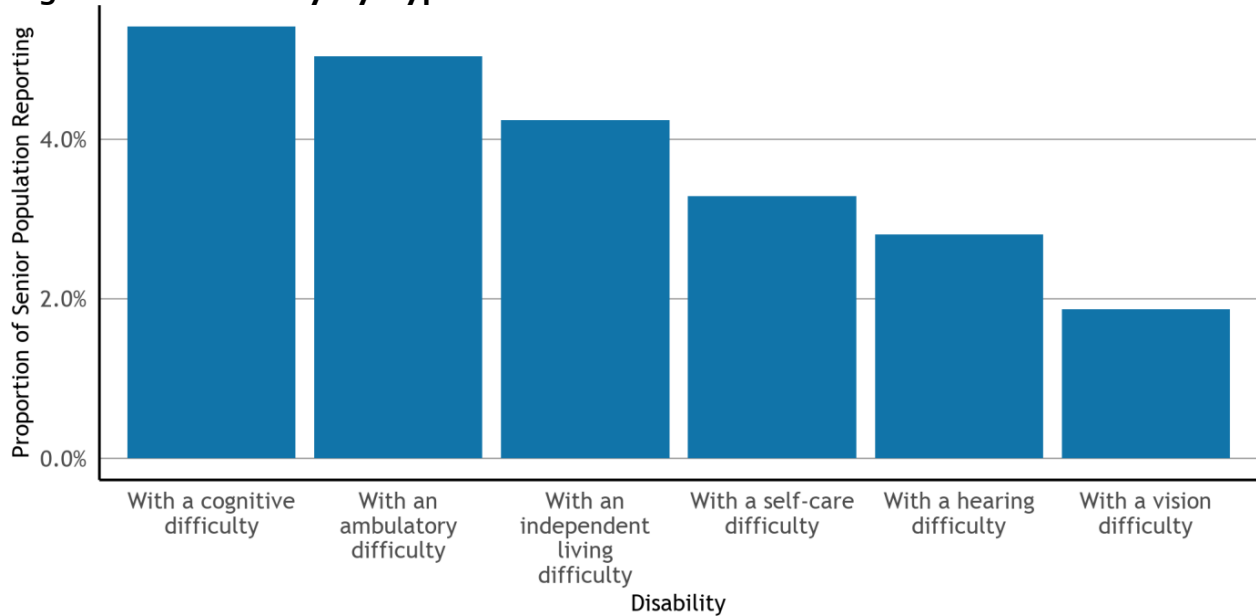
6.4 People with Disabilities

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 39 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.²²

Figure 39: 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.

²² 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.

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, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.²³

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 5: 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 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	31
Independent /Supported Living	5
Community Care Facility	4

²³ 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.

Other	1
Foster /Family Home	1
Intermediate Care Facility	0

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.

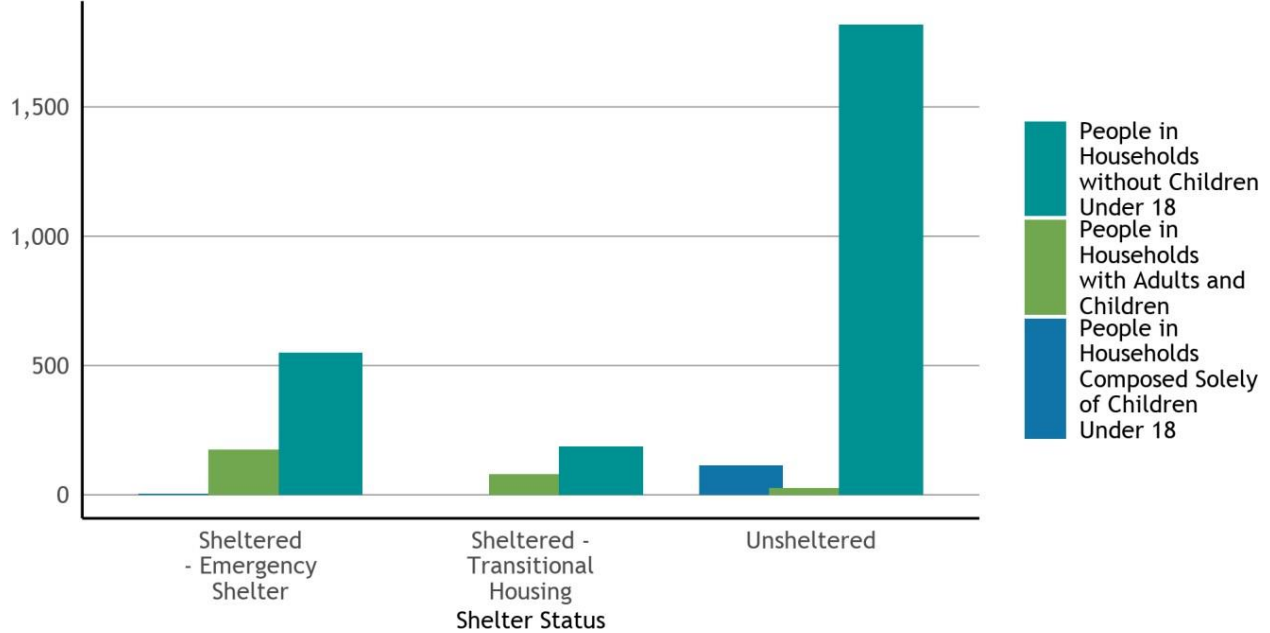
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

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 40).

Figure 40: Homelessness by Household Type and Shelter Status, Sonoma County



Universe: Population experiencing homelessness

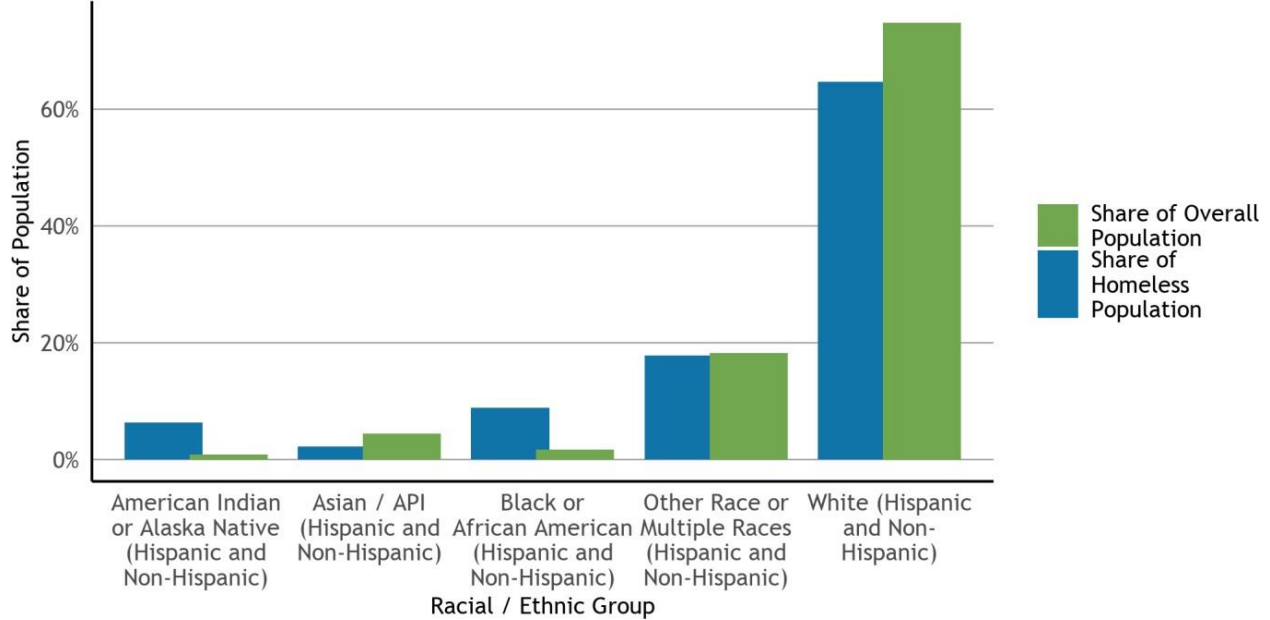
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its 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 41).

Figure 41: Racial Group Share of General and Homeless Populations, Sonoma County



Universe: Population experiencing homelessness

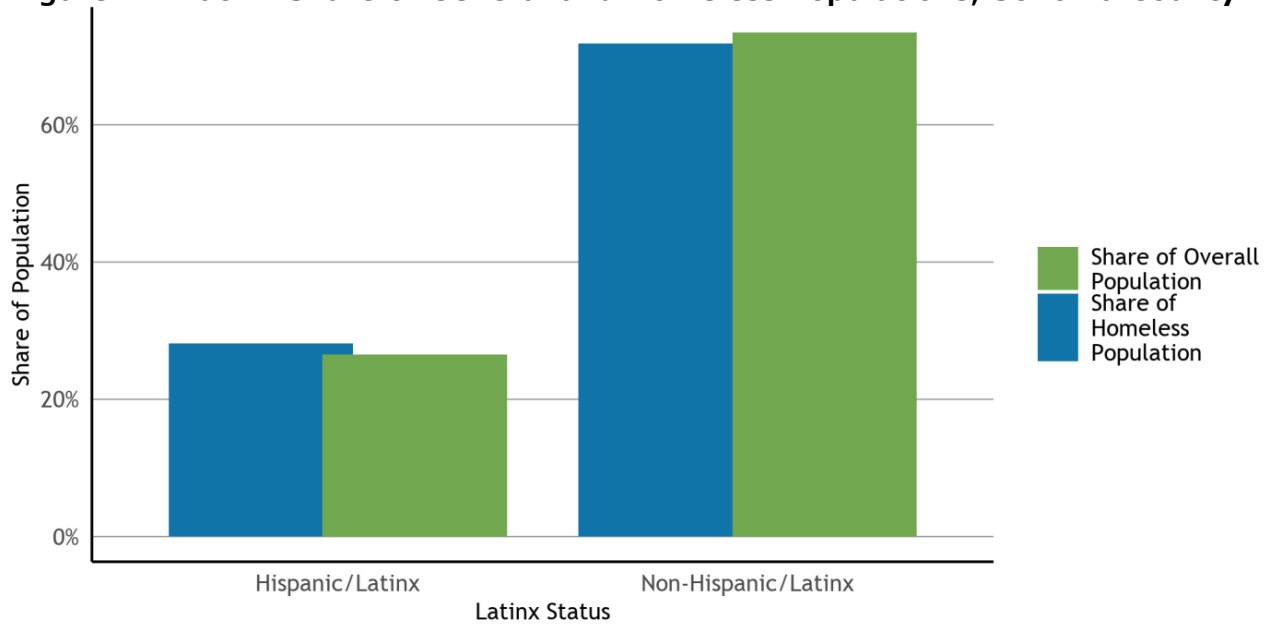
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its 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 HOMELS-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 42).

Figure 42: 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)

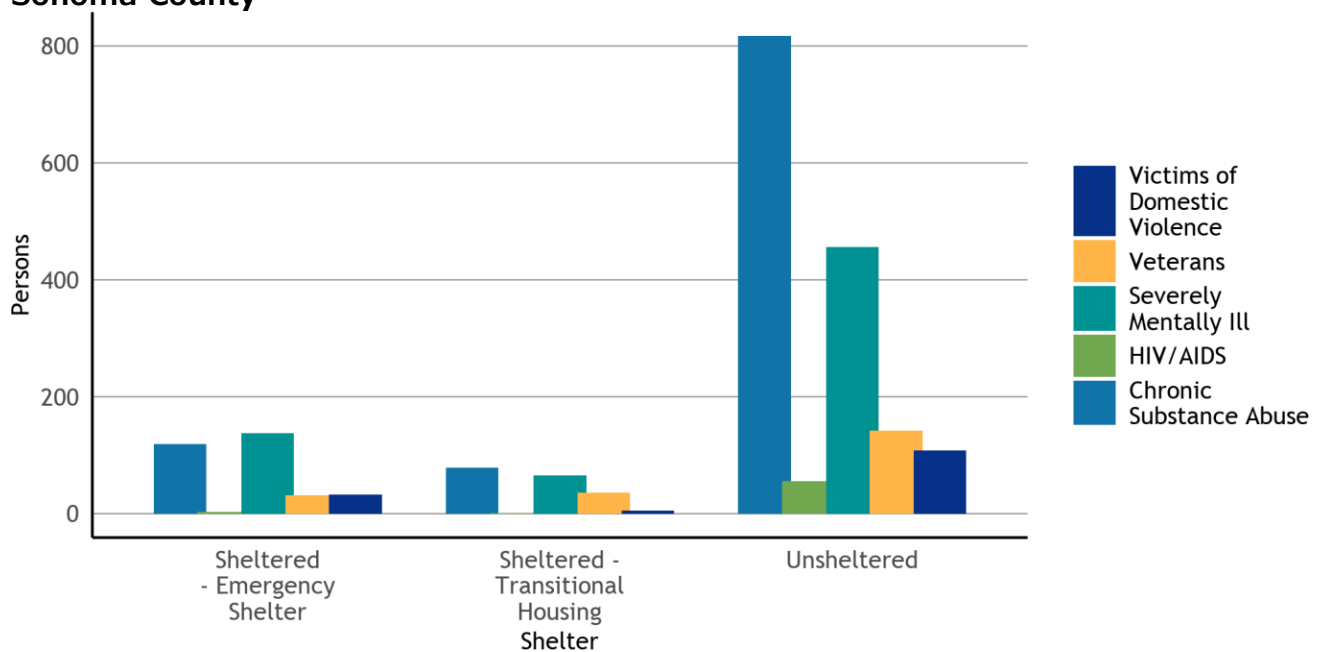
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

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 12). 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.²⁴

Figure 43: Characteristics for the Population Experiencing Homelessness, 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

²⁴ 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>

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 HOMELS-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 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	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 HOMELS-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 8: Migrant Worker Student Population

AcademicYear	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

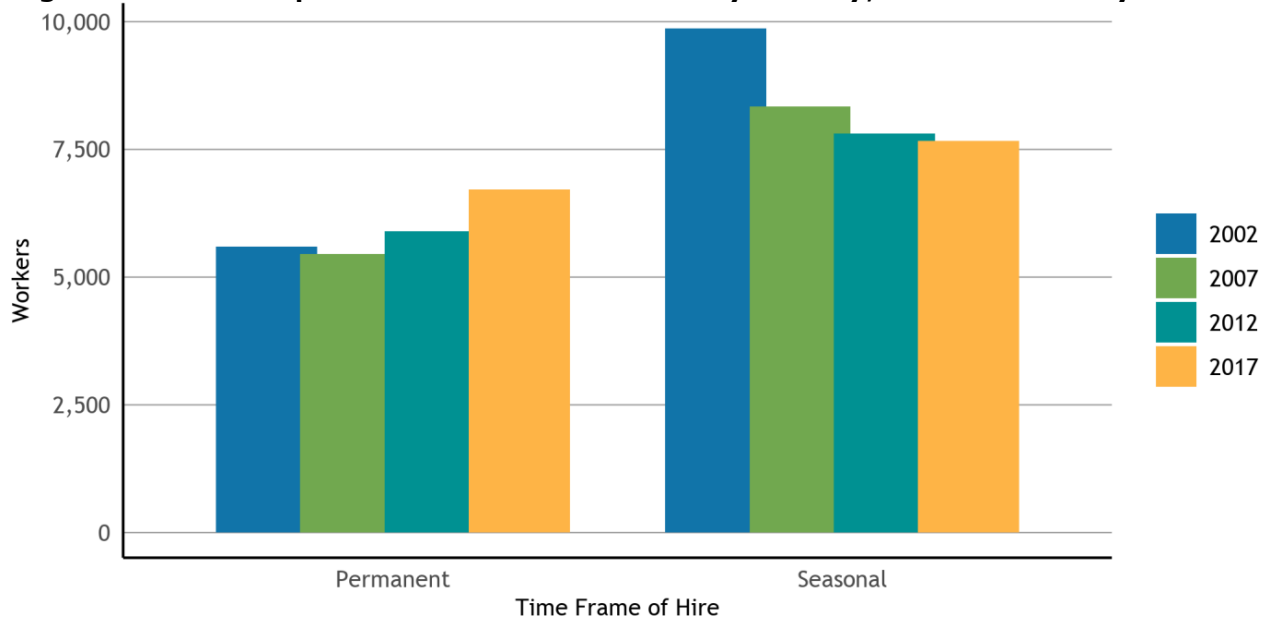
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

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 44).

Figure 44: 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.

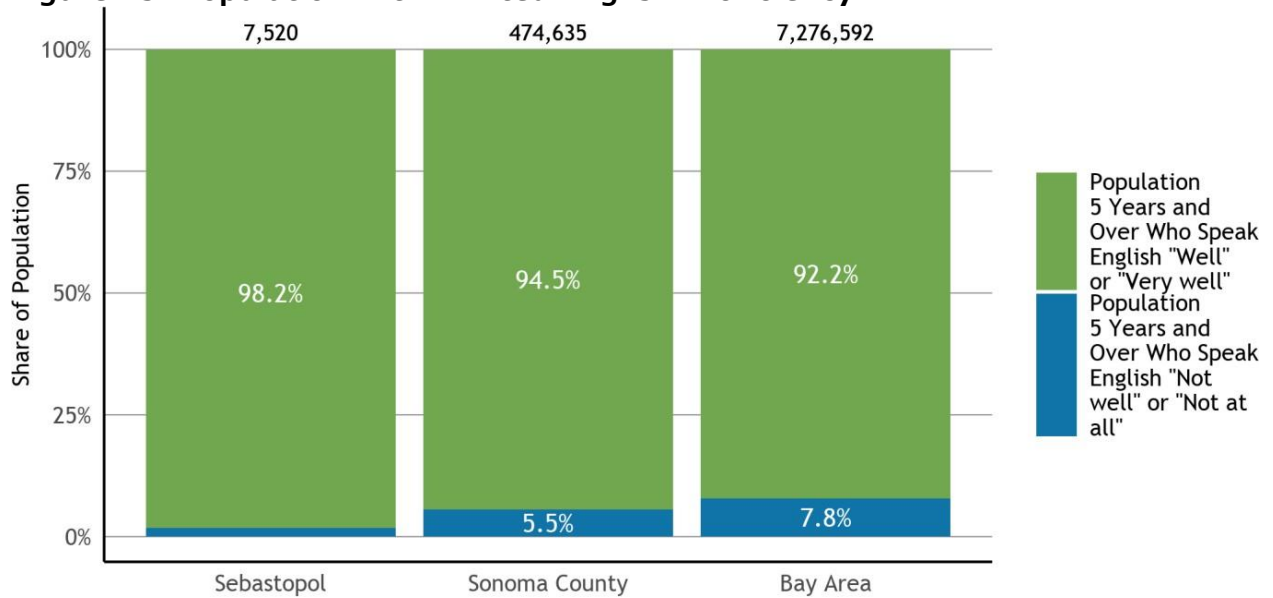
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

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 45: 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.

Housing Element Technical Background Report

City of Sebastopol Housing Element
Section IV: Technical Background Report
Public Review Draft
July 21, 2022

CONTENTS

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..... 18

4.3 HOUSING PROGRAMS & RESOURCES 23

 4.3.1 Resources: Housing Assistance Programs 23

 4.3.2 Conversion Risk of Assisted Housing Developments 29

 4.3.7 Opportunities for Energy Conservation in Residential Development..... 32

4.4 HOUSING CONSTRAINTS ANALYSIS 32

 4.4.1 Non-Governmental Constraints 33

 4.4.2 Potential Governmental Constraints..... 36

 4.4.3 Environmental and Infrastructure Constraints 59

4.5 FAIR HOUSING ANALYSIS 61

 4.5.1. Background and Summary of Fair Housing Issues 61

 4.5.2 Fair Housing Enforcement and Outreach Capacity 63

 4.5.3 Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes 70

 4.5.4 Disparities in Access to Opportunity..... 90

 4.5.5 Disproportionate Housing Needs, Including Displacement..... 101

 4.5.6 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary..... 109

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 also includes locally acquired information and data 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.

The population of Sebastopol increased by 5.8% from 7,335 residents in 2010 to 7,760 in 2019, while the number of new homes in Sebastopol increased by only 1.8% from 2010 to 2020. This disparity led to higher home prices and rents and has exacerbated displacement and homelessness. Among those most impacted are low-income seniors who rent, female-headed householders with children living at or below poverty, extremely low-income households, disabled adults, farmworkers, and homeless individuals.

The Sebastopol residents most commonly work in the Health & Educational Services industry with 13% of the population working in government, 12% in retail trade, and 12% in manufacturing. In Sebastopol, the minimum living wage is \$19.07 an hour for City employees¹, which is a gross annual salary of \$36,614 for full-time employees. The cost of housing, food, childcare, transportation, and other necessities is roughly \$51,729 for a single adult and \$109,976 for a family of four². Although housing costs vary among households, on average housing costs make up 36% of residents' monthly spending in Sebastopol.

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

1 City of Sebastopol Resolution No. 6339-2021, https://ci.sebastopol.ca.us/getattachment/City-Government/Departments-Services/Administrative-Services-Department/Employee-Benefits/4-20-21_Pay-Rate-Ranges.pdf.aspx?lang=en-US, 2021.

2 24/7 Wall St., Cost of Living in Sebastopol <https://247wallst.com/city/cost-of-living-in-sebastopol-california/>, 2022.

(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 percent 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
<i>Source: HUD, CHAS ACS Tabulation, 2013-2017 release</i>			

Extremely low-income households may be more likely to face housing problems and cost burden. Housing problems 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 percent 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
<i>Source: HUD Consolidated Housing Affordability Strategy (CHAS), 2013-2017 ACS</i>			

To calculate the projected housing needs for ELI households, jurisdictions may use their RHNA for very low-income households. The City assumed 50 percent 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, housed in mobile homes, studios, one-bedroom units, and shared multi-bedroom homes.

Programs and Resources

Multifamily rental housing is allowed without a conditional use permit in the R5, R6, and R7 zones. Additionally, multifamily uses are permitted in the Office Commercial (CO), General Commercial (CG), and Central Core (CD) districts. The city’s municipal code identifies SRO units as multifamily housing and is permitted in the R7, CO, CG, and CD zones when part of a mixed-use development.

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 percent 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 percent of total Sebastopol households³. 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. The number of senior households has grown by 35 percent since 2010 and is anticipated to continue increasing within the planning period. Over 40 percent of total senior households and 62 percent of lower-income senior households in Sebastopol experience some level of cost burden.

³ American Community Survey, 2019 5-Year Estimates

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

Table 5: Senior Household Cost-Burden by Income Level

Income Level	0% – 30% percent 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 Area Median Income (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. Elderly residents in care homes or assisted living facilities typically buy into a life care package for an initial fee and monthly payments thereafter that provide services such as cooking, housekeeping, maintenance, and nursing.

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 are conditionally permitted in all residential zones and CO zones.

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 rate.

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). Definitions of specific disabilities are listed below:

- Physical impairment includes physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects one or more body systems, including the neurological, immunological, musculoskeletal, respiratory, cardiovascular,

reproductive, digestive, genitourinary, hemic and lymphatic, skin, or endocrine systems.

- Mental impairment includes psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, specific learning disabilities, or any other mental or psychological disorder or condition that requires special education or related services.

Furthermore, 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 percent of the total population in Sebastopol has a disability. The most prevalent type of disability in Sebastopol is cognitive difficulty, affecting 5.4 percent 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				

US Census Bureau, S1810 Disability Characteristics, 2019: ACS 5-Year Estimates – accessed 6/1/22; California Department of Developmental Services

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)⁴. 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, foster care, 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 arrangements⁵.

Programs and Resources

Greenacre Homes & School is a local non-profit organization that provides residential services for the developmentally disabled population. 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.

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

⁴ California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, 2020.

⁵ Ibid.

- Program A-1.3: Inventory monitoring of sites to accommodate special needs groups
- Program B-1.1: Non-discriminatory monitoring and review of housing programs
- Program B-1.2: Revise Reasonable Accommodation Procedures to Streamline and Reduce Barrier

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 may want to save money due to the high cost of living, share responsibilities for religious or cultural reasons, 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 percent of total households. There are no large nonfamily households in Sebastopol. Two-person households represent the largest share of household size. Total large households comprise of 42 percent owner-occupied units and 58 percent renter-occupied units (Table 7) that is lower than County estimates. Large households have decreased by about 45 percent 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

In Sebastopol, total households comprise of only a fraction of large households that earn 51 percent or greater than the AMI, as shown in Table 8. There was no reported extremely low-income large family household in Sebastopol. This is not an identified housing need in the City.

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 Area Median Income (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

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% percent of Sonoma County’s farmworkers are migrant workers, with 82% percent 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% percent hired farm labor, 93% percent were considered family farms, and 44% percent 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 conditions⁶. 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...”⁷ 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.

⁶ County of Sonoma Department of Health Services, Sonoma County Farmworker Health Survey, <https://insight.livestories.com/s/farmworker-health-survey-sonoma-county/55dcaed6a750b37d7bf09501/>, 2014

⁷ 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

Programs and Resources

Sebastopol plans for farmworker housing of current and future residents through their provision of very and extremely low-income housing, as well as through targeted housing opportunities, such as a proposed housing project with 48 units reserved for current or retired agricultural workers who meet the income and eligibility requirements.

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
- **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 percent 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. Nearly 5% of households are female headed with children under 18 years. Nearly one quarter live alone, half of whom are seniors who live alone). In Sebastopol, 2.6% of households are FH owner-occupied whereas 8.8% are FH renter occupied. Of the FH family households, 12.6% have incomes below the poverty level and 87.4% have incomes at or above the poverty level. All FH family households under the poverty limit 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 are in need of 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 service that connects 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.

The top three drivers of homelessness are loss of a job, alcohol or drug abuse, and domestic dispute⁸. Some 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 percent between 2020 and 2021, while occupancy rates at shelters have declined⁹.

Existing and Projected Needs

In 2020, there were an estimated 129 homeless Sebastopol residents, all of whom were unsheltered¹⁰. The 2019 US Census estimated that 7.3 percent 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 percent from the 2016-17 school year.

In Sonoma County, there are a total of 2,745 reported individuals experiencing homelessness, a seven percent decrease in homeless persons since 2019¹¹. The cause of homelessness is complex and often based on interrelated factors. In Sonoma County, the top primary causes of homelessness include the following¹²:

⁸ ABAG, 2021.

⁹ HUD, Annual Homeless Assessment Report (AHAR) to Congress, <https://www.huduser.gov/portal/sites/default/files/pdf/2021-AHAR-Part-1.pdf>, 2021

¹⁰ Point-in-Time Census, 2020.

¹¹ Point in Time Census, 2021.

¹² Sonoma County Homeless Census Comprehensive Report, 2020.

- 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%).

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.

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

City Council members created an ad hoc committee in 2021 to address the declared homelessness emergency in the city.

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 an existing mobile home park that was recently renovated and expanded through a collaboration between the City and WCCS. Park Village includes a mix of to provide transitional housing and “wrap-around” services for homeless families. Park Village Mobile Home Park is owned by the City of Sebastopol, just east of the City on Highway 12. Park Village sits 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 will serve as a community room for Park Village’s now 80 residents. WCCS is fundraising to furnish the room with computers, a printer, toys and furniture for health checks, AA meetings, community gatherings, family events, etc. 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 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 competed 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 is anticipated to continue to February 2022. Since then, 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

The following policies to address homelessness in Sebastopol have been implemented in the past successfully:

- **Previous Program D-11:** Homeless Facilities and Support: Encourage the Urban County to provide financial support to homeless facilities and services through ESG and other available funding sources. Encourage the Sonoma County Community Development Commission to monitor the ongoing needs of the homeless population.
- **Previous Program G-2:** Modify the Zoning ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to administrative review.

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.

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 character of their community . Residents have expressed concerns 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-1.1 Administer Housing Services and Provide Outreach and Education:** 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 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.

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

Rental multifamily dwellings are allowed without the need for a conditional use permit in the R5, R6, and R7 districts. Additionally, rental 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 also 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 percent 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. Agricultural employee housing is allowed as a permitted use in the R1 and R2 zones, which are generally located near the City's boundaries. Other types of agricultural employee housing can be built in other City zones. As discussed in 4.2.2 Housing Needs Analysis, an 84-unit housing project is currently going through the approval process that reserves units for low-income agricultural employees. 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 only subject to administrative review. Currently, homeless shelters are allowed in the R5, R6, R7 and CD (Downtown Commercial) zones subject to a conditional use permit and allowed as a by right use in the CG Zone, subject to the same standards as other development in the same zone. Homeless shelters are required to provide one off-street parking space per ten beds, and bicycle parking spaces totaling at least 25 percent of the required vehicle spaces. The provisions of this district meet the requirements set in Government Code 65583(a)(4)(A) as amended by AB 139 as the district has the capacity for an emergency shelter and allows this development without a conditional use or discretionary permit, only subject to the development standards of other establishments in the same district.

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.

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 zone, and in the CO, CG, and CD zones when part of a mixed-use development. 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.

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) updated its Zoning Code 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, with any architectural requirements limited to its roof overhang, roofing material, and siding material, and not exceeding architectural requirements required of conventional single-family dwellings constructed on the same lot. 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). 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 zoned as RMH in the City.

In addition, Sebastopol is unique in that they have City authority over mobile home parks.

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 development¹³, 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
- A link to a webinar on “how to Build an ADU in Sebastopol” (<https://napasonomaadu.org/blog/sebastopoladuwebinar>).

Program A-3.5 is included to further encourage and incentivize the development of Accessory Dwelling Units.

¹³ <https://ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/Housing-Resources-Vacation-Rentals>

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 percent 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 from October 1, 2021 – November 1, 2021.

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 percent 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 System¹⁴ 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.

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

¹⁴ Federal Home Loan Bank of San Francisco, <https://www.fhlbsf.com/community-programs/grant-programs/affordable-housing-programs?category=overview>

HUD Section 811/202 Programs¹⁵ 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)¹⁶ 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 eight percent 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)¹⁷ 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 & Grants¹⁸ 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 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

¹⁵ HUD, https://www.hud.gov/sites/documents/SECTION202_811_FACTSHEET.PDF

¹⁶ US Government Code, Title 12, Chapter 42, “Low-Income Housing Preservation and Resident Homeownership

¹⁷HCD, AAP Substantial Amendment Webinar, <https://www.youtube.com/watch?v=njArA21NgQw>, 2021

¹⁸ USDA Rural Development, <https://www.rd.usda.gov/programs-services/multi-family-housing-programs>

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)¹⁹ 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.

Homekey²⁰ 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 IIG 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.

¹⁹ Golden State Acquisition Fund, <https://www.goldenstate-fund.com/>

²⁰ 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 sixty percent 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) Program²¹ 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.

²¹ 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 11 below. One development is eligible for conversion in 2031, but is expected to retain long-term affordability.

Table 11: 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	2022	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
		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, but the property is owned by a large, stable mission-based nonprofit and is expected to retain affordability non-profit entity and will most likely seek to maintain affordability. This property has a low risk of conversion.

Costs of Replacement Versus Preservation of At-Risk Units

As shown in Table 12, the cost of preservation, including rehabilitation, is lower than the cost of replacement. However, as these units are expected to retain affordability

Table 12: 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	\$ 240,000.00
Financing	\$ 36,000.00
Total Estimated Cost per Unit	\$ 326,000.00
Sources:	
<i>Property Acquisition Costs based on property value, CoreLogic 2022; Rehabilitation assumes 50% of acquisition cost; Financing and other costs are assumed to be 15 percent 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 estimates by local developers and assumes development at 600 square foot units; Financing and other costs are assumed to be 15 percent of land and construction costs</i>	
<i>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.</i>	

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 restrictions for 55 years. 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).

Other Affordable Units

Additionally, 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.

4.3.7 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 Tier 1, which adds additional requirements beyond the mandatory measures.

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 2021²². 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 2022²³ which far 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 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

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

²³ Association of Bay Area Governments, 2021

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 housing²⁴.

Vacant Land

Vacant land is described as any unused and minimally developed parcel. Sebastopol has few vacant parcels. A majority of Sebastopol's remaining vacant parcels are located in medium density residential areas. Property owners and local developers have expressed interest in housing development on many of these sites.

While the availability of vacant land will 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 acre²⁵. Land acquisition generally represents more than 10% of total development costs. Land prices for land zoned for single-family residences are generally higher per acre than prices for land zoned multi-family.

Vacant residential lots in Sebastopol are limited due to their high demand and are limited to lots located adjacent to City limits due to its mature build out. These factors have 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 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 (Turner Center, 2021 – acc. 1/21/22). It is 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 largely 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

²⁴ Sonoma County Grand Jury Report, June 2022

²⁵ City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021

wage increases, the number of contractors in an area and the unionization of workers²⁶.

According to local stakeholders in the development community, hard costs for residential construction typically start around \$400 per square foot.

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 often 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 constraint to housing in Sebastopol.

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, most recent developments have developed at or above the density listed in the prior site inventory. One site developed at a lower density due to environmental constraints. 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. These do 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 character of their community. Residents have expressed concerns 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.

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

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

- **Program D-1.1 Administer Housing Services and Provide Outreach and Education:** 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 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). 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 13 and Table 14. These provisions allow for a variety of densities and levels of affordability.

Table 13: 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 Single-Family Dwelling, Detached Small Community Care Residential	1.1 to 2.5
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*	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	12.1 to 17.4

		Single-Family Dwelling, Attached Single-Family Dwelling, Detached Small Community Care Residential Two Detached Single-Family Dwellings Two-Family Dwelling	
	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 Small Community Care Residential Two-Family Dwelling	12.1 to 25.0
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>* Zoning district allows attached single-family homes such as townhomes, condominium, duplex, triplex, fourplex, and other multi-family residences. ** 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”</p>			

Table 14: 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 15 below illustrates development standards for residential and commercial zoning districts. Minimum setbacks for residential and commercial projects are further described in Table 16 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. 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%.²⁷ 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.²⁸ These provisions have been used in recent residential development and allow developers flexibility.

²⁷ Sebastopol Municipal Code 17.410

²⁸ Sebastopol Municipal Code 17.40

Table 15: 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 < 30,000 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 16: 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 17 below describes the types of residential uses allowed in the City of Sebastopol’s residential zoning districts. Table 20 describes the types of residential uses allowed in the City’s commercial zoning districts.

Table 17: 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 (Agricultural)	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 18: 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></p> <p><i>CO = Office Commercial</i></p> <p><i>CG = General Commercial</i></p> <p><i>CD = Central Core</i></p> <p><i>M = Industrial</i></p> <p><i>OLM = Office/Light Industrial</i></p> <p><i>CM = Commercial Industrial</i></p> <p><i>P = Permitted Use</i></p> <p><i>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</i></p> <p><i>C = Conditional Use Permit, Planning Commission review</i></p> <p><i>CD = Conditional Use Permit, Planning Director review</i></p> <p><i>/ = Use Not Allowed</i></p> <p><i>All uses within a Planned Community District require a Conditional Use Permit (Ord. 1111, 2018).</i></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 amenities or residential units. The number of required parking spaces are based on the type of development and the number and size of dwelling units. Parking spaces must be located on the same parcel as the residential development or 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 alley²⁹. Parking standards do not pose a constraint to residential development.

²⁹ Sebastopol Municipal Code 17.110

Table 19 : Residential Parking Requirements

Type of Residential Use	Required Parking	Additional comments
Single-Family Dwelling	2 spaces per unit	-
Duplex, Triplex, or Fourplex	3 spaces per 2 units if one-bedroom unit or studio; 2 spaces per two plus-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 percent	20% of the required vehicle space for bicycle parking

Source: City of Sebastopol Municipal Code, 2021

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 20: 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 5' 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 does not extend within City limits but includes land within the City’s sphere of influence, making the City responsible for providing public services and accommodating infrastructure demands. Under this ordinance, 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. 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 was last updated in 2018 and serves to support the development of affordable housing, mixed-income developments, and promote fair housing. This 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 City³⁰. These requirements do not pose a constraint to development.

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 housing³¹. 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)

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

³⁰ Sebastopol Municipal Code 17.250

³¹ Sebastopol Municipal Code 17.255

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 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 must go through a required preliminary review and 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. Table 21 describes the applicable decision-making authority based on permit type, including the agency responsible for hearing an appeal of a permit decision. Typical 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 22.

Table 21: Approval Processing Times and Decision-Making Authorities

Type of Approval or Permit	Typical Processing Time	Approval Authority	Appeal Authority
Administrative Permit - Regular - Minor	3-6 weeks	Planning Director	Planning Commission; City Council
Adjustment	3-6 weeks	Planning Director	Planning Commission; City Council
Annexation Request - Preliminary - Prezone Request	3-6 weeks 4-7 weeks + 4-12 weeks for LAFCO	Planning Commission and City Council	none
Appeal of Commission, Board or Staff determination	1-2 months	none	City Council
Certificate of Compliance	3-6 weeks	Environmental Review Committee	Planning Commission
Conditional Use Permit - Planning Director Review - Planning Commission Review	4-7 weeks	Planning Director and Planning Commission	City Council
Density Bonus Application	3-7 weeks (to be processed concurrently with applicable entitlements)	Subject to primary entitlement application's approval authority	Subject to primary entitlement application's appeal authority
Development Agreement	4-7 weeks	City Council	City Council
Design Review - Planning Director - Design Review Board 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 and Design Review Board	City Council; Design Review Board (DRB) of Planning director decision
Environmental Review		Planning Department	City Council

Type of Approval or Permit	Typical Processing Time	Approval Authority	Appeal Authority
<ul style="list-style-type: none"> ○ Initial Study/ Exemption ○ Negative Declaration/ Mitigated Negative Declaration ○ Environmental Impact Report 	<p>4 weeks</p> <p>24 weeks (60-90 additional days for lead agency to approve, conditionally approve or disapprove an adopted negative declaration)</p> <p>1-2 years</p>		
General Plan Amendment	4-7 weeks	City Council	City Council
Lot Line Adjustment / Merger	3-6 weeks	Environmental Review Committee	Planning Commission
Preliminary Discretionary Review – Planning Submittal	3-4 weeks	Planning Department	None
Reasonable Accommodation Request	3-6 weeks	Planning Director	Planning Commission and City Council
Subdivision Map	4-7 weeks	Planning Commission and City Council	City Council
Time Extension Request <ul style="list-style-type: none"> - Staff - Council/ Commission Hearing 	Subject to staff’s discretion Up to 10 weeks	Planning Commission	None
Tree Protection Plan	Timeline depends on submittal materials and Arborist’s Report, but is concurrent	Tree Board	Planning Commission and/or City Council
Water Efficient Landscape Review	3-6 weeks	Design Review Board (DRB)	City Council
Variance	4-7 weeks	Planning Commission	City Council
Zoning Code Amendment	4-7 weeks	City Council	City Council
Accessory Dwelling Units (ADUs) / Junior ADUs	3-8 weeks	Planning Director	None
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	Subject to primary entitlement application’s appeal authority
<i>Source: City of Sebastopol; Sebastopol Municipal Code, 2022</i>			

Table 22: Processing Procedure and Timeframe by 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
Source: City of Sebastopol; Sebastopol Municipal Code, 2022			

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.

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. 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 entitlement process for housing projects could be improved by eliminating some of the design discretion, and the City will adopt objective design standards as a part of Program A-3.1.

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. In order to further remove constraints in the development

process, Program A-3.1 will facilitate non-discretionary permitting review and approvals through the development of Objective Design Standards. 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 Plan Project Application. 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.

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 municipal code.³² 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.

32 Sebastopol Municipal Code 15.04

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 granted³³.

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 deemed necessary 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 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.

³³ Sebastopol Municipal Code 16.40, 16.44

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 23 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 23: 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
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

Item/ Permit Type	Fee
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 24: 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
<i>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.</i>				

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 25: 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 guidelines³⁴ 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.”

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.

³⁴ See <https://sebastopol.municipal.codes/SMC/15.80.070>

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.

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.

As such, 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, 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.

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 to 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) is derived 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 44.

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 44 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)³⁵ and the Unruh Civil Rights 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 Act (AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13)¹ 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.

³⁵ Government Code Section 12955 et seq

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

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 xxx[providing fair housing information, contracting with a fair housing service provider]. The following affordable housing requirements can be found in City of Cotati 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 percent of units as deed restricted affordable housing regardless of whether it is a rental or purchase-based property.⁴ 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.⁶
- **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.⁸ An additional source of affordable housing permitted in parcels zoned as residential are accessory dwelling units.⁹
- **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,¹¹ however, local preference is likely to prevent or severely limit regional access to this housing by essentially operating as an exclusionary zoning measure.

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.

Fair Housing of Sonoma County (FHOSC): The FHOSC is the designated provider of fair housing and landlord-tenant information and referral services and is under contract with the Sonoma County CDC and the City of Santa Rosa. The non-profit agency provides free information and assistance to all residents, landlords, and homeowners of Sonoma County and provides referrals to other fair housing agencies within the County.

Bay Area Legal Aid (BALA): BALA represents low and very low-income residents within their seven-county service area, including Sonoma County. BALA 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 BALA is restricted from representing undocumented clients.

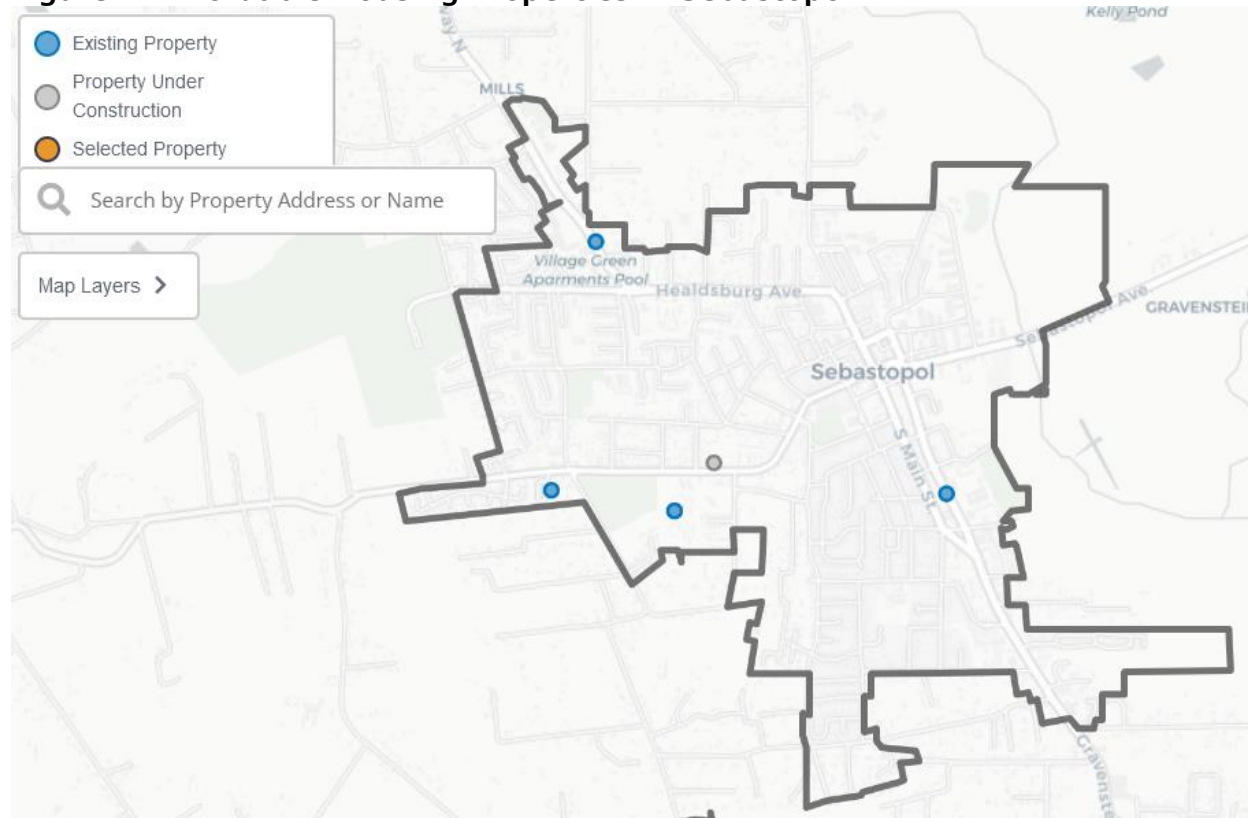
Department of Fair Employment and Housing (DFEH): The California DFEH is a state agency dedicated to enforcing California's civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination 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: 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 MTCO_{2e} per year in GHG emission reductions from proximity of transit and 160 MTCO_{2e} 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.

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 26).

Table 26: 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

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 percent 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 are 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

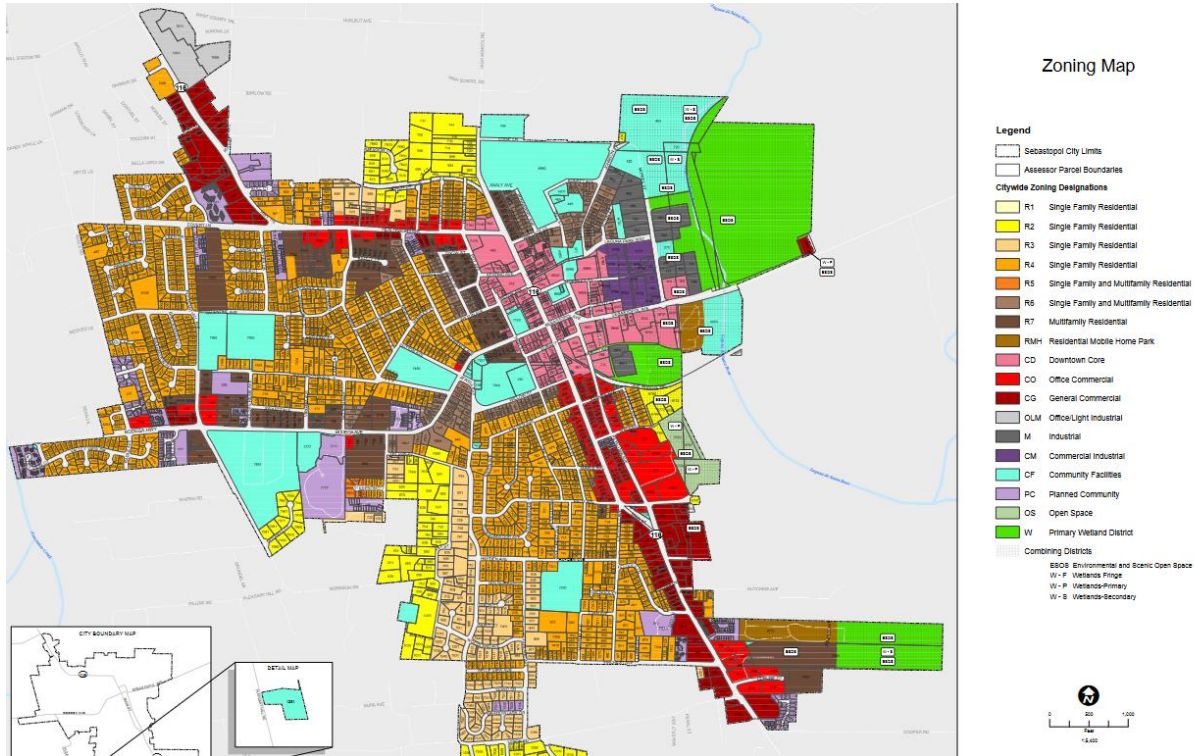
Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration is the equal distribution of demographic groups within a geographic location or community. This section of 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.

Segregation is partly a result of historical exclusionary zoning practices, which is 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. Because poverty occurs most often with persons of color, these practices have resulted in the exclusion of protected classes even though they were not intended to.

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.

Figure 2: Zoning Map of the City of Sebastopol



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

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 27: 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%
<i>Source: American Community Survey 2010 and 2020, 5-Year Estimates.</i>			

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 28: 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 percent of its population. This stands 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 populations³⁶ in all of Sonoma County's cities in 2022.

Table 29: Minority Populations in Sonoma County Municipalities

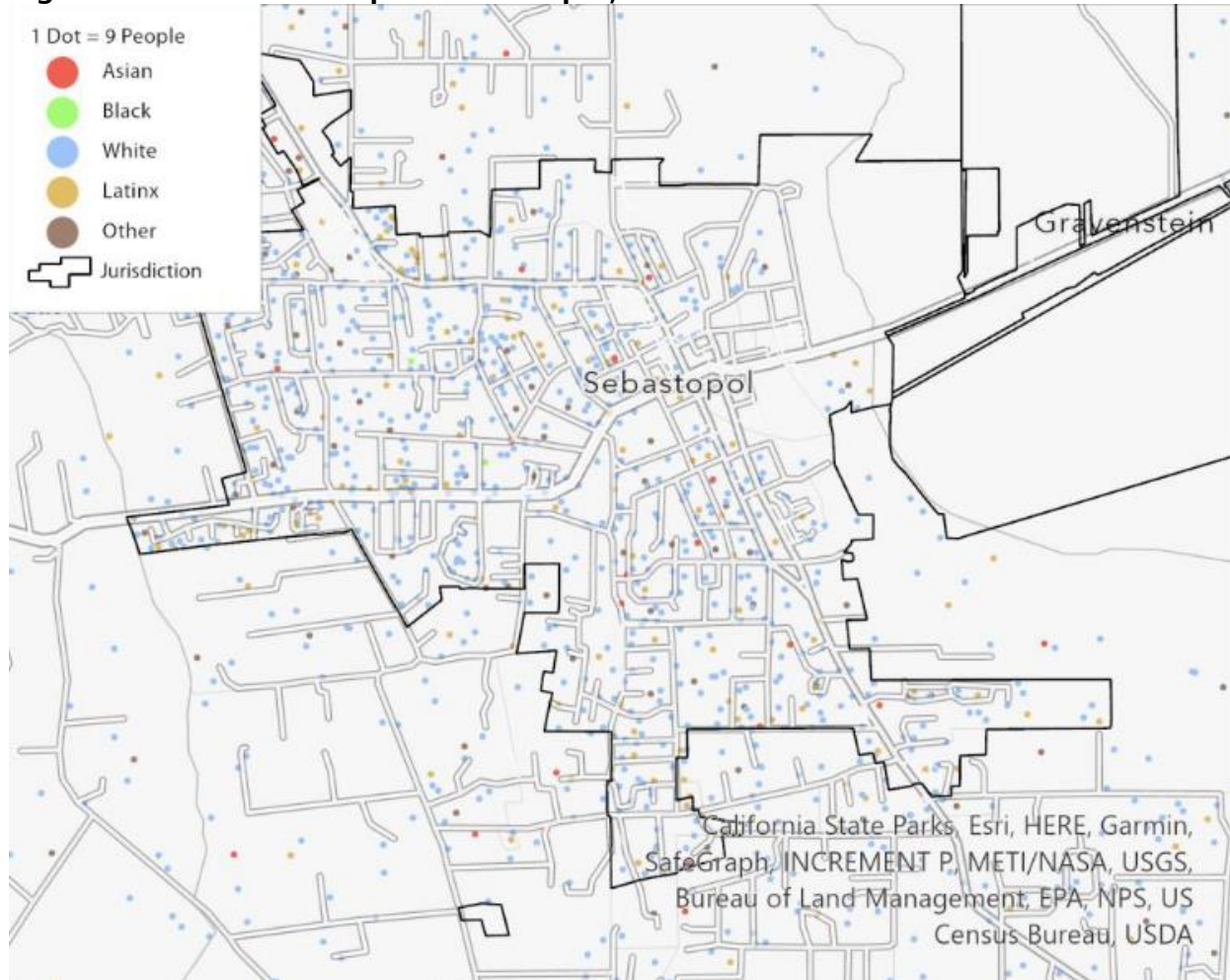
Municipality	Population	% Minority Population
Santa Rosa, CA	178,127	48.8%
Petaluma, CA	59,776	33.4%
Rohnert Park, CA	44,390	41.0%
Windsor, CA	26,344	46.7%
Healdsburg, CA	11,340	36.8%
Sonoma, CA	10,739	27.9%
Cloverdale, CA	8,996	42.2%
Cotati, CA	7,584	25.9%
Sebastopol, CA	7,521	21.7%
County Total	488,863	40.6%

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).

Racial dot maps are useful for examining neighborhood racial segregation within a jurisdiction. The racial dot map of Sebastopol visually demonstrates the predominance of White residents (represented by the blue dots in Figure 3). There are no notable clusters of one race within this distribution.

³⁶ 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.

Figure 3: 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.

Figure 4: 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 (Figure 5).

Figure 5: 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 percent 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 30 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 30: 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 30 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 31: 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

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

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 percent of the jurisdiction population, leading to unreliable numbers.*

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 32 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 32: 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

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

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.

Key findings on racial segregation in Sebastopol from the “AFFH Segregation Report: Sebastopol” conducted by the University of California (UC) Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

- 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 percent 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 twelve percent of the population in both the City and County has one or more disabilities (Table 33.) 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 33: 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%

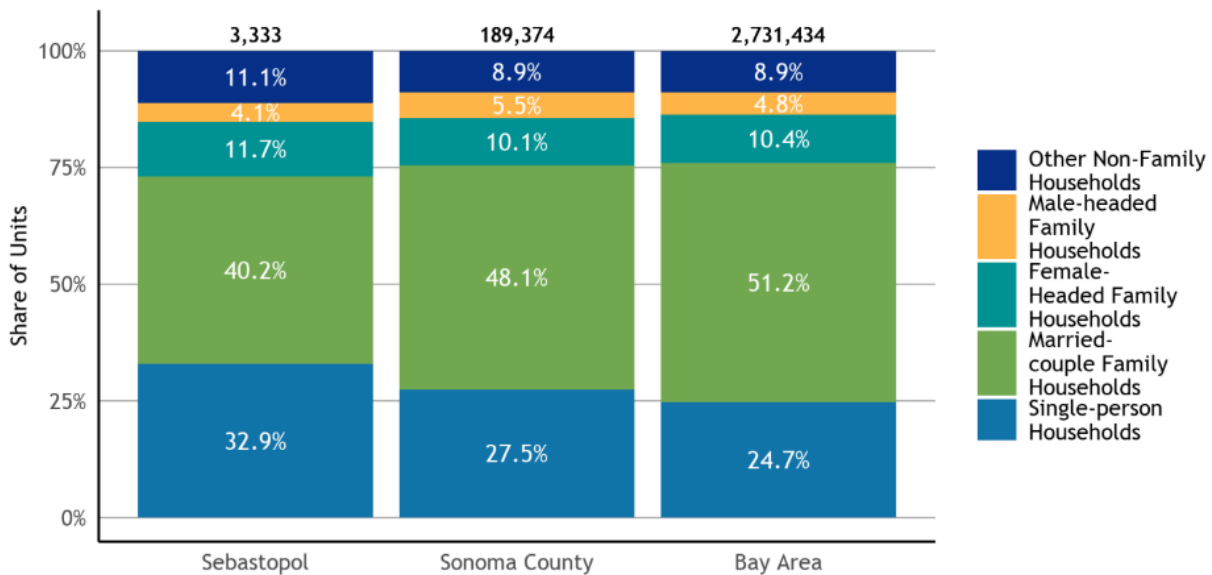
Source: ACS 5-Year Estimates 2011-2015, ACS 5-Year Estimates 2015-2019

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. (24.7%) The share of married-couple family households is smaller in Sebastopol than in Sonoma County or the Bay Area region.

Figure 7: 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 with children live in poverty. 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 34: 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%

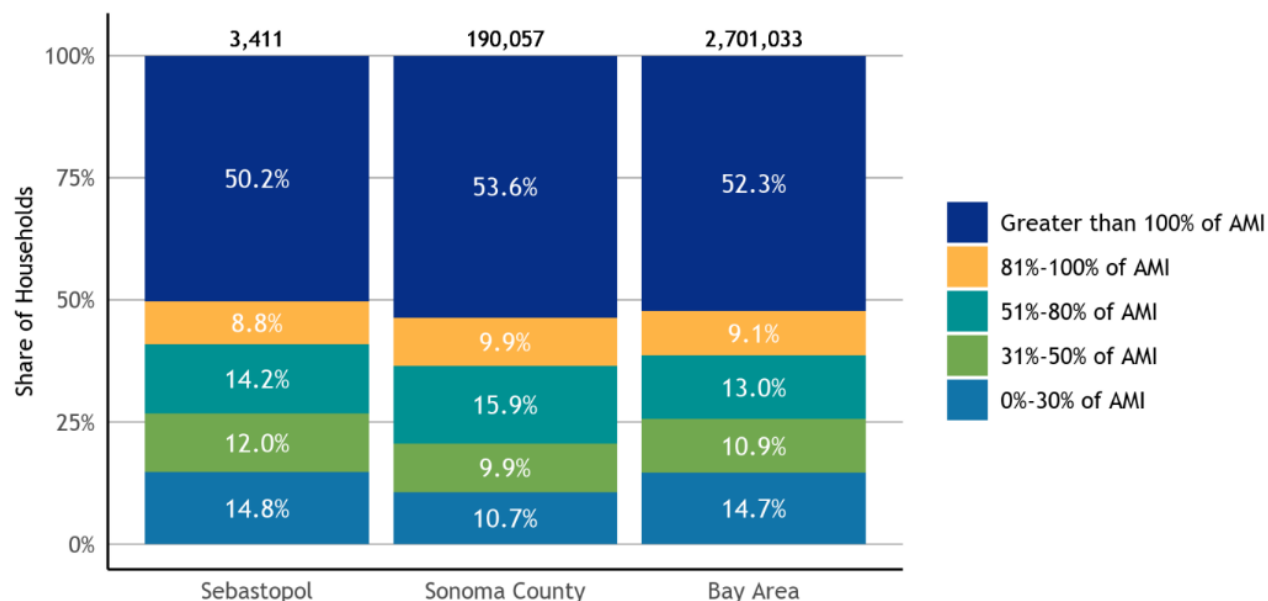
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

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 percent of the population is LMI, with income at or below 80 percent 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 percent of households make more than 100% of the Area Median Income (AMI), with 14.8 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 8).

Figure 8: Households by Households Income Level



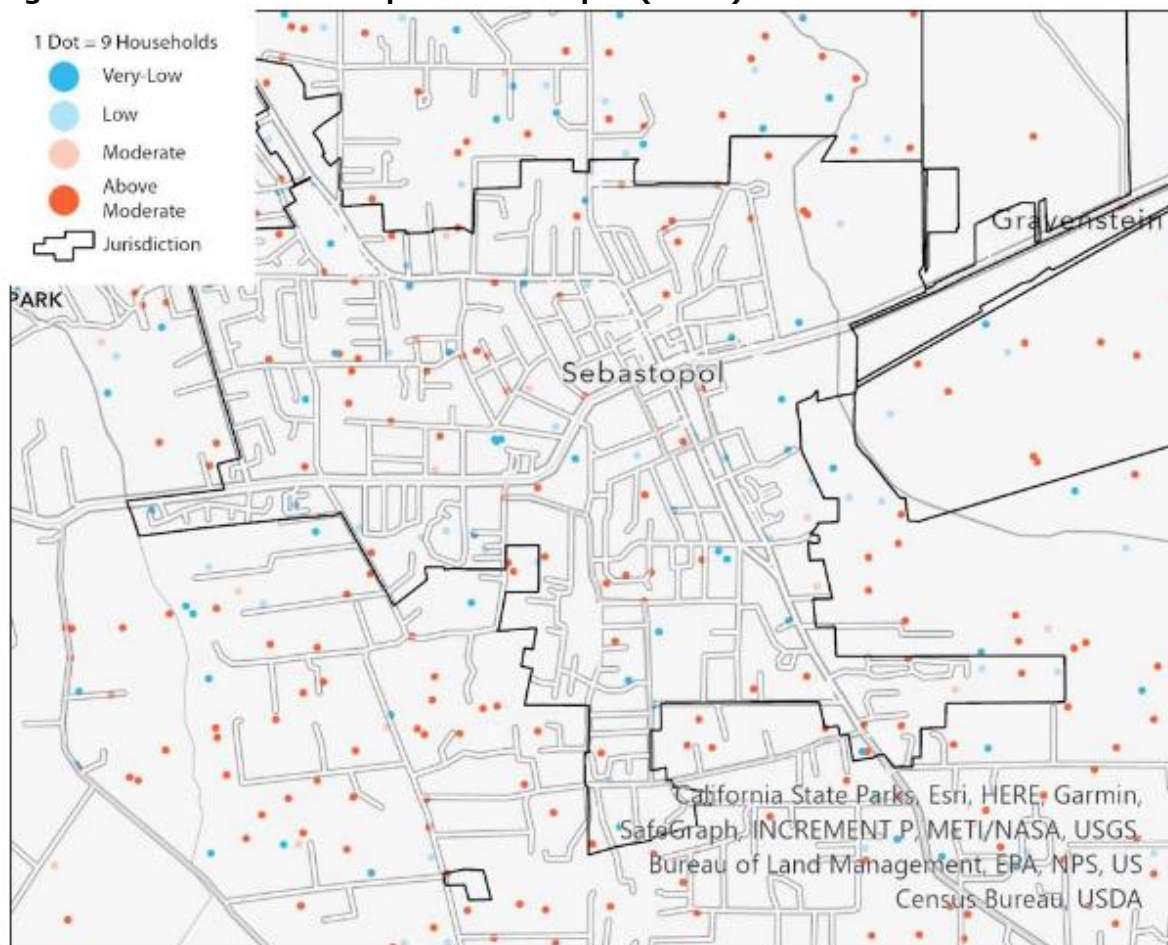
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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 meet 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.

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 percent of households earn more than the Area Median Income (AMI) while 14.8 percent earn less than 30% of AMI, which is considered extremely low-income (Figure 8.) Share of Extremely Low-Income Households (earning between 0% and 30% of AMI) in Sebastopol is higher than both Sonoma County by 4.1 percent and comparable to the share of Extremely Low-Income households in the Bay Area.

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 9 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 9)

Figure 9: 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 35 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 percent 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 percent 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.

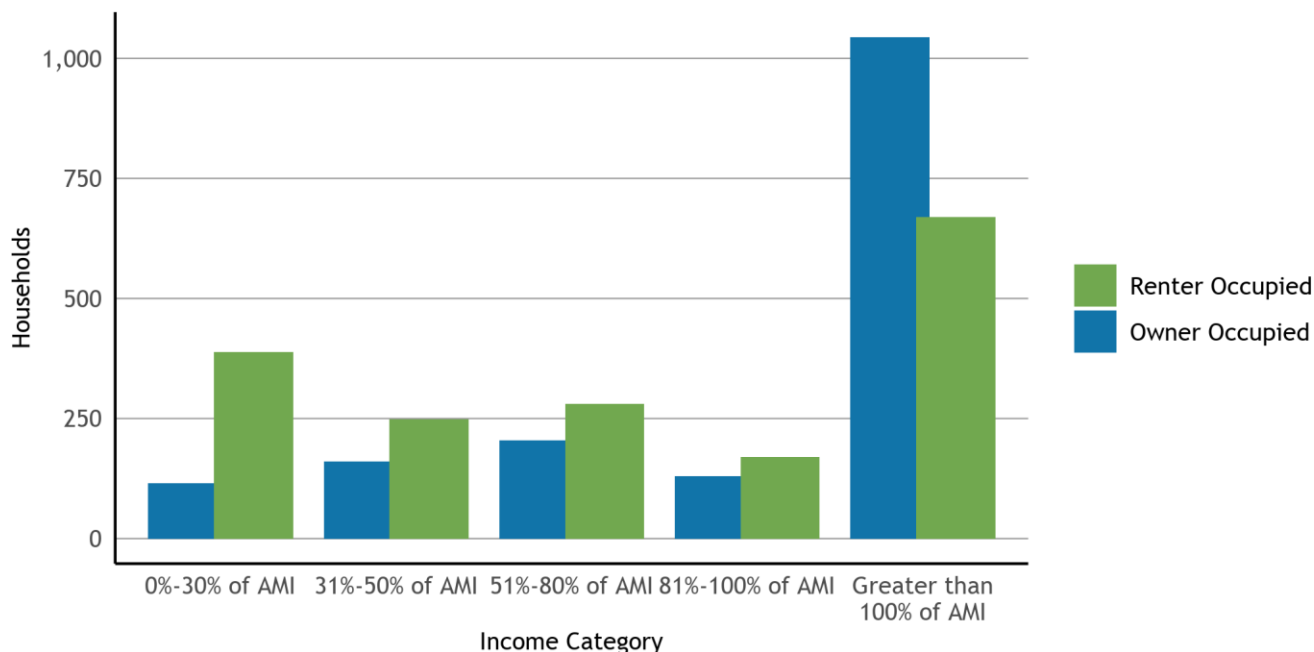
Table 35: Income Group Isolation Index Values in Sebastopol (2010, 2015) and Average Bay Area Jurisdiction (2015)

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 10. 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 10: 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 percent, 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 36 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 36: 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
<i>Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.</i>			

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.

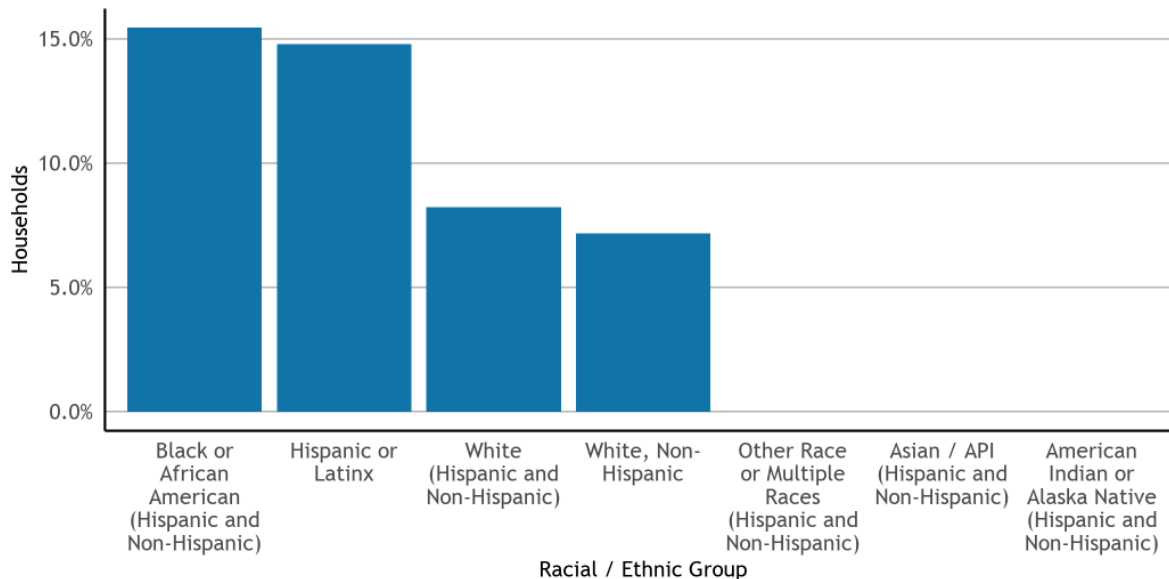
- Above Moderate-income residents are the most segregated compared to other income groups in Sebastopol. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Low-income population’s segregation measure 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 does 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.³⁷

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 11.)

Figure 11: Poverty Status by Race in Sebastopol

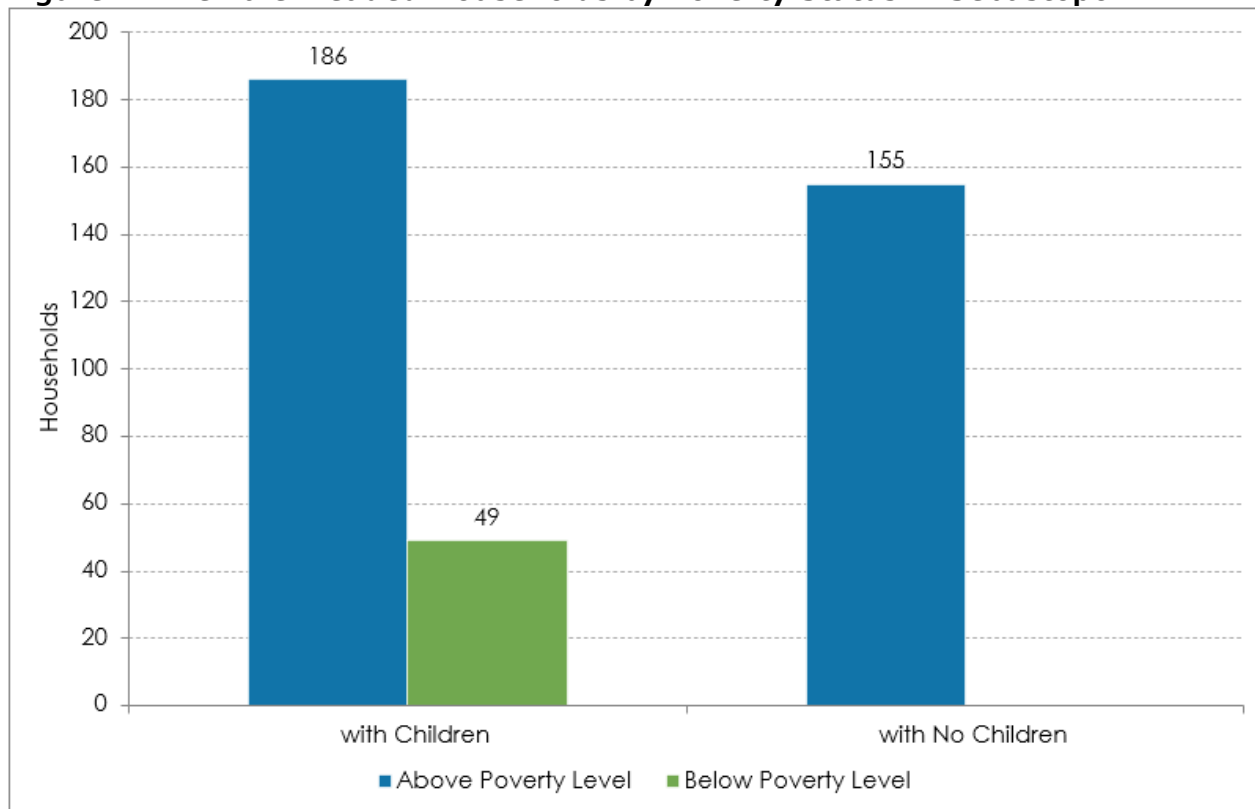


³⁷ U.S. Census Bureau, American Community Survey 5-Year Data (2020), Table S1701

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

Female-Headed households with children is another group that is at higher-risk of poverty. In Sebastopol, 20.9 percent of female-headed households with children fall below the Federal Poverty Line while there are no female-headed households without children live in poverty (Figure 12.) This suggests that single female-headed households are highly susceptible to becoming impoverished in Sebastopol.

Figure 12: Female-Headed Households by Poverty Status in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

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 percent 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 37: Percent of Population Below Poverty Level for Whom Poverty Status is Determined in California, Sonoma County, and Sebastopol (2019)

	California	Sonoma County	Sebastopol
% of population below poverty	13.4%	9.2%	7.3%
<i>Source: U.S. Census Bureau, American Community Survey 5-Year Data (2019), Table S170</i>			

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

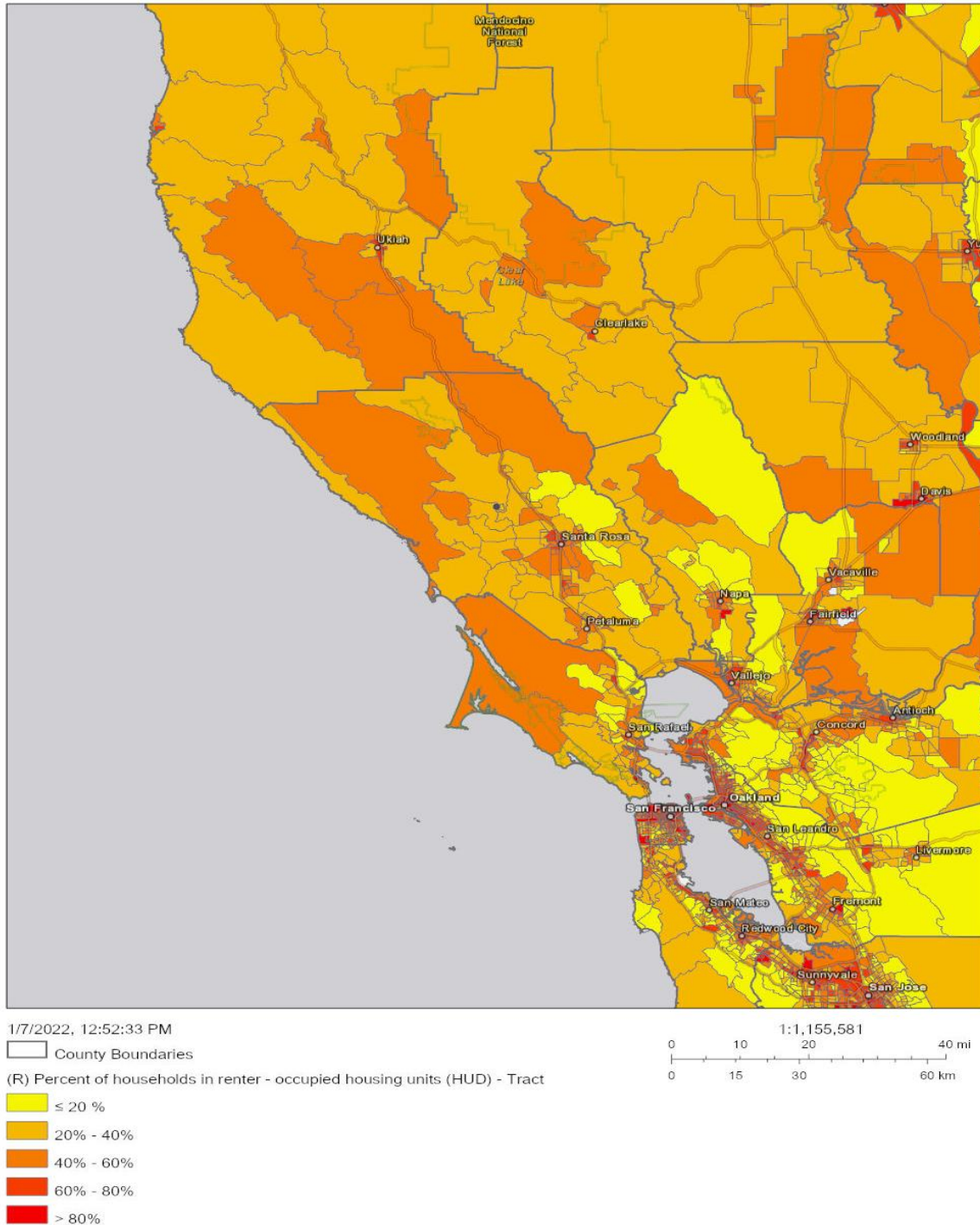
The U.S. Department of Housing and Urban Development (HUD) has determined that whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, white communities.” HUD defines census tracts with a majority non-White population (greater than 50 percent) that have either a poverty rate that exceeds 40 percent 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.

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 percent or more of the population is white, and 2) the median household income is \$125,000 or greater. There are no RECAAs in Sebastopol.

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 percent 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.

Tenure

Figure 13: Sonoma County Percent of Households in Renter-Occupied Housing Units



In Sonoma County, the location of renters largely correlates with aforementioned patterns of racial and ethnic segregation. There highest concentration of renters is

near Santa Rosa and Petaluma. There are fewer renters in the northeast portion of the county.

Integration and Segregation: Fair Housing Issues and Contributing Factors

- Community opposition

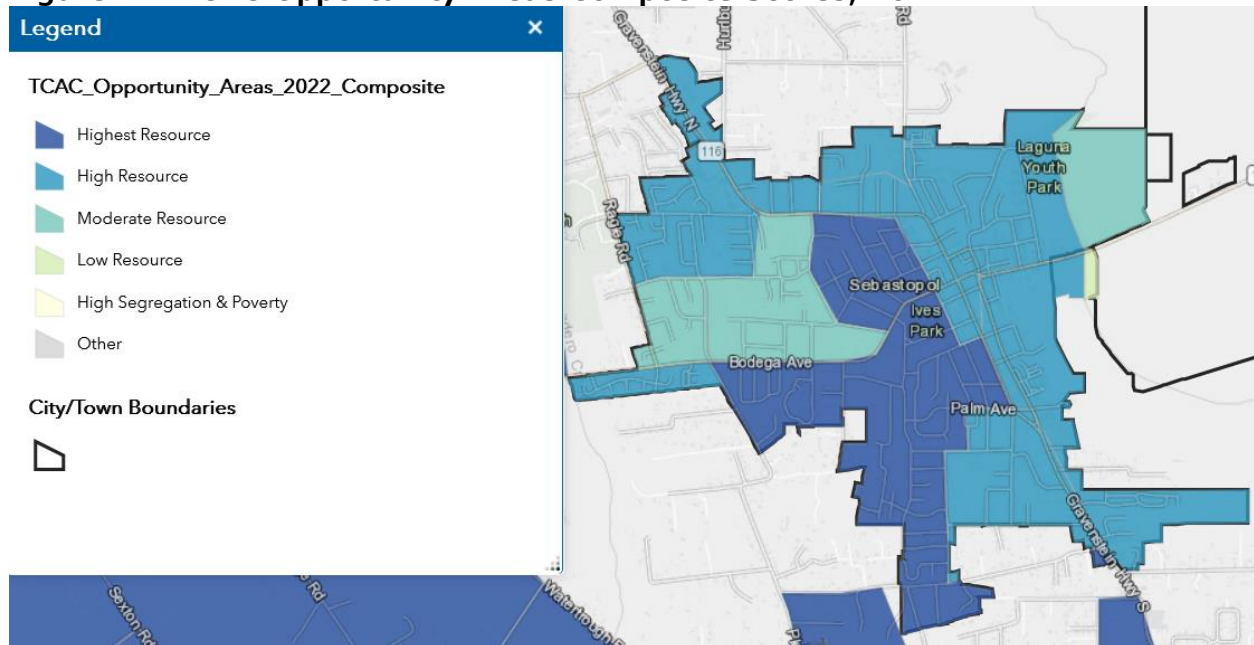
4.5.4 Disparities in Access to Opportunity

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 will identify socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact certain 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 14: TCAC Opportunity Areas Composite Scores, 2022



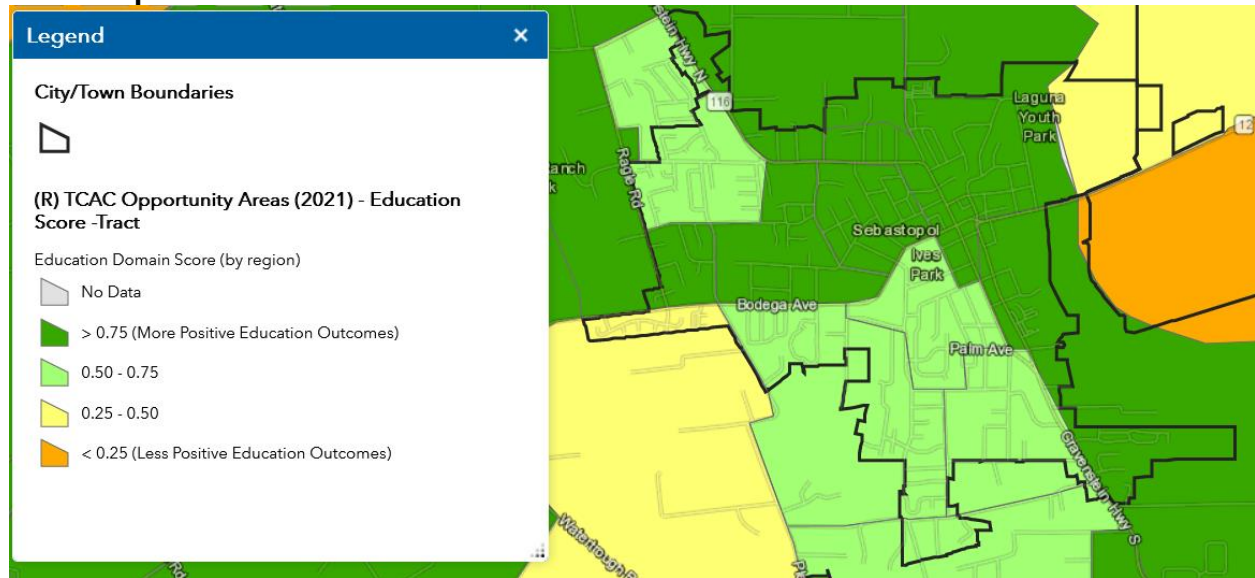
Source: TCAC/HCD Opportunity Area Maps

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



Source: <https://belonging.berkeley.edu/2022-tcac-opportunity-map>

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.

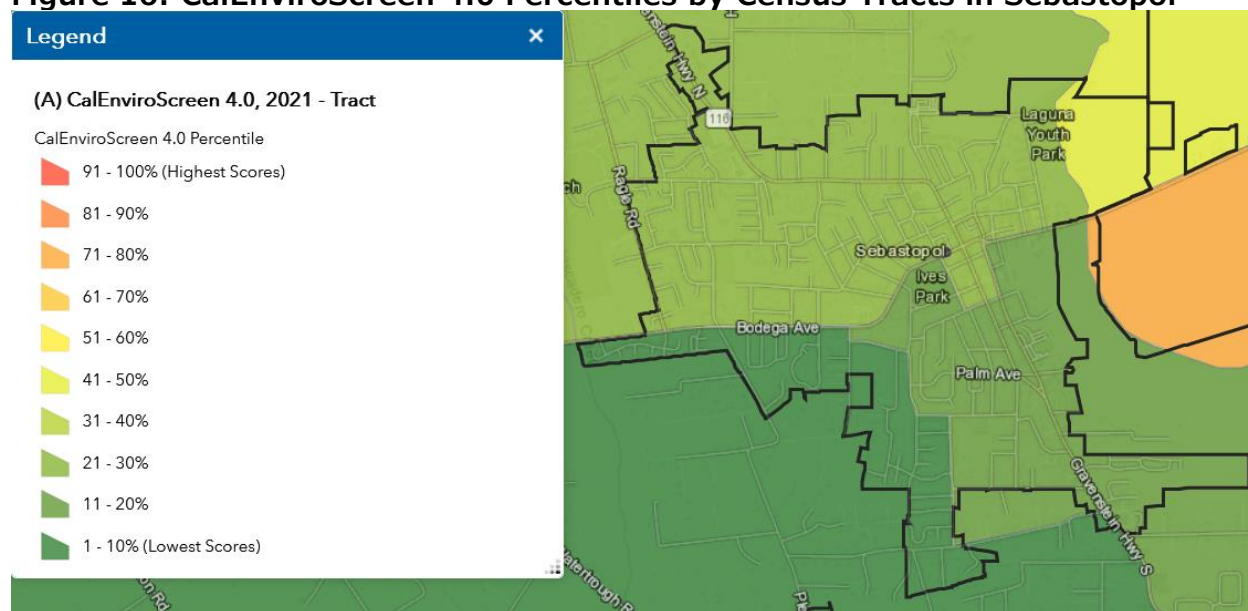
Table 38: Sebastopol School Attributes (2020)

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 16: 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 17: Environment Conditions Compared to Other California Cities/Towns and Individual Indicators of Environmental Health in Sebastopol



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/m³	77.1
Ozone	0.032 ppm	96.0
Drinking Water Contaminants	472	53.5

Source: The California Healthy Places Index (HPI)

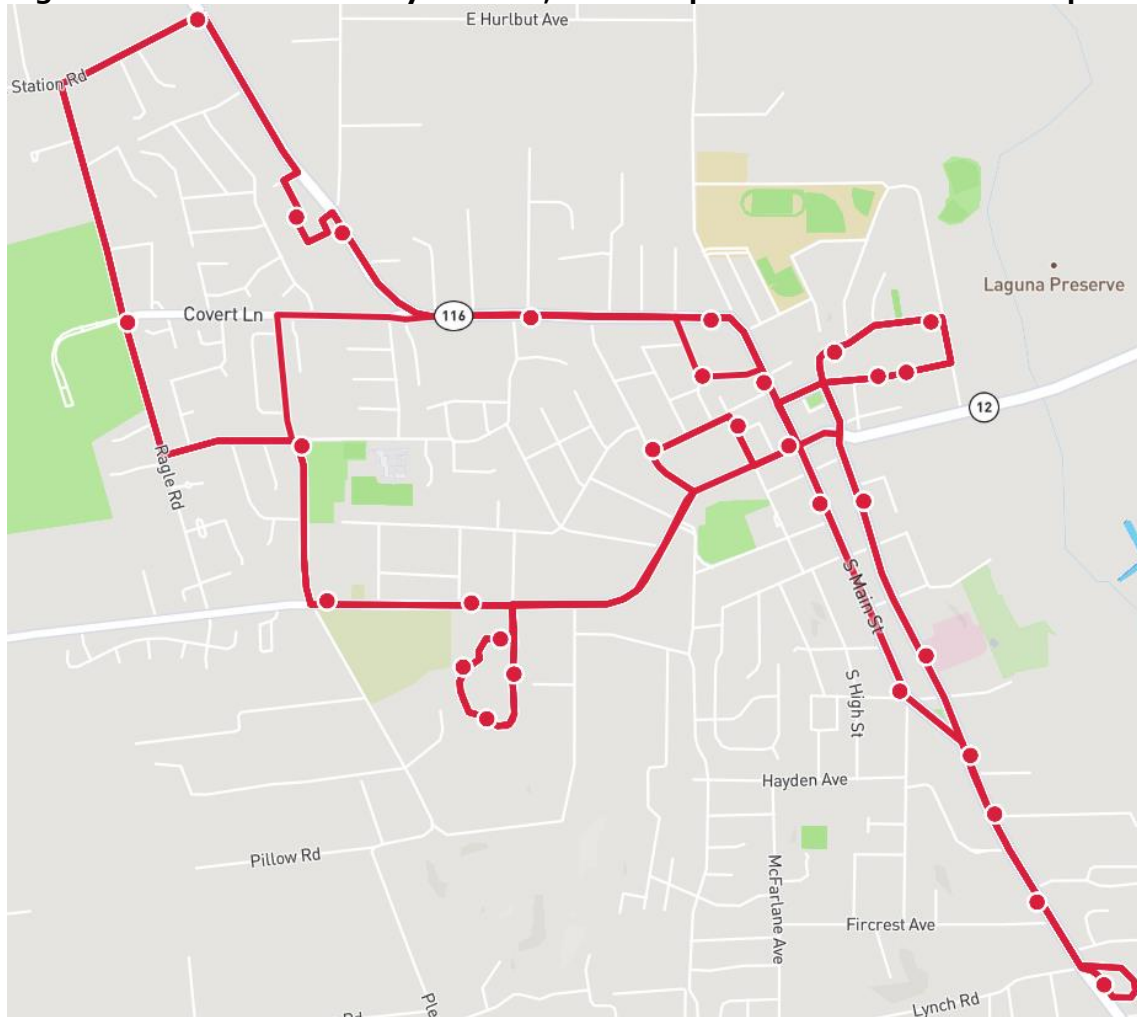
The TCAC Opportunity Areas (2021) Environmental Scores are based on the CalEnviroScreen. This data reflects slightly less positive environmental outcomes in the northern part of the City. This is likely due to environmental conditions in the unincorporated areas as the Census tract spans far north of 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 18.) The Shuttle makes stops at key local destinations including Safeway, the Sebastopol Senior Center, Burbank Heights, and Lucky’s Market.

Figure 18: Sonoma County Transit, Sebastopol Shuttle Route 24 map



Source: Sonoma County Transit website

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 Cotati has healthier transportation conditions than 74.7% of other California cities according to this index. 96.9 percent of the local population has automobile access and 5.68 percent of the population are active commuters.

Figure 19: California Healthy Places Index: Transportation in Sebastopol



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

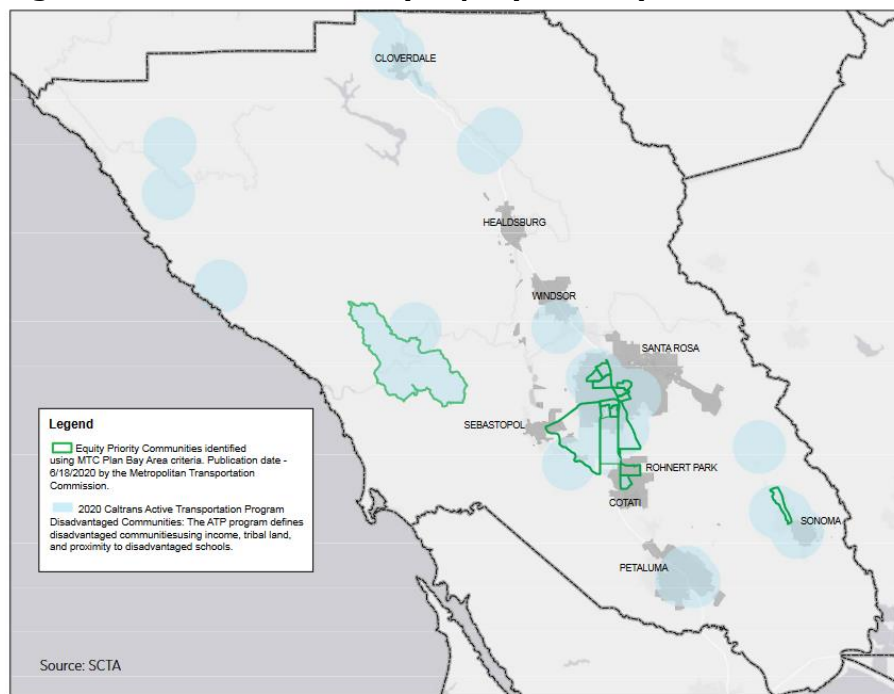
Indicator	Value	Percentile Ranking
Active Commuting	5.68%	72.1
Automobile Access	96.9%	69.6

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 Cotati 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 transitorily disadvantaged group have been identified in Sebastopol.

Figure 20: 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 percent of household incomes in our county. Reducing household transportation will increase countywide affordability and improve quality of life in Sonoma County.

Economic Development and Access to Jobs

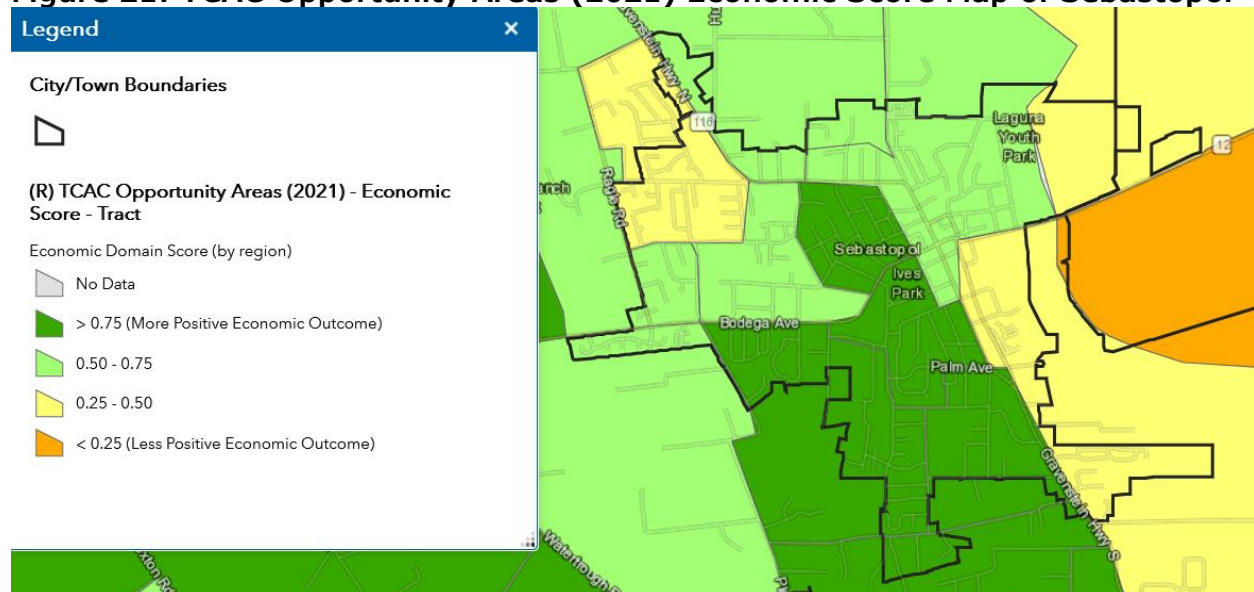
The TCAC Opportunity Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

- 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 on the Map) 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 21: TCAC Opportunity Areas (2021) Economic Score Map of Sebastopol

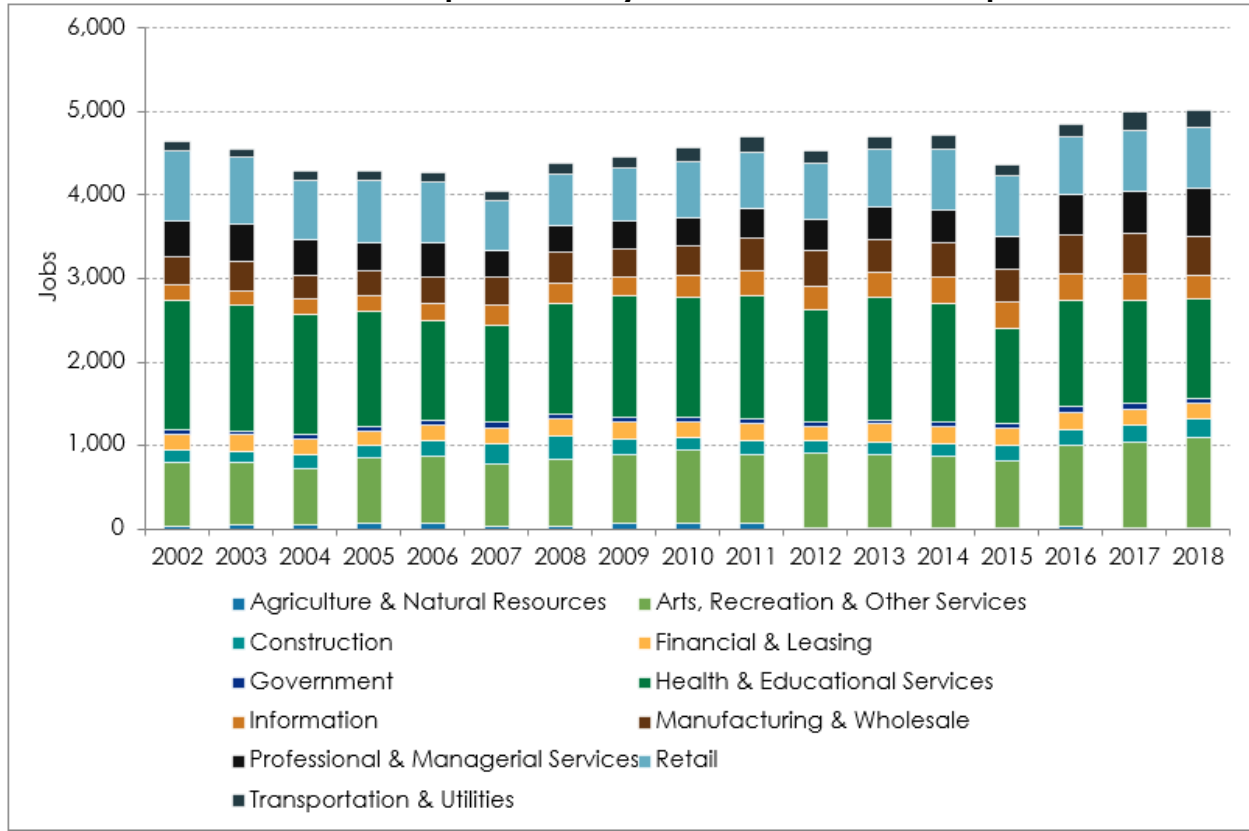


Source: HCD AFFH Data Viewer 2021, TCAC 2021

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 39: Share of Workers per Industry Over Time in Sebastopol

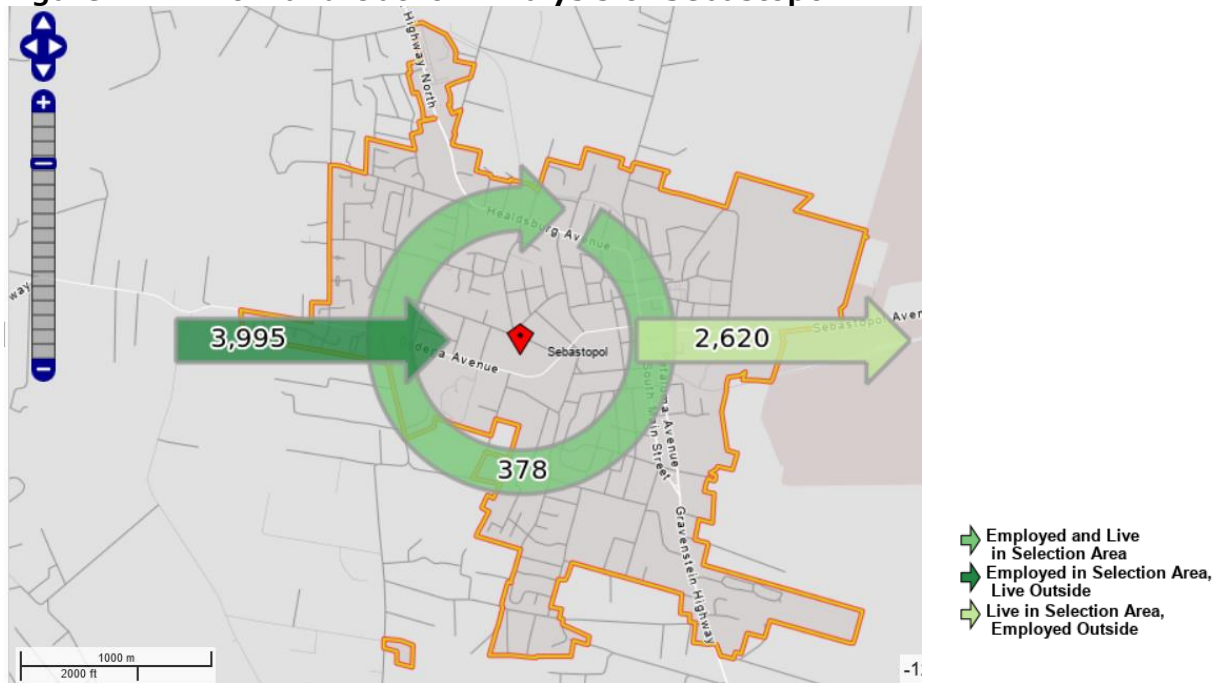


Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Sebastopol (Figure 22) 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. 87 percent of Sebastopol’s employed residents work outside the City while only 13 percent of employed residents work in the City. 90 percent 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. In sum, nearly twice as many people employed in Sebastopol reside outside of the city. Further analysis of worker flow is needed to determine if there is a housing need for non-residents employees (i.e., average length of commutes, city-wide VMT analysis, etc.).

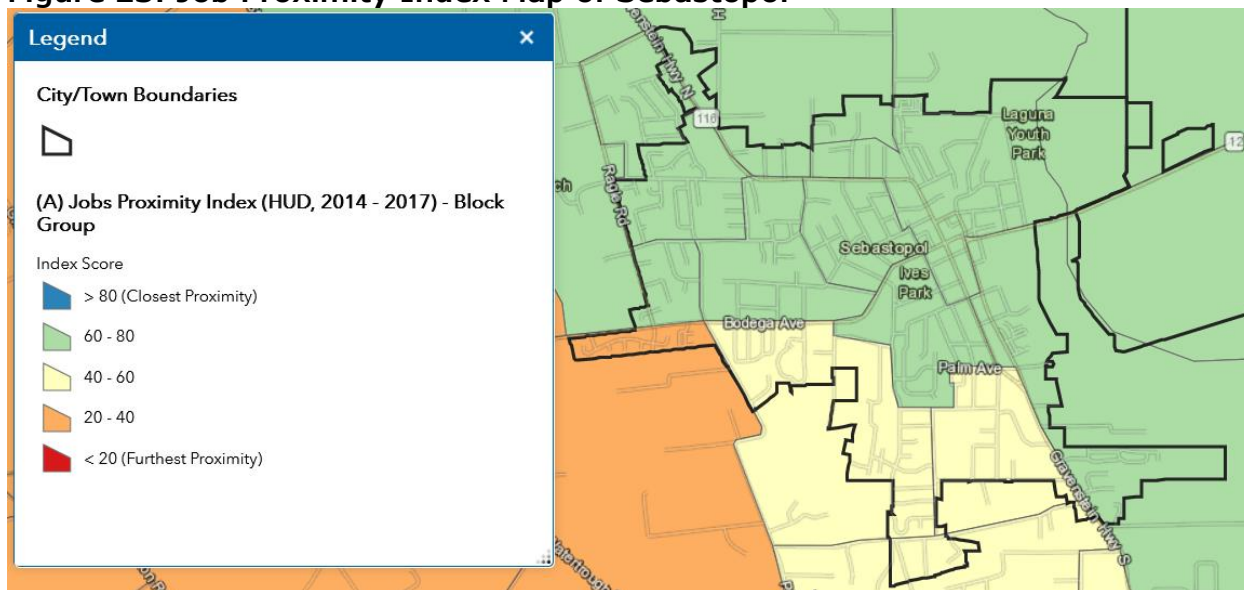
Figure 22: Inflow and Outflow Analysis of Sebastopol



**Note: Arrows do not indicate directionality of worker flow
Source: OntheMap.ces.census.gov, 2019*

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.

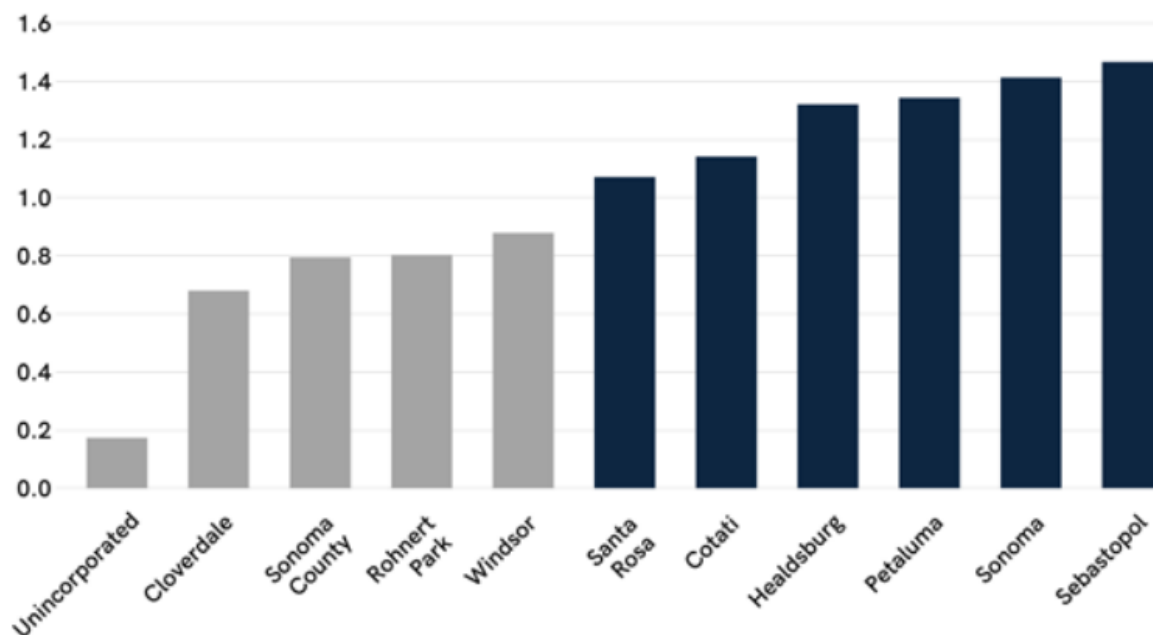
Figure 23: Job Proximity Index Map of Sebastopol



Source: HCD AFFH Data Viewer 2021, TCAC 2021

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 24 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 24: 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 like 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,

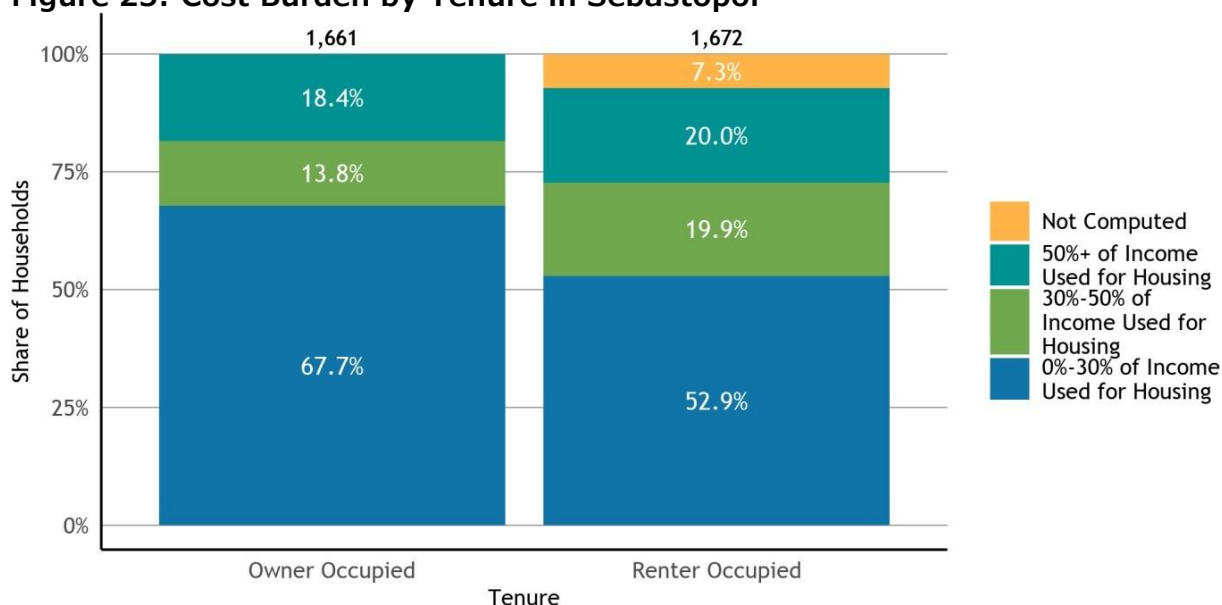
overcrowding, homelessness, and substandard housing conditions. This section analyzes these four housing needs categories as they apply to the City of Sebastopol.

Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with 30 percent threshold for 'cost burden' and 50 percent 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 percent 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 percent of cost burdened or severely cost-burdened homeowners (Figure 25) 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 Cotati.

Figure 25: 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 26). Within highest income households, only 11 percent are cost-burdened and less than one percent are severely cost-burdened. This indicates that the lowest income households are in the greatest need of affordable housing in Sebastopol.

Figure 26: 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 percent 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 40: 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 percent (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 41: Tenure by Occupants Per Room in Sebastopol

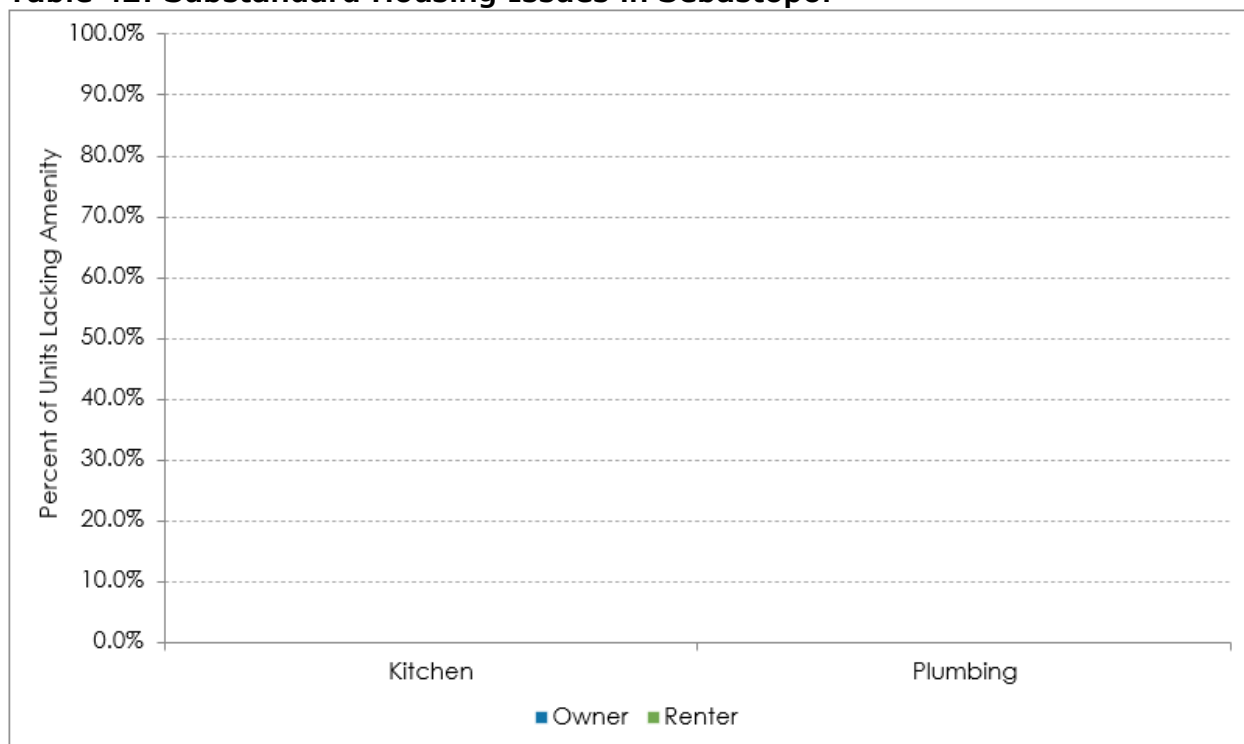
	Sebastopol	Sonoma County	California
Owner Occupied Households			
.50 or less occupants per room	82.6%	75.0%	67.4%
0.51 to 1.00 occupants per room	16.6%	22.6%	28.5%
1.01 to 1.50 occupants per room	0.0%	2.4%	3.1%
1.51 to 2.00 occupants per room	0.0%	1.7%	0.8%
2.00 or more occupants per room	0.0%	10.6%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

Table 42: Substandard Housing Issues in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

Homelessness

Those experiencing homelessness include individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime resident, or who have a primary nighttime resident in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. 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.³⁸ The 2020 Sonoma County Point-In-Time Count reported 2,745 individuals experiencing homelessness, a seven percent decrease in homeless persons since 2019. Of those experiencing homelessness in the County, the majority (63%) are white men. The number sheltered populations increased by five percent between 2019 to 2020.³⁹

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 affordable housing, permanent supportive housing, and transitional housing is critical to addressing the housing needs of the most vulnerable unhoused individuals in the County. The 2020 Point-In-Time Count conducted in early 2020 found that there were 129 unhoused people in Sebastopol, up from 69 two years prior. The number of students in Sebastopol experiencing homelessness in 2019 represents 2.2 percent of the Sonoma County total and 0.1 percent of the Bay Area total. The number of those who are homeless in Sebastopol has increased between 2018 to 2020, while the total homeless population in Sonoma County has decreased (Table 43)

Table 43: Homeless Persons in Sebastopol by Shelter Status

	2018	2019	2020
Unsheltered	69	101	129
Sheltered	0	0	0
Total	69	101	129
<i>Source: 2020 Sonoma County Homeless Census Comprehensive Report</i>			

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.⁴⁰ 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 to the extent of homelessness.

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,

³⁸ County of Sonoma Community Development Commission "Project Homekey" page

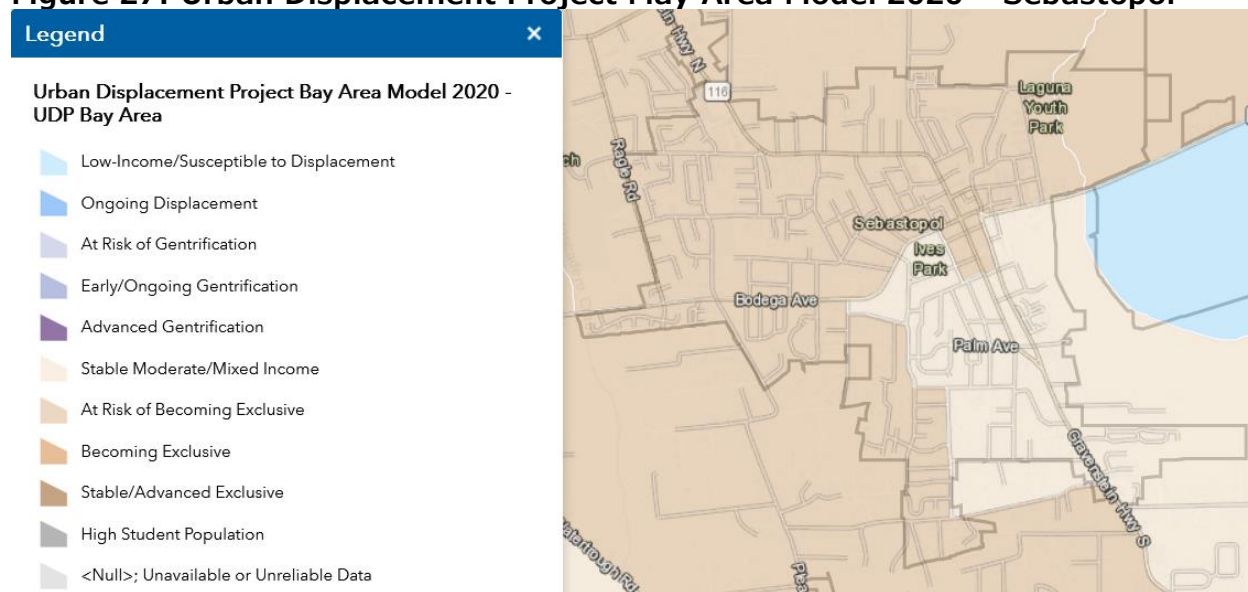
³⁹ Ibid.

⁴⁰ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

and insufficient market-rate housing production.⁴¹ 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 the land, 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 27)

Figure 27: Urban Displacement Project May Area Model 2020 – Sebastopol

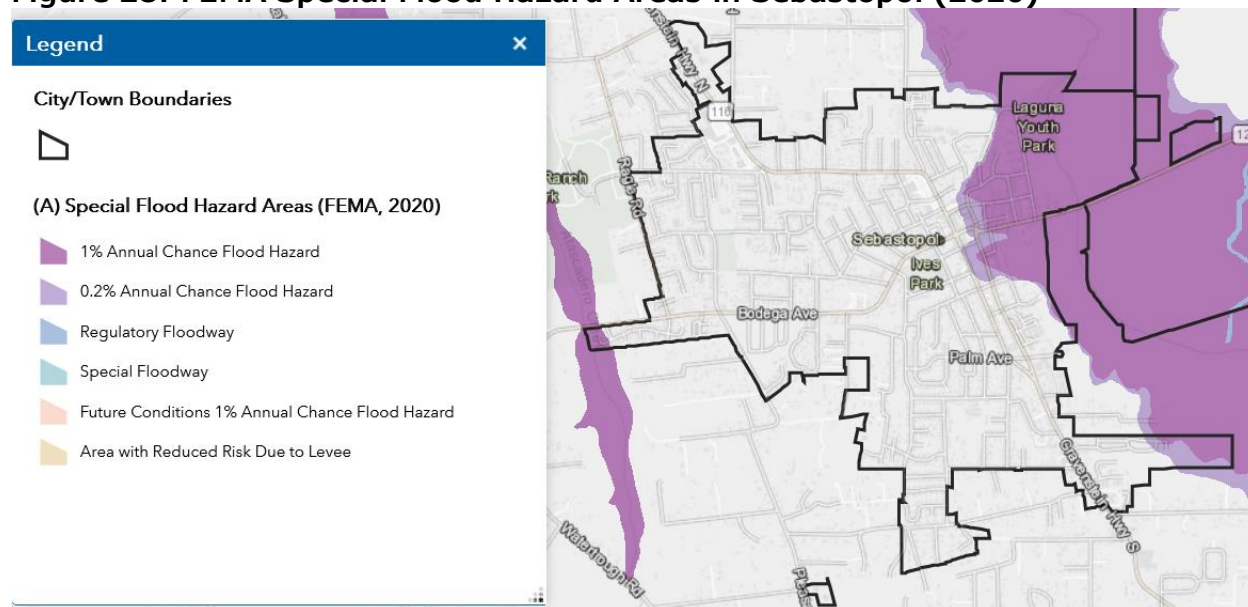


Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Figure 28 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 percent 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.

⁴¹ Been, V., Ingrid, E., & O’Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

Figure 28: 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 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary

Table 44: Fair Housing Issues, Contributing Factors, and Programs & Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
<p>All neighborhoods are at-risk of becoming exclusive</p>	<p>Community opposition (High Priority)</p>	<p>Program A-3.1: The City will establish Objective Design Standards to minimize discretionary decision-making 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. 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</p>
	<p>Access to financing for small sites (High Priority)</p>	<p>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. 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.</p>
	<p>Risk of becoming exclusive and/or displacement of residents due to rising housing costs (High Priority)</p>	<p>Program B-1.1b: The City will develop a proactive and reasonable enforcement program that focuses residential code enforcement activities on situations that pose an imminent threat to public health and safety. 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. 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. Program D-2.1: The City will work with the County CDC to develop a landlord education program. 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)</p>

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<p>Limited availability of affordable units in a range of sizes (Medium Priority)</p>	<p>Program A-3.3: The City will increase opportunities for missing middle housing to support a range of housing types and sizes. Program A-3.4: The City will establish a Workforce Housing Overlay Zone to support a range of housing types and sizes. Program A-3.5: The City will encourage the development of ADUs and JADUs to support a range of housing types and sizes</p>
<p>Limited Fair Housing enforcement & outreach</p>	<p>Lack of language access (Medium Priority)</p>	<p>Program D-1.1:</p>
	<p>Lack of resources for fair housing agencies and organizations (Medium Priority)</p>	<p>Program D-1.1: The City will develop a webpage to provide fair housing information and resources to its residents. The City will hold annual fair housing workshops to educate and inform the community about fair housing rights and available resources. The City will 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. 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.</p>