

Sebastopol Housing Element Update:

Housing Element General Plan Amendment

City Council Hearing
January 3, 2023





1. Housing Element Requirements and Timeline

2. Public Input

3. Housing Element Goals

4. Policies, Programs, and Proposed Revisions

5. Housing Sites and RHNA

HOUSING ELEMENT REQUIREMENTS



Population, demographic and housing characteristics



Constraints to Housing Development



Progress since last Housing Element



Sites Inventory



Quantified Objectives for Construction, Rehabilitation, and Preservation



Incorporation of Public Input

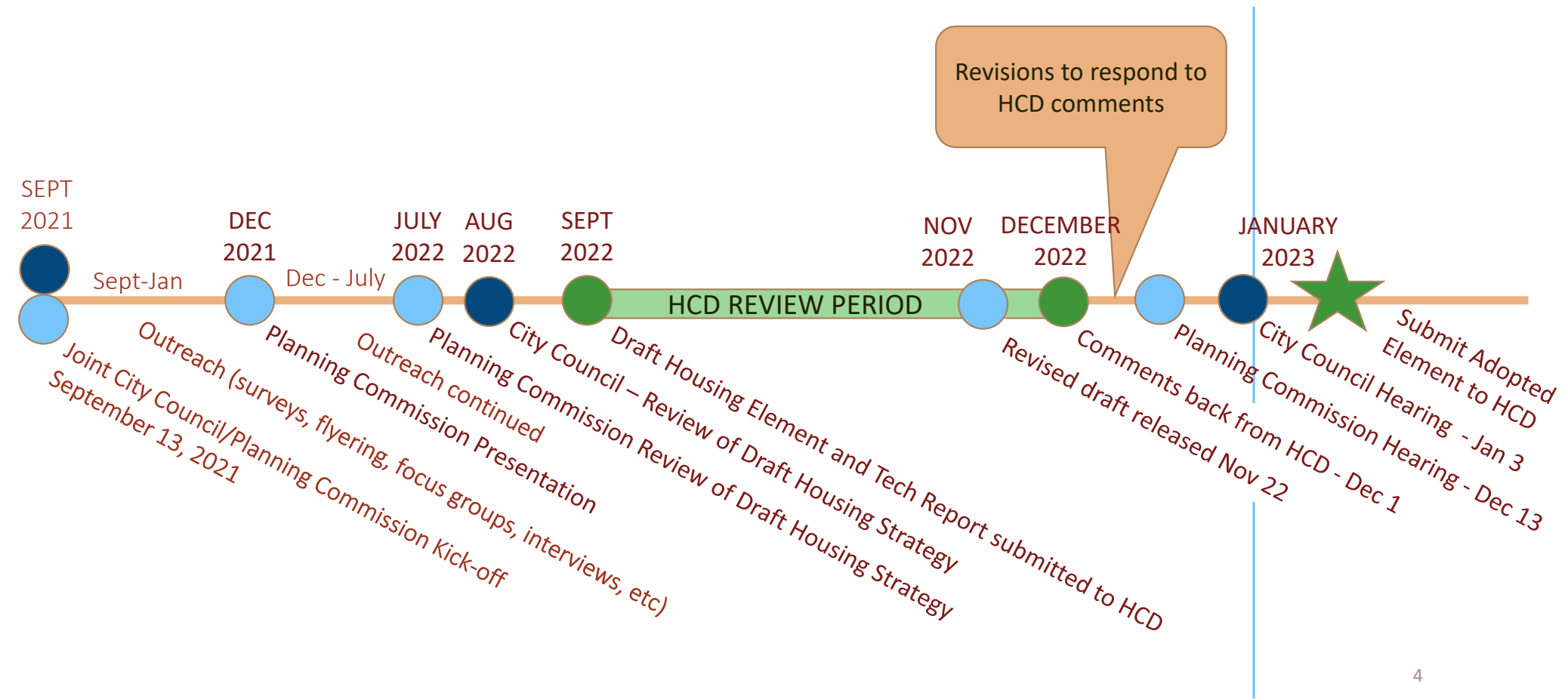


Assessment of Fair Housing



Goals, Policies, Programs to preserve, improve and develop housing in Sebastopol

HOUSING ELEMENT TIMELINE / PROCESS



PUBLIC INPUT

- Community Opinion Survey
- Conversations at Farmers Market
- Flyering
- Information on Webpage
- Gravenstein Apple Fair
- Email Distribution
- Developers, business owners, advocacy groups, community-based organizations, school district
- Stakeholder survey and one-on-one interviews



See Housing Element Technical Background Report Pages 119-127, Tables 50-52

PROPOSED HOUSING GOALS FOR 2023-2031 HOUSING ELEMENT

See Housing Element Section 2

A. Facilitate Development of a Variety of Housing Types

B. Remove Constraints to Housing

C. Preserve and Sustain Existing Housing Units

D. Ensure Fair Access to Housing

Goal A: FACILITATE THE DEVELOPMENT OF NEW HOUSING

BACKGROUND

- SB 166: “No Net Loss” Law

POLICIES

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

PROGRAMS

- Objective Design Standards and SB9 standards (on-going) (A3.1, 3.3)
- Adopt a Workforce Housing Overlay Zone into the Zoning Code (A3.4)
- Encourage ADUs by supporting legalizing, supporting Napa-Sonoma ADU Center/promoting (A3.5)
- Support efforts of housing developers (w/ low/no-cost pre-app mtgs, etc.), prioritize housing applications, map sites on GIS/city e-permitting (A3.2)
- Encourage/inform developers about Density Bonus Incentives (A4.1)
- Fee mitigation – per SF and deferral of fees to occupancy (A4.2)
- Pursue/support pursuit of affordable housing funding (A4.3)

Goal A: FACILITATE THE DEVELOPMENT OF NEW HOUSING

HCD Comments

- Additional information needed on the 'review of past Housing Element programs'

Planning Commission Deliberations - Dec 13 hearing

- Modify information on city-owned parking lots program for accuracy/do not preclude any potential future discussion on same (Program A-4 of current housing element)

REVISIONS

- Additional information provided

Goal B: REMOVE CONSTRAINTS TO HOUSING

CONTEXT

- Protections for Special Needs Populations, including Disabled Population

POLICIES

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

PROGRAMS

- Monitor effectiveness of city codes and programs (B1.1)
- Streamline reasonable accommodation procedure (B1-2)
- Expedite processing of Aff. housing projects (B2.1)
- Monitor Housing trends, law, issues (B3.1)

Goal B: REMOVE CONSTRAINTS TO HOUSING

HCD Comments

- 2-story/30 foot height limit in R6 and R7 (multi-family zones) is a governmental constraint that needs to be addressed.
- Additional information /clarification requested on Design Review process and on SB35 process and “Master Planning Application” (intake form, not a separate application)

Planning Commission Deliberations - Dec 13 hearing

- Found future change in R6/R7 from 30' to 35' height limit, subject to objective standards, acceptable
- Concurred with no changes to R-5 height limits
- Provided clarifications to Program D1.1 which addresses SB9 lot splits

PROGRAMS

- Proposed to revise R6 and R7 zones to have 35' ft height limit, and either delete all references to 'stories' or change to 3 stories (3 stories/40 ft already allowed for affordable housing)
- Staff discussed R5 zone with HCD after letter; as intention is to create a more transitional / smaller lot zone, no changes are required
- Additional info provided on city's processes

Goal C: HOUSING CONSERVATION

CONTEXT

- Housing Stock Data, Community and Stakeholder Feedback, Statutory Requirement

POLICIES

- C-1 Monitor units at-risk of losing affordability restrictions
- C-2 Ensure safe, habitable housing without discrimination
- C-3 Provide rehabilitation assistance to eligible homeowners
- C-3 Promote energy efficient in all new and existing structures

PROGRAMS

- Safeguard Affordable Housing Inventory (C1.1)
- Monitor and review the effectiveness of the Housing Element Programs (B1.1)
- Provide rehabilitation assistance to eligible homeowners through CDC programs (C2.1)
- Provide Information and Promote Energy Conservation
- Adopt CalGreen Tier 1 for energy conservation (C3.1)

Goal C: HOUSING CONSERVATION

HCD Comments

- Additional info requested on local data on displacement, Affirmatively Furthering Fair Housing
- “Metrics” requested for programs within this section

PROGRAMS

- Emergency shelters (permitted in CG Zone) information provided
- Additional data provided where available
- Metrics provided for programs within this section (such as # of code enforcement related to health and safety [such as mold] per year, # of grant applications for housing land trust purchase and deed restriction and/or rehabilitation assistance)

Goal D: ENSURE FAIR ACCESS TO HOUSING

CONTEXT

- Demographic Data and Community Input

POLICIES

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

PROGRAMS

- Administer Housing services/provide outreach, with Sonoma County CDC (D1.1)
- Provide Landlord education in coordination with CDC (D2.1)
- Amend Code to allow by-right permanent supportive housing and low-barrier navigation centers, consistent with state law (D2.2)
- Pursue first-time homebuyer program and affordable homeowner resources (D3.1)
- Implement housing replacement requirements for occupied units upon redevelopment (Gov Code 65915 / AB1397 [Density Bonus Law]) (D4.1)

Goal D: ENSURE FAIR ACCESS TO HOUSING

HCD Comments

- Additional information requested on processing of emergency shelters
- Additional info requested on local data on displacement, Affirmatively Furthering Fair Housing, special needs, etc.
- “Metrics” requested for programs within this section

Planning Commission Deliberations - Dec 13 hearing

- Add “tenant issues and concerns’ to D-3 education program
- Clarify housing fair/workshop and non-profit outreach frequencies

RESPONSE

- Emergency shelters (permitted in CG Zone) information provided
- Additional data provided where available
- Metrics provided for programs within this section (such as landlord education, new Section 8 vouchers, code enforcement for uninhabitable conditions, etc.)

RHNA: Regional Housing Needs Allocation 6th Cycle

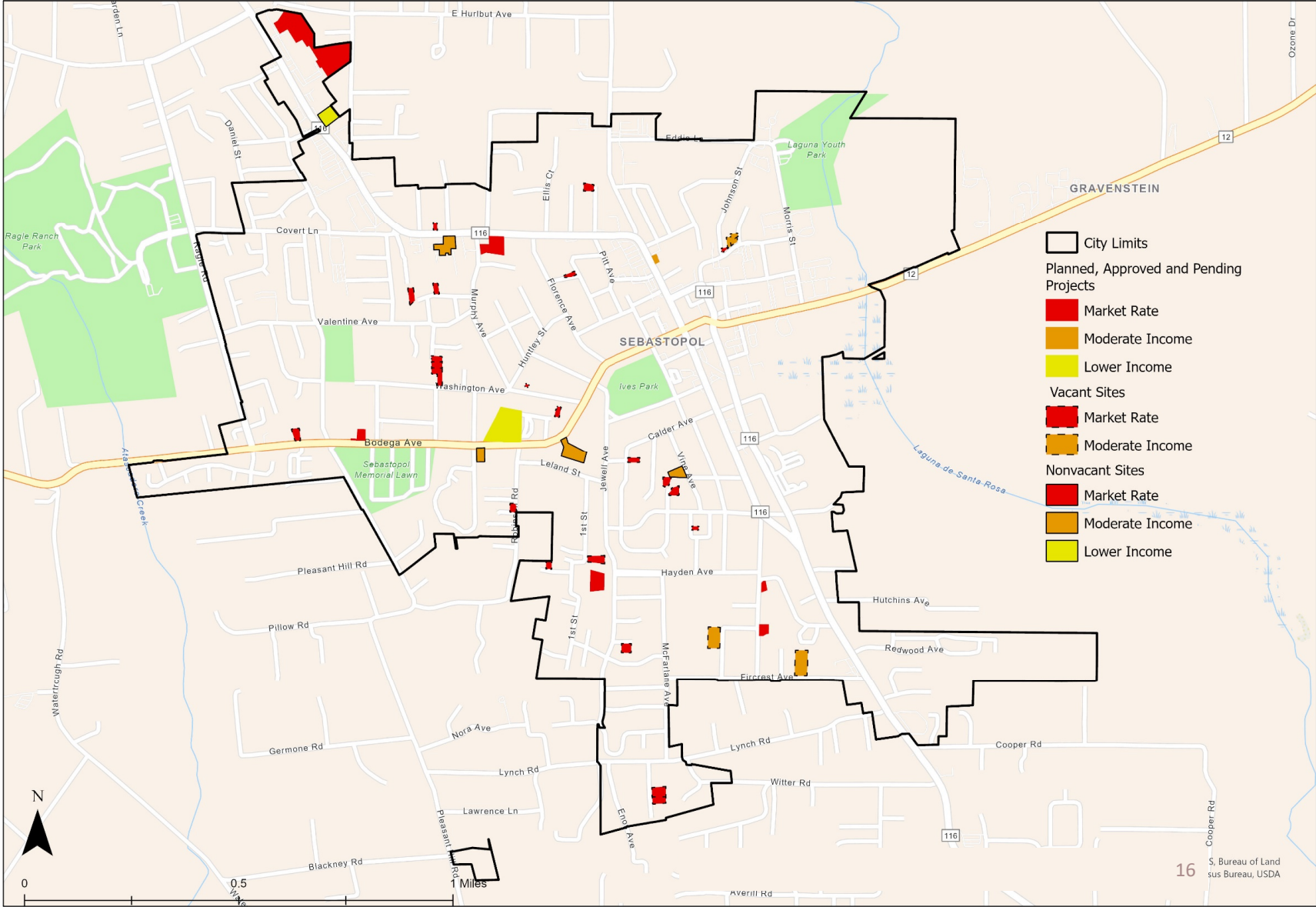
	Very Low Income (VLI)	Low Income (LI)	Moderate Income (MI)	Above Moderate Income (AMI)	Total
RHNA Allocation	55	31	35	92	213

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

- Projected ADU Development
- Planned, approved, and pending projects (Pipeline)
- Developable sites with appropriate zoning (Site Inventory)

See Housing Element Section 3

RHNA: Map of Sites



NEXT STEPS

January 3 – Presentation to City Council on Draft Housing Element for potential Adoption

Submittal to HCD of revised/adopted document

Review of Revised Housing element by HCD

Minor revisions if needed for HCD certification

Certified Housing Element by January 31 2023!