


Agenda Report Reviewed by:
 City Manager: 

**CITY OF SEBASTOPOL
 CITY COUNCIL
 AGENDA ITEM**

Meeting Date: January 3, 2023
To: Honorable Mayor and City Councilmembers
From: Kari Svanstrom, Planning Director
Subject: Consideration of a General Plan Amendment to Adopt the Housing Element Update 2023-2031 and adoption of a CEQA Addendum
Recommendation: Receive the Report, Hold a Public Hearing, and Adopt the Resolution to Certify the General Plan Addendum and Adopt the Housing Element General Plan Amendment
Funding: Currently Budgeted: Yes No N/A
 Net General Fund Cost: \$0
 General Plan Update Fund (Special Revenue Fund 208): \$81,484
 Regional Early Action Plan (REAP) Grant: \$20,000
 Local Early Action Plan (LEAP) Grant: \$25,000

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

INTRODUCTION/PURPOSE:

To hold a public hearing to consider the adoption of a Resolution to Certify the General Plan Addendum and Adopt the Housing Element General Plan Amendment

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.

The City of Sebastopol kicked-off its Housing Element update process at a special joint City council – Planning Commission meeting on September 28, 2021 and has held several meetings throughout 2021 and 2022, including a City Council meeting on March 1, 2022 to review and provide direction on policy options and a Draft Housing Strategy, and review of the Public Draft of the Housing Element on August 2, 2022 prior to the City’s submittal of its draft housing element to the State.

DISCUSSION:

The public draft was released on July 21, 2022, and submitted to the State Department of Housing and Community Development on September 1, 2022 (and a revised draft on November 22, 2022). The City received comments back from HCD on December 1, 2022. This comment letter (see attachments) required some revisions to the draft Housing Element, which have been included in the draft that was presented to the Planning Commission at a public hearing on December 13, 2022. The Commission reviewed the draft, held a public hearing, and deliberated the draft. The Commission recommended minor changes to address public comment regarding concerns related to

tenant concerns, and unanimously voted to adopt a resolution recommending the City Council certify the CEQA Addendum and Adopt the Housing Element update.

These edits have been made to the draft Housing Element for the Council's and public's review. Staff will review the major modifications from the prior draft for the City Council at the Council hearing.

GOALS:

This action supports the following City Council Goals:

Goal 5 - Provide Open and Responsive Municipal Government Leadership

Goal 9 - Enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects, and 9.1 "Encouragement of Jobs and Housing in Sebastopol"

ENVIRONMENTAL REVIEW:

An addendum to the City's General Plan Environmental Impact report (EIR) which was certified in 2016 when the General Plan was adopted. In accordance with the California Environmental Quality Act (CEQA) Section 15164(a), an Addendum to a previously certified EIR can be prepared when there are no changes to the conditions or new significant environmental effects, where the changes undertaken are not substantial, and where no new mitigation measures are needed. As there is no requirement to rezone parcels, and no other significantly new programs or impacts, the Addendum may be certified.

PUBLIC COMMENT:

Public comments received during the public comment period are included in Appendix A of the draft and on the city's website. Public Comments received for the Planning Commission and City Council hearings are included as an attachment to this report.

Staff anticipates receiving 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 agenda item.

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. Additionally, a public notice was published in the Press Democrat on December 23, 2022.

FISCAL IMPACT:

The current work on the housing element is funded through the General Plan Update Fund and two planning grants as noted in the header.

There are no fiscal impacts associated with the adoption of the Housing Element. There may be fiscal impacts associated with implementation of the programs, which would come at a later date (over the next eight years).

A Certified Housing Element is required under State Law to be eligible to apply for various state grant opportunities, including Community Development Block Grant funding (CDBG); various Housing infrastructure and other grants; Caltrans Sustainable Communities Grant Program, and others (see: <https://www.hcd.ca.gov/planning-and-community-development/housing-elements>). Additionally, if a Housing Element is not certified by June 30, 2023, the municipality would be subject to SB35 (streamlined housing process) starting July 1, 2023 regardless of whether or not appropriate progress is made towards a city's Regional Housing Needs Allocation (RHNA). Sebastopol is currently subject to SB35 based on housing production/progress

as of December 2018, but has now met it's RHNA numbers and would otherwise not be subject to SB35 on July 1, 2023. The current Housing Element (fifth cycle) is Certified until January 30, 2023.

RECOMMENDATION:

Receive the Report, Hold a Public Hearing, and Adopt the Resolution to Certify the General Plan Addendum and Adopt the Housing Element General Plan Amendment. The Adopted Element would then be submitted to the State Housing and Community Development (HCD) for review and certification. The Resolution would allow staff to complete any non-substantive edits (for instance, provide additional information on a section or corrections of typos) to achieve certification.

EXHIBITS:

City Council Resolution to certify the CEQA Addendum and Adopt the Housing Element update

DRAFT Housing Element

DRAFT Housing Element Technical Report

CEQA Addendum

Attachments:

HCD Comment letter

Planning Commission Resolution recommending the City Council certify the CEQA Addendum and Adopt the Housing Element update

REDLINED DRAFT Housing Element – redline with changes from public draft and the December 13, 2022 Planning Commission hearing

REDLINED DRAFT Housing Element Technical Report - redline with changes from public draft and the December 13, 2022 Planning Commission review

Public comments

Additional background, including prior public comments, prior meetings, and prior drafts, are available here:

<https://www.ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/Housing-Element>

RESOLUTION NUMBER: -2023

CITY OF SEBASTOPOL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL CERTIFYING THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT ADDENDUM FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND ADOPTING THE DRAFT HOUSING ELEMENT GENERAL PLAN AMENDMENT

WHEREAS, the City of Sebastopol completed a comprehensive General Plan update with adoption of a new General Plan on November 15, 2016; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 CCR, § 15000 et seq.), on November 15, 2016, the City Council certified and adopted an Environmental Impact Report (EIR) for the Sebastopol General Plan (the "Project"; State Clearinghouse No. 2016032001); and

WHEREAS, an Addendum to the General Plan EIR was prepared in accordance with the California Environmental Quality Act (CEQA) Section 15164(a), which allows for the preparation of an Addendum to a previously certified EIR where there are no changes to the conditions or new significant environmental effects, where the changes undertaken are not substantial, and where no new mitigation measures are needed; and

WHEREAS, the City of Sebastopol City council and Planning Commission held a joint meeting on September 28, 2021 to discuss the Housing Element update and hear public comment; and

WHEREAS, the City of Sebastopol conducted public outreach throughout the process to garner input from the public, including surveys, tabling at events, stakeholder interviews, and focus groups; and,

WHEREAS, the Planning Commission held a public meeting on December 14, 2021, to take common on and discuss the results of public participation including the public survey, and discuss and take public comment on preliminary strategies for meeting the requirements of the Housing Element and planning for future housing in the City; and

WHEREAS, the City Council held a public meeting on March 1, 2022 to discuss preliminary strategies and proposed policies and programs to meet the requirements of the Housing Element and planning for future housing in the City, heard public comment, and provided direction to staff; and

WHEREAS, the Draft Housing Element was released for public comment on July 21, 2022; and

WHEREAS, the Planning Commission held a public meeting on July 26, 2022 to hear a presentation on the Draft Housing Element, hear public comment, and provide direction to staff; and

WHEREAS, the City Council held a public meeting on August 2, 2022 to hear a presentation on the Draft Housing Element, hear public comment, and provide direction to staff; and

WHEREAS, the Draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) on September 1, 2022 for review; and

WHEREAS, the City released a revised draft on November 22, 2022 and, after a period of seven days, submitted this draft to the State Department of Housing and Community Development (HCD); and

WHEREAS, HCD comments were received on December 1, 2022, which resulted in a revised draft Housing Element; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on December 13, 2022, at which it heard a staff report on the revised Draft Housing Element, heard public testimony, and considered a Resolution recommending the City Council certify the CEQA General Plan Environmental Impact Report Addendum and adopt the draft Housing Element; and

WHEREAS, the City Council held a duly noticed public hearing on January 3, 2023, at which it heard a staff report on the revised Draft Housing Element, heard public testimony, and considered the General Plan Environmental Impact Report Addendum for CEQA and the draft Housing Element and Technical Reports.

NOW, THEREFORE, BE IT RESOLVED that the City of Sebastopol City Council hereby adopts this Resolution certifying the General Plan Environmental Impact Report Addendum (Exhibit A) and adopting the Housing Element General Plan Amendment (Exhibit B and C), and

Be it further resolved that the City of Sebastopol City Council authorizes staff to make non-substantive modifications as may be required by the State Department of Housing and Community Development to achieve certification.

The City of Sebastopol City Council hereby adopts this Resolution by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____

Mayor Neysa Hinton

ATTEST: _____

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: _____

Larry McLaughlin, City Attorney

City of Sebastopol Housing Element



City Council Hearing Draft
January 3, 2023



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..... 4

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

 1.9.2 Household Incomes and Housing Affordability 12

 1.9.3 Special Needs Populations..... 14

1.10 CHARACTERISTICS OF HOUSING STOCK..... 18

1.11 SUMMARY OF CONSTRAINTS..... 23

1.12 SUMMARY OF FAIR HOUSING ASSESSMENT 25

1.13 REGIONAL HOUSING NEEDS ALLOCATION 26

1.14 REVIEW OF 2015 HOUSING ELEMENT 27

 Progress Implementing Programs..... 28

 Progress in Achieving RHNA and Quantified Objectives 28

 Progress in Meeting Special Housing Needs..... 30

1.15 Program Changes in 2023 Housing Element 31

Section II: Housing Strategy 49

2.1 HOUSING GOALS AND POLICIES 50

 Goal A: Facilitate the Development of Housing..... 50

 Goal B: Remove Governmental Constraints 50

 Goal C: Housing Conservation..... 51

 Goal D: Fair Housing 52

2.2 HOUSING ACTION PLAN 53

2.3 QUANTIFIED OBJECTIVES..... 70

SECTION III: HOUSING SITES 72

3.1 CONTEXT 72

3.2 RHNA CREDITS 73

 3.2.1 Accessory Dwelling Units 73

 3.2.2 Planned, Approved, and Pending Projects..... 74

3.3 HOUSING OPPORTUNITY SITES 79

 3.3.1 Vacant Sites 81

 3.3.2 Nonvacant Sites..... 84

 3.3.3 Lower-Income Suitability Analysis 86

3.4 DEVELOPMENT TRENDS AND Realistic Capacity Analysis87

 3.4.1 Development Trends.....87

 3.4.2 Developer Input89

 3.4.3 Likelihood of Non-Residential Uses.....91

3.5 SUMMARY OF RHNA STRATEGY.....92

 3.5.1 RHNA Surplus Table92

 3.5.2 Map of Sites92

3.6 PROGRAMS TO ENSURE ADEQUATE SITES/MEET RHNA.....93

3.7 FAIR HOUSING CONSIDERATIONS93

 3.7.1 Relationship of Sites to Fair Housing Analysis.....93

 3.7.2 Improved and Exacerbated Conditions99

3.8 INFRASTRUCTURE CONSIDERATIONS.....99

 3.8.1 Water100

 3.8.2 Sewer100

 3.8.3 Other Utilities.....100

3.9 ENVIRONMENTAL CONSIDERATIONS100

 3.9.1 Seismic Hazards100

 3.9.2 Flood Hazards101

 3.9.3 Fire Hazards101

CONCLUSION 102

TABLES

Table 1: Income Limits for 2022 for Sonoma County 13

Table 2: Cost Burden by Income Level 14

Table 3: Cost Burden by Tenure..... 14

Table 4: Female-Headed Households by Poverty Level 17

Table 5: Housing Tenure by Housing Type 19

Table 6: Sebastopol’s Regional Housing Needs Assessment (RHNA) Allocation 27

Table 7: Strategy to Address RHNA..... 27

Table 8: Progress in Achieving 2015 Quantified Objectives by Income Group 29

Table 9: 2015-2023 Housing Element Program Implementation Status 31

Table 10: Quantified Objectives 71

Table 11: Non-Unit Quantified Objectives 71

Table 12: Sebastopol’s Regional Housing Need Allocation (RHNA)..... 72

Table 13: Sebastopol RHNA Credits 73

Table 14: ADUs Permitted by Year in Sebastopol 74

Table 15: Assumed Affordability for 6th Cycle ADUs 74

Table 16: Planned, Approved, and Pending Projects for RHNA Credit 75

Table 17: RHNA and Capacity of Housing Opportunity Sites 80

Table 18: Vacant Housing Opportunity Site Information..... 81

Table 19: Lower-Income Housing Development Trends 87

Table 20: Market Rate Development Trends..... 88

Table 21: Developer Panel Site Feedback 89

FIGURES

Figure 1: Location of Sebastopol within Sonoma County 8

Figure 2: Populations of Sebastopol and Sonoma County over Time 10

Figure 3: Population by Age over Time..... 11

Figure 4: Race and Ethnicity of Population by Region 12

Figure 5: Households by Household Income Level..... 13

Figure 6: Disability by Type in Sebastopol 16

Figure 7: Senior Households by Income and Tenure 17

Figure 8: Housing Tenure by Household Type..... 18

Figure 9: Household Type Trends..... 19

Figure 10: Household Units by Year Structure Built 20

Figure 11: Vacant Units by Type..... 21

Figure 12: Zillow Home Value Index 2000-2020 22

Figure 13: Sebastopol Average Rental Listing Price, 2015-2021 22

Figure 14: Planned, Approved, and Pending Projects for RHNA Credit..... 76

Figure 15: Rendering of Woodmark Apartments..... 77

Figure 16: Rendering of Huntley Square Townhomes..... 78

Figure 17: Rendering of Habitat for Humanity Townhomes..... 79

Figure 18: Housing Opportunity Sites for RHNA 80

Figure 19: Barlow Crossings Townhomes 89

Figure 20: Housing Sites 92

Figure 21: Housing Sites and Percent Nonwhite Population 94

Figure 22: Housing Sites and Population with a Disability 95

Figure 23: Housing Sites and LMI Population 96

Figure 24: Housing Sites and Urban Displacement Typology 97

Figure 25: Site Distribution by 2022 HCD/TCAC Resource Level 98

Figure 26: Unit Distribution by 2022 HCD/TCAC Resource Level..... 98

Figure 27: Housing Sites and 2022 HCD/TCAC Resource Level 99

Section I: Introduction & Summary

1.1 INTRODUCTION

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

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

1.2 DEFINITION AND PURPOSE

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

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

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

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

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

and has coordinated with these agencies regarding the State-mandated water and sewer service priority for housing projects that will help Sebastopol in meeting its regional housing need for lower-income households (Government Code Section 65589.7).

1.4 PUBLIC PARTICIPATION

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

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

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

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

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

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

- April 13, 2021: EAH, a non-profit affordable housing developer based in Marin County
- April 27, 2021: Burbank Housing, a non-profit affordable housing developer based in Sonoma County, with two housing communities in Sebastopol
- May 11, 2021: MidPen Housing, the developer for the San Francisco Sunset District teacher housing project

- May 25, 2021: Eden Housing, an affordable housing developer and operator based in Hayward, CA, that has partnered with several Sonoma County communities.

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

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

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

Surveys were conducted for the public and stakeholders to participate:

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

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

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

The public draft Housing Element was made available on July 21, 2022 and distributed through the City newsletter on July 22, 2022. Throughout the public comment period, the City conducted outreach through public workshops at the City Council and Planning Commission, email reminders to the public and stakeholders, and through in-person tabling at the local Gravenstein Apple Fair. A revised draft Housing Element was released on November 22, 2022 for an additional seven day public comment period. 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 5 appendices that include detailed information on public engagement and community input and pre-certified housing and demographic data provided by the Association of Bay Area Governments (ABAG).

1.6 DEFINITION OF TERMS

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

- **Above Moderate-Income Households** – Households earning over 120 percent of the County AMI, adjusted for household size.
- **Affordable Housing** – Housing which costs no more than 30 percent of a low-, very low-, or extremely low-income household's gross monthly income. For rental housing, the residents may pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.
- **Area Median Income (AMI)** – The income figure representing the middle point of County household incomes, adjusted for household size. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2022, the AMI for a four-person household in County of Sonoma was \$112,800.

- **Extremely Low-Income Households (ELI)** – households earning not more than 30 percent of the County AMI, adjusted for household size.
- **Federal Poverty Threshold** – issued by the Census Bureau and varies by family size, number of children, elderly. There is no geographic variation. For 2021, the poverty threshold for a single person under age 65 was 14,097, for a three-family unit with two children, it was \$21,831. (Note: this differs from the Federal Poverty *Guidelines* issued by Health & Human Services).
- **Low-income Households** – households earning between 51 and 80 percent of the County AMI, adjusted for household size.
- **Missing-Middle Housing** – a range of house-scale buildings with multiple units compatible in scale and form with detached single-family homes.¹
- **Moderate-income Households** – households earning 81 to 120 percent of the County AMI, adjusted for household size.
- **Low Barrier Navigation Center** - a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing.
- **Plexes** – a single structure that contains more than one dwelling unit. The units share common walls, and each typically has an outside entrance. Examples include duplex, triplex, quadruplex, etc.
- **Supportive Housing** - permanent housing that is paired with comprehensive services and case management
- **Very Low-Income Households (VLI)** – Households earning between 31 and 50 percent of the County AMI, adjusted for household size.

1.7 DATA SOURCES

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

- U.S. Census Bureau, Decennial Census; 2010, 2019, 2020
- U.S. Census Bureau, American Community Survey 2019 5-Year Estimates
- U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

¹ MissingMiddleHousing.com

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

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

1.8 COMMUNITY PROFILE

Figure 1: Location of Sebastopol within Sonoma County



Source: County of Sonoma

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

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

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

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

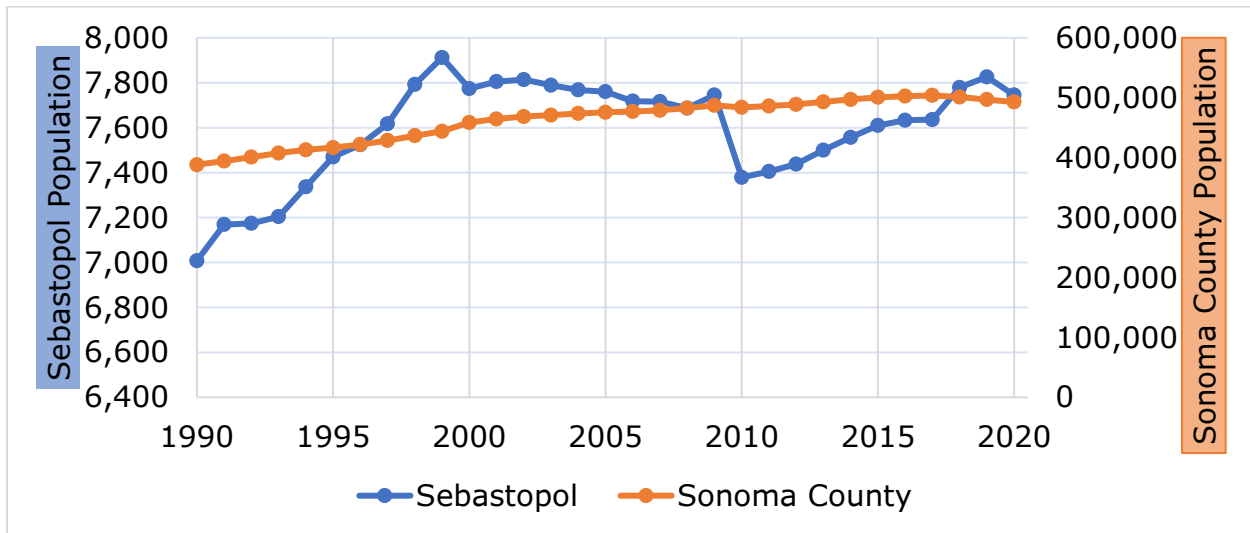
1.9 HOUSING NEEDS AND DEMOGRAPHICS

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

1.9.1 Population Characteristics and Trends

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

Figure 2: Populations of Sebastopol and Sonoma County over Time



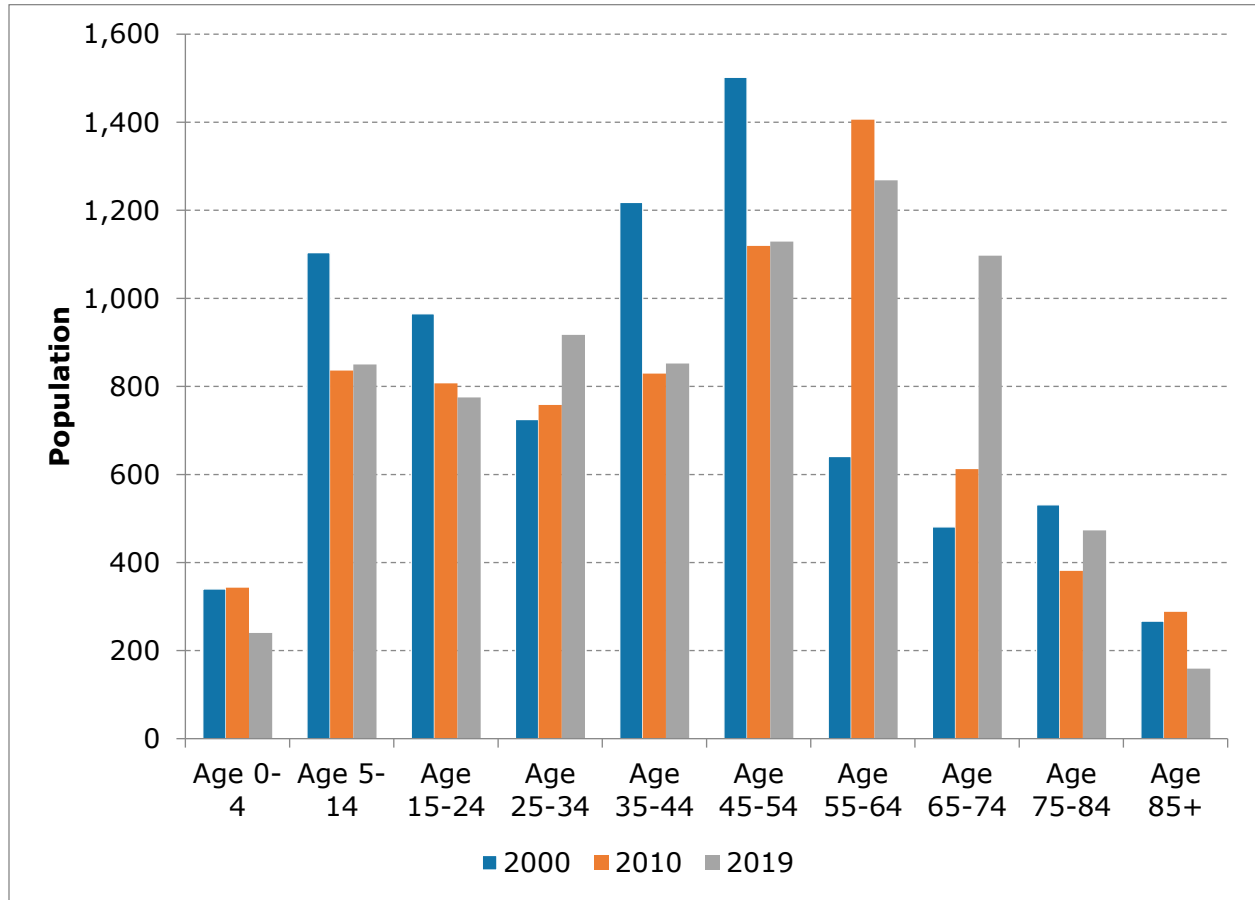
Source: California Department of Finance, E-5 series

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

Age Composition

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

Figure 3: Population by Age over Time

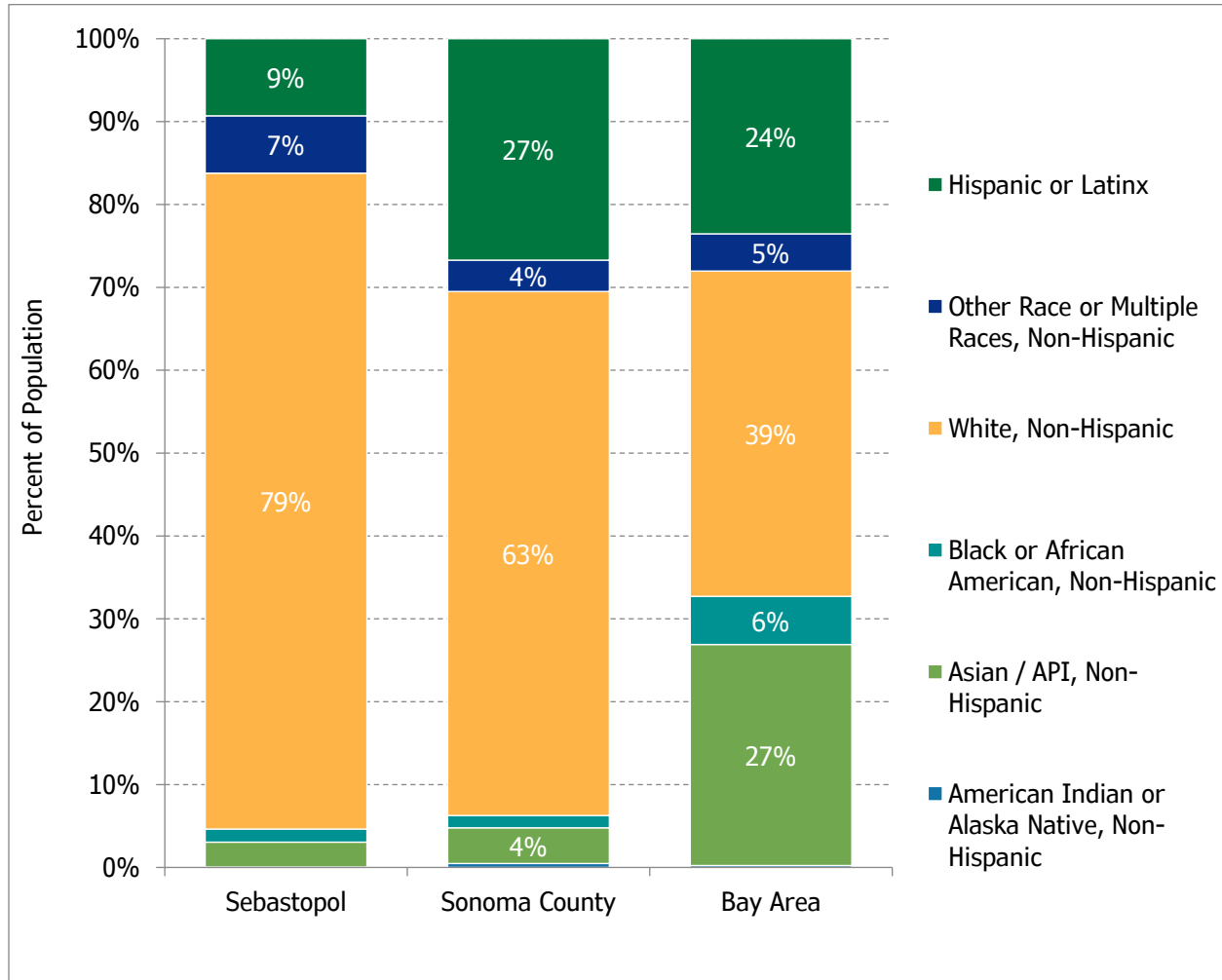


Source: U.S. Census Bureau, Census 2000, Census 2010, American Community Survey 2019 5-Year Estimates

Race and Ethnicity

The U.S. Census Bureau collects information on residents’ race and ethnicity. As of 2019, the most prevalent racial and ethnic category was White, Non-Hispanic, at 79.1% of Sebastopol’s population. That percentage represents a decrease since 2000, while the percentage of residents of all other races and ethnicities has increased. Sebastopol has a smaller share of Hispanic or Latinx residents than Sonoma County or the Bay Area, and a larger share of Non-Hispanic residents identifying with Other or Multiple races. Racial and ethnic composition among Sebastopol residents varies widely among different age groups, with non-White residents making up 28.0% of young under 18 and 2.4% of senior age 65 and above. Additional discussion of Sebastopol’s racial and ethnic composition is included in Section 4.

Figure 4: Race and Ethnicity of Population by Region



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

1.9.2 Household Incomes and Housing Affordability

Sebastopol has a median annual household income of \$83,856, which is lower than the Sonoma County median annual household income of \$86,173.² To calculate housing affordability, household incomes are compared to the “Area Median Income” (AMI), which is the median income of households in the County, adjusted for household size. A household is considered low-income with an annual income that is 80% or less than the AMI. In Sonoma County, the AMI is \$78,950 for a one-person household and \$112,800 for a four-person household as of 2022.³ Based on this definition, about 41% of Sebastopol's households are considered low-income.⁴

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

³ HCD, State Income Limits, 2022

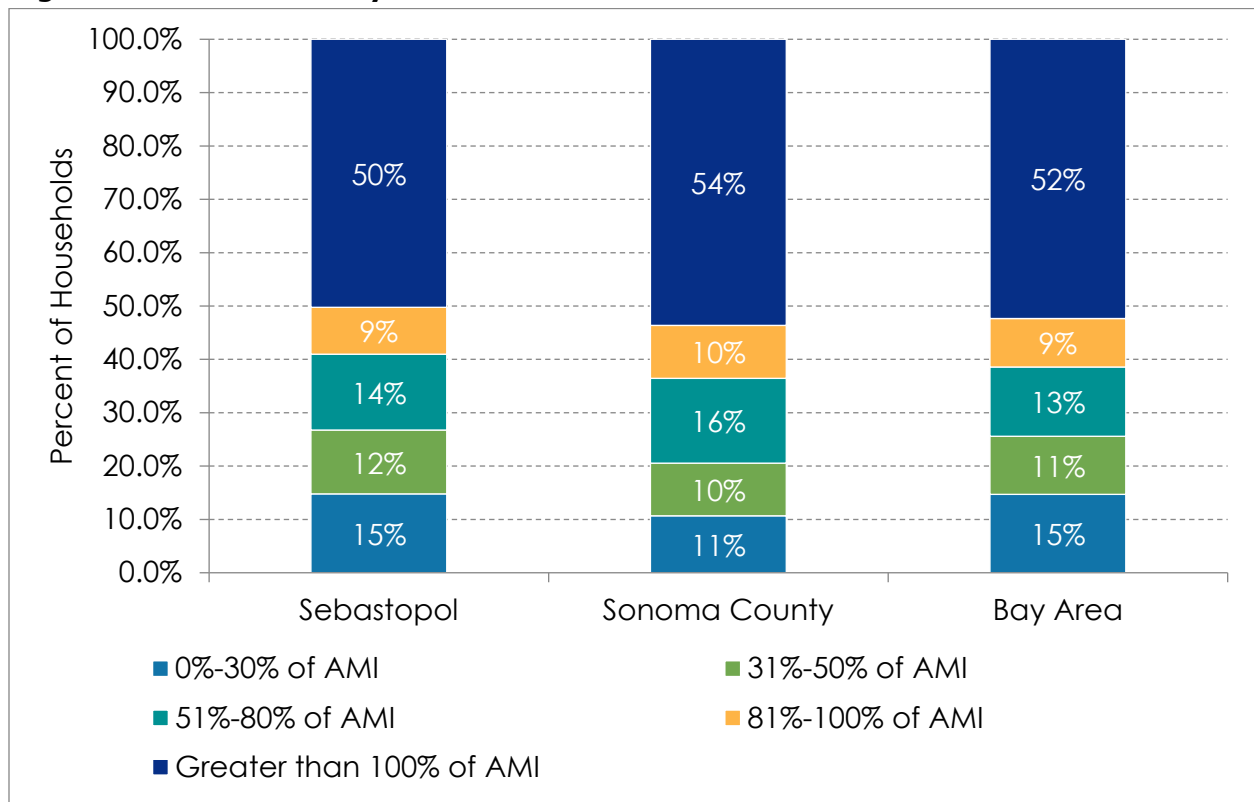
⁴ HUD Comprehensive Housing Affordability Strategy, 2017

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

Source: HUD, CHAS, 2013-2017 Release

1.9.3 Special Needs Populations

Homeless

The County of Sonoma participates in the Point-in-Time Census, which conducts a survey of local homeless populations. In 2020, 129 people were reportedly experiencing homelessness in Sebastopol, a 20 percent increase from 2019⁵. City

⁵ 2020 Sonoma County Point-in-Time Census

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

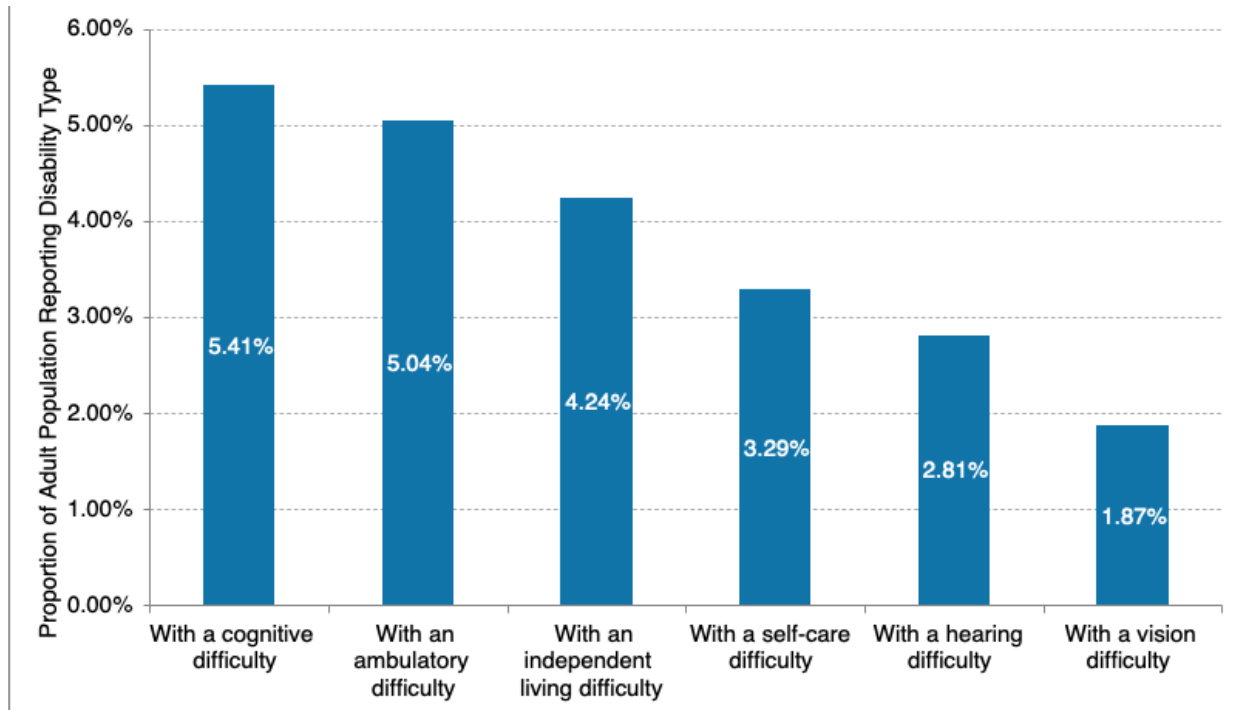
Disabled

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.

Figure 6: Disability by Type in Sebastopol



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

Elderly

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

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

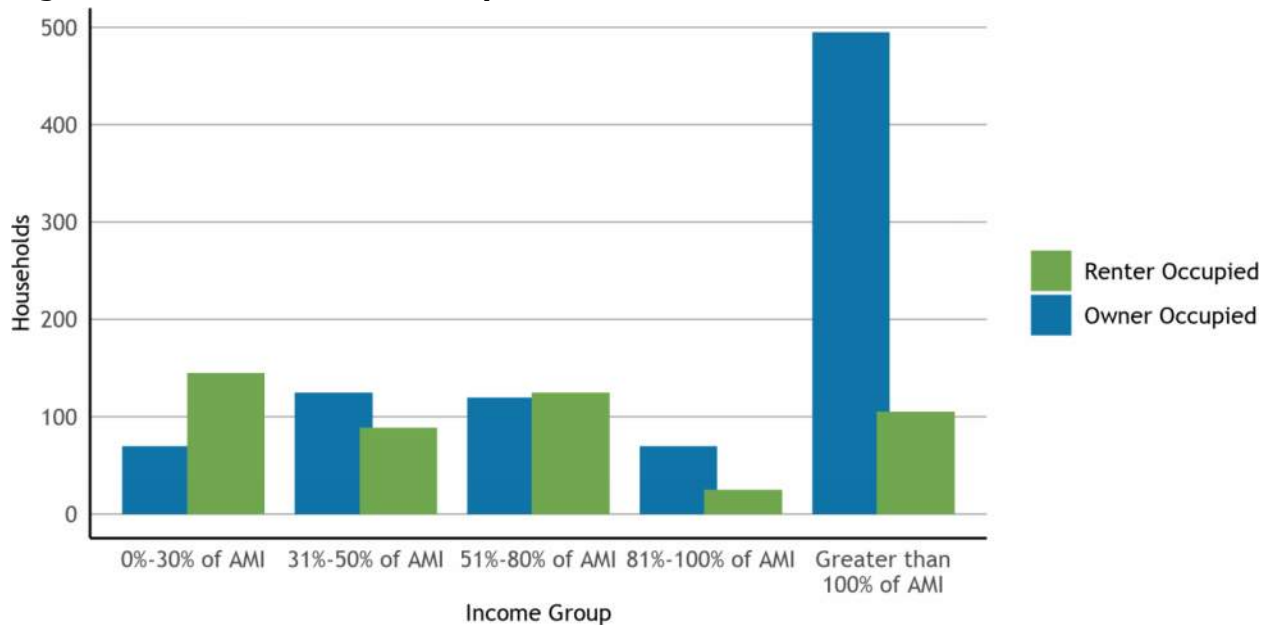
Over 40 percent of total senior households and 62 percent of lower-income senior households in Sebastopol experience some level of cost burden (Figure 7).

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

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

housing with seniors who need caretaking services in their home. This program provides house sharing opportunities and allows seniors to age-in-place with reduced housing costs.

Figure 7: Senior Households by Income and Tenure



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

Female-headed Households

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

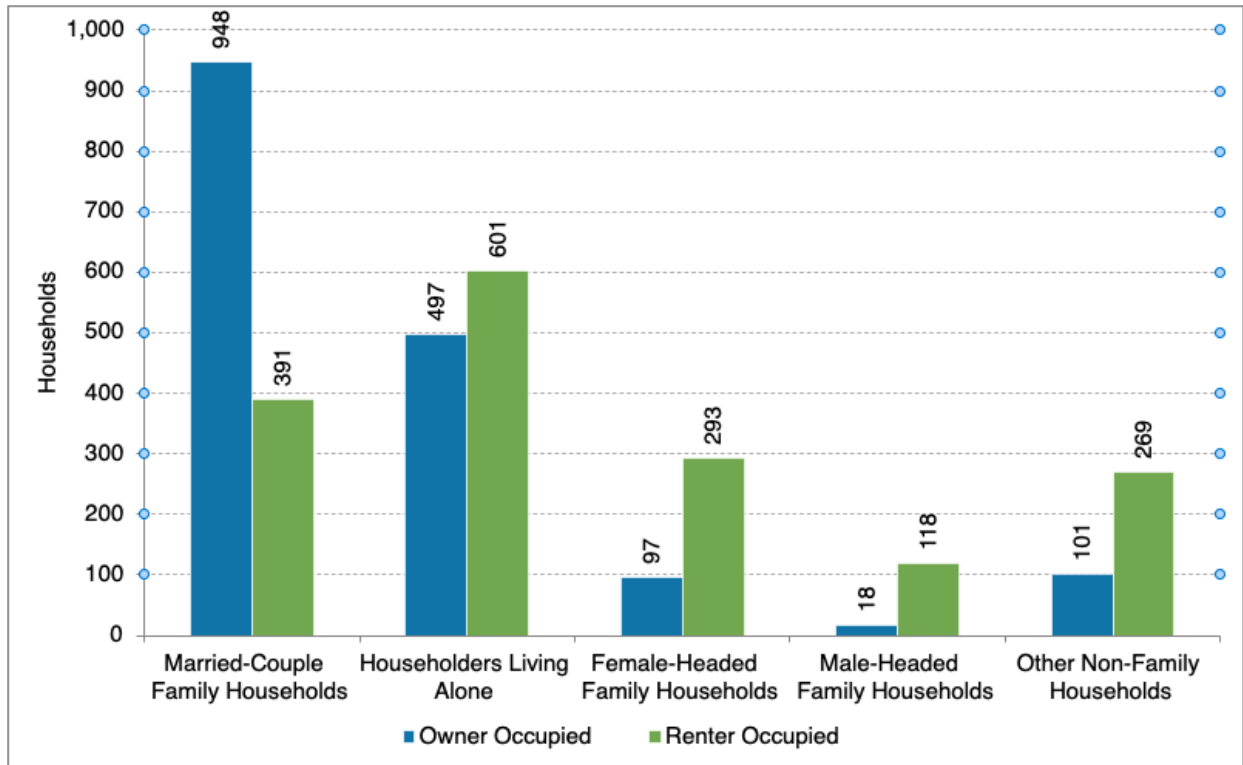
State law requires an analysis of female-headed households to identify whether adequate childcare and job training resources are available. Of Sebastopol’s 1,865 total family households, 390 (21 percent) are female-headed households. Of these, 75 percent are renter households (Figure 8); for those with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

Table 4: Female-Headed Households by Poverty Level

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

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

Figure 8: Housing Tenure by Household Type



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

Farmworkers

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

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

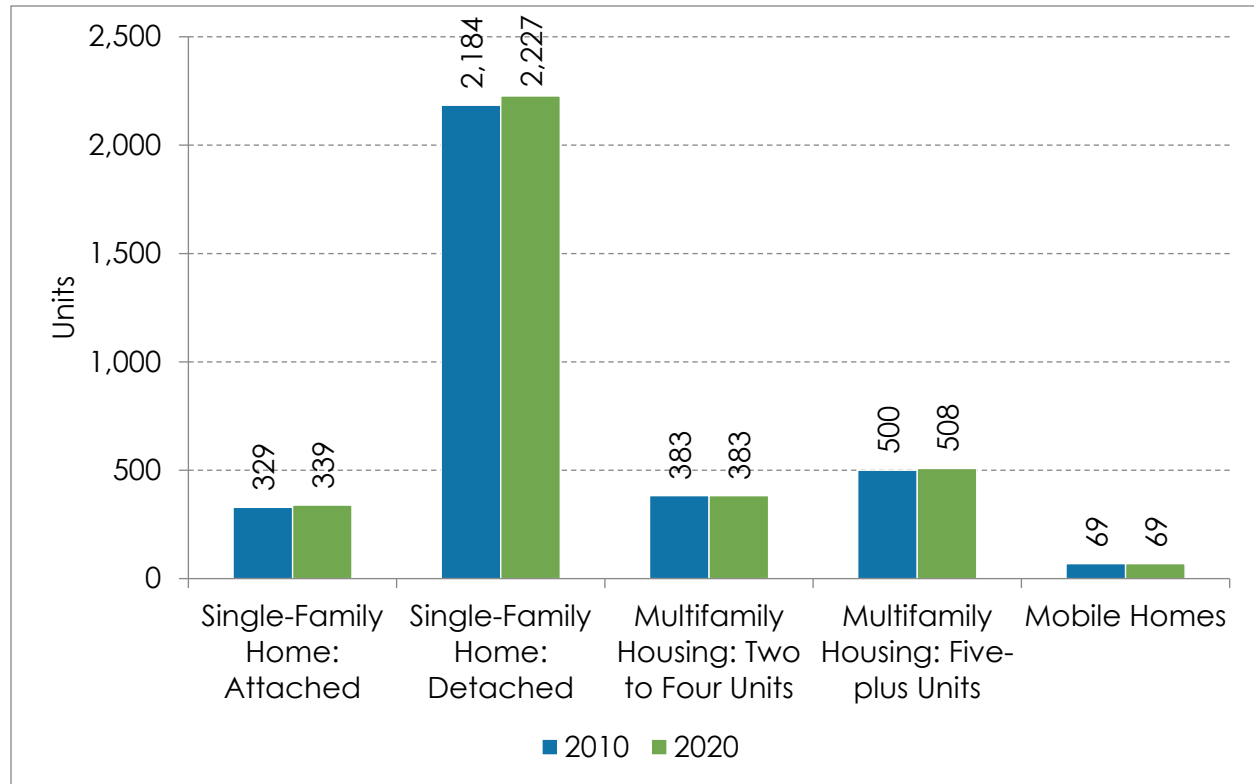
1.10 CHARACTERISTICS OF HOUSING STOCK

Type

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

decrease in the number of households with children (under age 18) since the peak in 2000.

Figure 9: Household Type Trends



Source: California Department of Finance, E-5 series

Tenure

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

Table 5: Housing Tenure by Housing Type

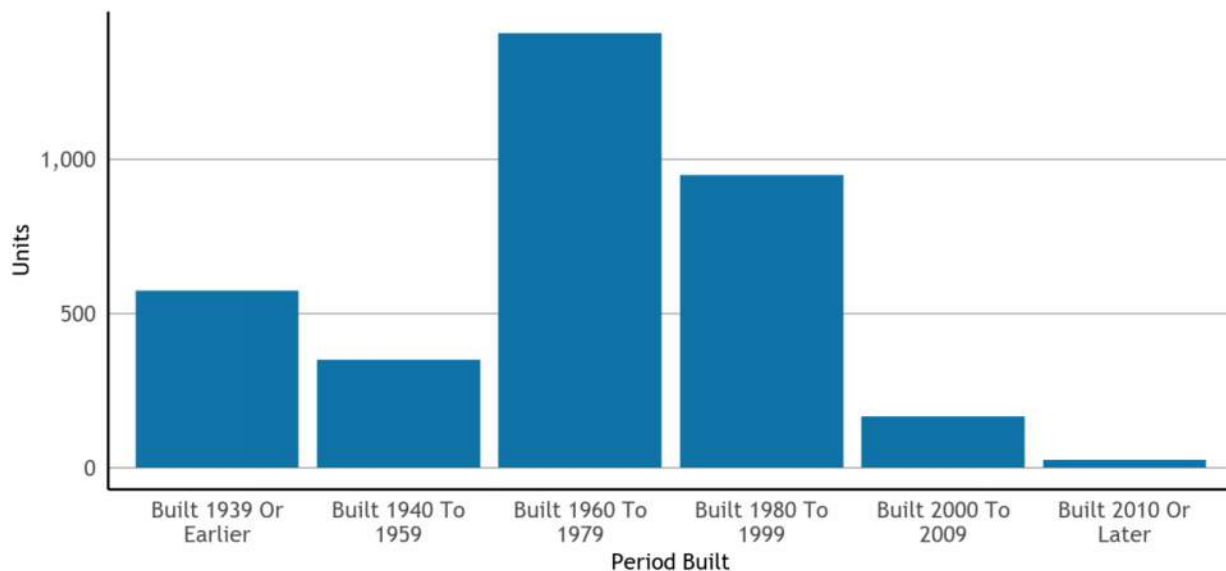
Building Type	Owner Occupied	Renter Occupied	Total
Detached Single-Family Homes	1,304	533	1,837
Attached Single-Family Homes	164	222	386
Multi-Family Housing	79	917	996
Mobile Homes	105	0	105
Boat, RV, Van, or Other	9	0	9

Totals	1,661	1,672	3,333
<i>Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates</i>			

Age and Condition

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

Figure 10: Household Units by Year Structure Built⁷



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

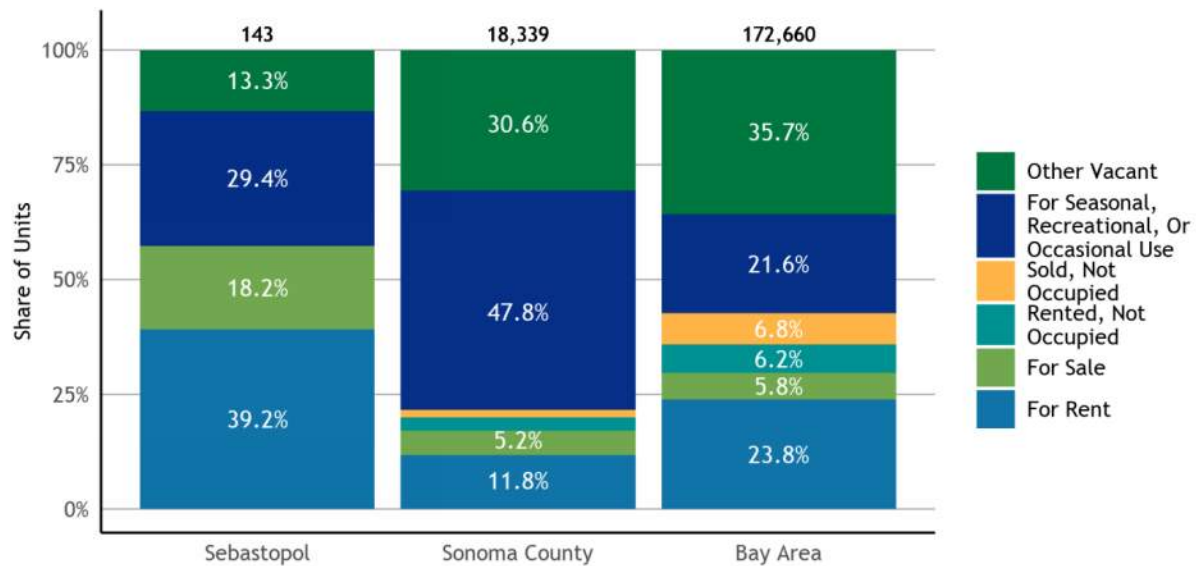
Vacancy

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

⁶ Based on housing condition, CoreLogic 2022
⁷This data does not include units built after 2019

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.

Figure 11: Vacant Units by Type⁸



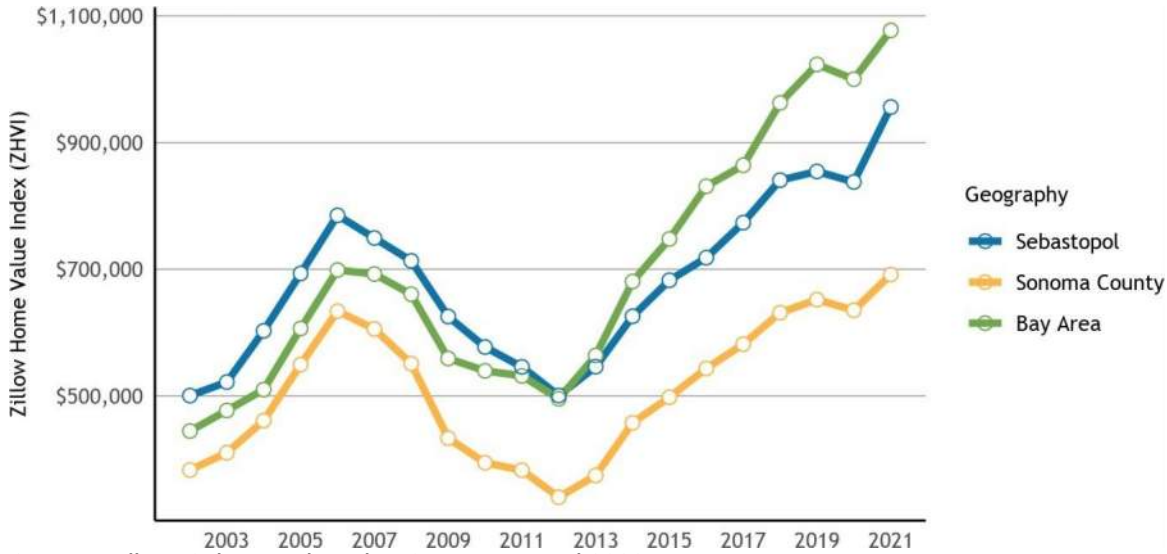
Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Home Prices and Rents

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

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.

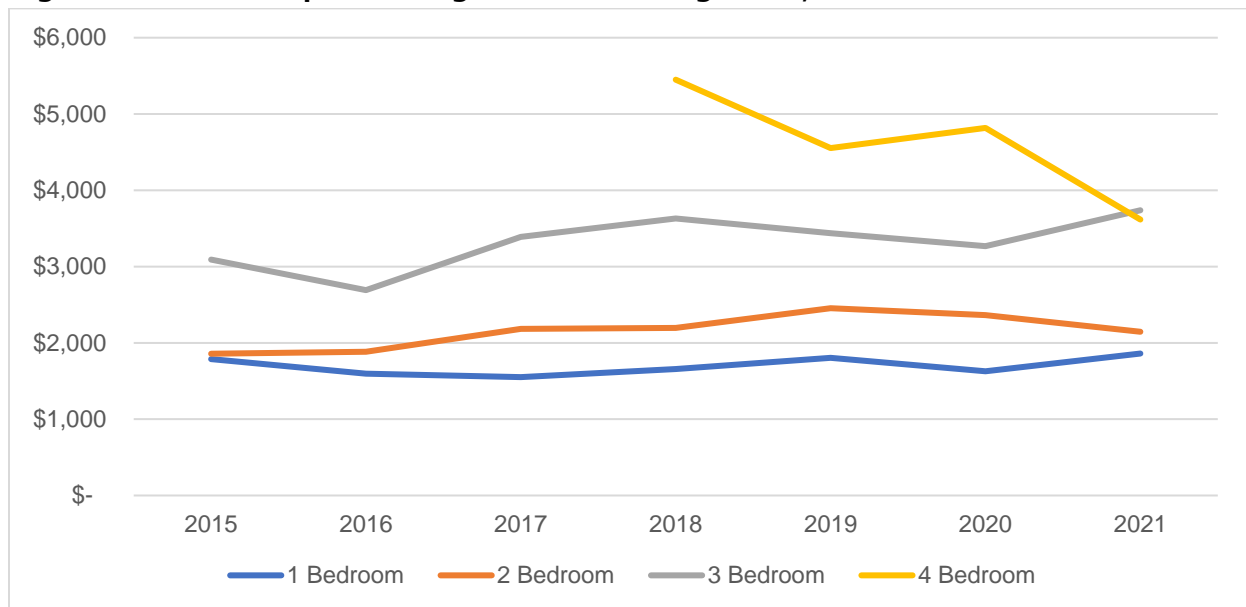
Figure 12: Zillow Home Value Index 2000-2020



Source: Zillow, 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

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

Preservation of Assisted Units at Risk of Conversion

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

1.11 SUMMARY OF CONSTRAINTS

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

The 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 timetable.¹¹ 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

¹¹ Sonoma County Grand Jury Report, June 2022

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. This City-owned Park now provides a stable mobile home park environment for long-time residents who own their mobile homes and now have a stable land lease/rental environment. Additionally, the City, in collaboration with local non-profit service provider West County Community Services (WCCS), has added permanent supportive housing units at some of the mobile home plots, renovated two vacant units to provide low-income family apartments, and added RV pads/hookups. The site provides wrap-around housing and services to low-income individuals, individuals exiting homelessness, and the existing residents.

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

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

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

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

1.12 SUMMARY OF FAIR HOUSING ASSESSMENT

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

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

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

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

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

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

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

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

distribution of sites related to each area of the Assessment of Fair Housing. Meaningful Actions to Overcome Fair Housing Issues

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

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

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

1.13 REGIONAL HOUSING NEEDS ALLOCATION

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

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

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

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

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

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

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

Table 7: Strategy to Address RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	55	31	35	92	213
Planned and Approved Projects	60	23	19	103	205
Projected ADUs/JADUs	15	15	15	15	60
Capacity of Inventory Sites	0	18	25	56	99
Total Units (Credits + Sites)	75	56	59	174	364
RHNA Surplus	20	25	24	82	151
% Buffer	36%	81%	69%	89%	71%

1.14 REVIEW OF 2015 HOUSING ELEMENT

The City of Sebastopol has a variety of programs which have been implemented in the previous Housing Element, some of which were achieved successfully. An evaluation of the City’s progress toward achieving these programs, including an analysis of the differences between what was projected and what was achieved,

provides useful data to determine any new or revised policies and programs for this current Housing Element.

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

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

Progress Implementing Programs

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

Progress in Achieving RHNA and Quantified Objectives

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

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

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

Lessons Learned

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

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

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

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

Progress in Meeting Special Housing Needs

The table below identifies the effectiveness of specific programs in meeting the housing needs of special needs populations. These programs implemented the goals and policies of the 5th Cycle housing element. 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. Council support for, and opening of, the following:

- a temporary, managed RV safe parking site for 18-20 RVs serving 25 clients (defined by HCD recently as a homeless shelter);
- the purchase and conversion of the Sebastopol Inn (now known as Elderberry Commons) through Project Homekey funding (31 rooms, for between 31-60 individuals. This project is currently housing Vulnerable Unsheltered population (including those 65 years or older and /or with chronic acute health conditions) at the site, and will be renovated to provide Permanent Supportive Housing (PSH), likely through a non-profit, in the future;
- the City's successful application and construction of two permanent RV pads and utilities (HEAP funding, serves homeless individuals living in RVs) and renovation and opening of two uninhabited apartments at the City-owned Park Village (CDBG funding, serves very low/low income families).

These new projects provide shelter/space for a minimum of 60 individuals, while our last Homeless Counts have ranged from approximately 79 to 130 individuals. This means that approximately 50% of the unhoused individuals within the city, including those with other special needs (elderly, chronic physical and mental health issues, etc.) are being provided some form of shelter accommodation within the City's limits, all of which has been created within the 5th cycle Housing Element time frame.

The City also worked with Burbank Housing in their conversion of regular units to accessible units (ADA) in the creation of 3 new ADA units as part of their funding in conjunction with renewing their expiring deed restrictions on the project. This parking

reduction was approved at a staff level and did not require Design Review Board approval, per the City’s reasonable accommodation regulations.

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	Successful. City maintains the GIS Mapping website	Continue to maintain inventory of land. This action

<p>already served by infrastructure. This inventory is to be provided on the City’s website and updated periodically.</p>	<p>that makes inventory of sites publicly available.</p>	<p>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.</p>
<p>A-4 Assess City-owned parking lots for possible use as affordable housing and mixed-use sites while maintaining adequate parking.</p>	<p>Program not achieved. City reviewed a potential site in 2017-2018 and this use was not approved by the City Council.</p>	<p>While this program was not approved by City Council previously, Program A-3.4 would allow the City to continue assessing the suitability of City-owned sites and apply the Workforce Housing Overlay if appropriate.</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-1.2 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 agencies such as Rebuilding Together to preserve and increase affordable housing opportunities such as Fircrest Mobile Home Park.</p>	<p>Partially successful. CDBG grant money received to retrofit a two-unit apartment building at Park Village, available to Very Low-Income families. Contractor bid occurred in end of 2020. Renovation is almost complete.</p>	<p>As there is a limited supply of suitable developable land in the City for new housing, rehabilitation and preservation continues to be a priority in meeting local housing needs. These actions are continued and expanded through Program C-2.1 to pursue rehabilitation funding and Program C-1.1 to preserve the existing affordable housing inventory.</p>
<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</p>

		tenants. Program is no longer needed and is removed.
B-6 Short-term Rental Ordinance: Consider regulations for short-term rentals that address potential impacts and establish permit process to ensure cost-recovery and ability to enforce regulations.	Successful. Short-term rental moratorium ended on May 21, 2021 on non-hosted whole-house short-term rentals. Vacation rental codified in Sebastopol Municipal Code 17.260.060 and processed as administrative permit.	Completed. Additional measures are being considered to further reduce conversion of residences to full-time, non-hosted short-term rentals, and will be included as relevant in Program B-3.1 to monitor housing trends, laws, and issues.
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.

<p>D-2: Continue to support affordable housing development by encouraging developers to apply for funding through the Sonoma County-administered Urban County HOME and CDBG program and using other available resources when available, such as in-lieu payments, to finance affordable housing.</p>	<p>City has utilized the City’s Affordable housing fund to support rehabilitation and development of housing at Park Village, including renovating 2 apartments into family apartments with CDBG funding, and installation of two permanent RV pads and utilities using HEAP reward. Additionally, Sonoma County applied for and received Project Homekey funding to purchase the 31-room Sebastopol Inn, which will provide 31 units of Permanent Supportive Housing, (PSH) (currently providing Covid-vulnerable housing in these units), with the support of the Sebastopol City Council.</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-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</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>

	with State legislation regarding ADU impact fees.	
<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 its housing funds, when available, to help subsidize development costs to build housing units affordable to extremely low-income households. City funds for this purpose include linkage fees and inclusionary housing fees. In addition, the City will work with non-profit developers to compete for Sonoma County-administered CDBG and HOME fund</p>	<p>Successful. The City worked with Burbank Housing / 699 Gravenstein Hwy North as they renewed their tax credit/deed restrictions in the fifth cycle and made further improvements to convert additional regular units to ADA units. This resulted in remodeling of 3 ADA units, and the conversion/creation of 3 new ADA units which serve persons with disabilities. The City has also applied for and utilized CDBG funds as well as City Housing funds to renovate two apartments for families at the City-owned Park Village Mobile Home site. The City applied for and received HEAP funding to install 2 new permanent RV pads and utilities at the Park Village to serve homeless individuals living in their RVs. The city has encouraged non-profit developers to apply for CDBG/HOME funding (with City support), however one obstacle for non-profits has been the onerous reporting and requirements of federally funded (HUD, etc.) projects, including environmental review in addition to CEQA (i.e. NEPA) which adds significant time and cost to projects, and other reporting requirements.</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 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 to request density bonuses and incentives to increase affordable units available.</p>	<p>Continue. Ordinance updated in 2017.</p>	<p>Developers use relaxed zoning provisions or Planned Community designation/ small lot subdivision more than density bonus provisions. This action is continued and expanded in Program A-4.1 to continue promotion of the current Density Bonus law and explore the feasibility of additional provisions.</p>
<p>D-10 City Employee Assistance Program: Consider the feasibility of providing loans to low- and moderate-income teachers and volunteer</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>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>★ D-11 Homeless Facilities and Support: Encourage the Urban County to provide financial support to homeless facilities and services through ESG and other available funding sources. Encourage the Sonoma County Community Development Commission. Urban County to monitor homeless population needs.</p>	<p>Successful. City applied to SCCDC for HEAP funding to add two Recreational Vehicles sites at Park Village Mobile Home park. Sites will be used for homeless families and individuals. Sites are anticipated to be constructed and occupied in early 2021. City in partnership with WCCS secured PHS and CDBG funds to make habitable two 2-bedroom apartments on City’s Park Village property as well. Additionally, Sonoma County purchased the Sebastopol Inn (31 rooms) through Project Homekey which provides housing to formerly homeless, Covid-vulnerable populations. The City also supports West County Community Services (WCCS) in their application for Rapid Rehousing funding, and in FY 21-22 provided funding from General Fund for a homeless outreach coordinator hired by WCCS. City funded a Homeless Outreach Coordinator, who has leveraged funds and services to Sebastopol homeless including shelter services and hotel stays</p>	<p>Although programs have been successful, this continues to be a local need. This is addressed through Program D-1.1 for housing services, education, and outreach, Program D-2.2 allowing by right permanent supportive housing and low barrier navigation centers in certain zones, and through programs seeking funding sources.</p>

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

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

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

<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 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</p>	<p>This action is continued under Program C-3.1.</p>

	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.
F-9: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction and materials.	Successful. 2016 CalGreen + Tier 1 checklist includes provisions for material	This action is addressed under Program C-3.1.

	conservation and resource efficiency.	
★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.	Successful. Zoning ordinance updated in 2017.	This program is completed and will not be continued in the Housing Element.
★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.	Successful Zoning ordinance updated in 2017 to allow homeless shelters as a "permitted" use in the CG District.	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.
★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.	Successful. Zoning ordinance updated in conjunction with adoption of Housing Element.	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.
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.	Completed. Tiny house ordinance update was assessed by City on March 28 th , 2017. City has no minimum size (outside of state bldg. codes) for houses but does require permanent foundations.	This program is completed and is not continued within the Housing Element
G-5: Review the Zoning Ordinance to determine if modifications should be made to accommodate land trusts.	Complete. Update to Inclusionary Housing ordinance in 2018 included provisions for HLT to steward inclusionary units.	This program is complete and is not continued within the Housing Element. The new Program D-3.1 includes the establishment of a First Time Homebuyer program in partnership with

		the Housing Land Trust of Sonoma County.
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-3.6 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	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	This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice.

<p>requirements, including the allocation roll-over policy.</p>	<p>meets requirements of SB330 to remain. Exemptions and carryover allowances will allow City to meet current and new RHNA.</p>	
<p>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.</p>	<p>Successful. Update to General Plan completed in 2017 and update to zoning ordinance in 2018.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>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.</p>	<p>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.</p>	<p>Continue. This action will be addressed as relevant in Program B-3.1 to monitor housing trends, laws, and issues.</p>
<p>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.</p>	<p>Successful. 2018 Zoning ordinance update completed this change.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>G-14 Assess alternative methods to reducing the amount of time to approve projects.</p>	<p>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.</p>	<p>Revise and continue. SB 2 grant monies will be used to support streamlined approval processing for affordable housing projects. Including SB9 and SB35 projects.</p>

<p>G-15: Modify Sebastopol’s density bonus policy so that it is consistent with State law, including reduced parking requirements for housing projects that are eligible to receive a density bonus.</p>	<p>Successful. Density bonus ordinance updated.</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>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: <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>	<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</p>	<p>Successful. SMC 17.20.030 includes development standards for multifamily</p>	<p>This program is completed and is not continued in the Housing Element.</p>

<p>and adopt methods to streamline the design review process.</p>	<p>residential projects. Affordable housing projects are assessed under ministerial review in an effort to streamline approval process per SB 35.</p>	<p>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 includes new policies and programs to respond to changing housing needs and to meet new statutory requirements under State Housing Element law. Related to each policy, there are one or more programs that the City will implement over the 2023-2031 planning period.

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

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

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

2.1 HOUSING GOALS AND POLICIES

Goal A: Facilitate the Development of Housing

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

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

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

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

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

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

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

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

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

Goal B: Remove Governmental Constraints

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

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

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

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

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

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

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

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

Implementing Programs: Program A-4.2 Fee Mitigation and Transparency

Goal C: Housing Conservation

Sustain and preserve existing housing units at all income levels

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

Implementing Programs: Program C-1.1 Safeguard Affordable Housing Inventory

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

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

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

Implementing Programs: Program C-2.1 Rehabilitation Assistance

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

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

Goal D: Fair Housing

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

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

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

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

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

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

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

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

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

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

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

2.2 HOUSING ACTION PLAN

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

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

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

Timeline: Develop procedure prior to the first 6th cycle reporting period; evaluate annually thereafter in conjunction with the APR
Responsibility: Planning Department, Planning Commission, City Council
Funding: Departmental Budget (General Fund)
Context: 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: Beginning in 2023, ongoing review as projects are approved on inventory sites
Responsibility: Planning Department, Planning Commission, City Council
Funding: Departmental Budget (General Fund)
Context: 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: 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

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Context: 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: Create an "administrative" list 3-6 months after adoption of the Housing Element
Consider adding sites from this list to inventory as needed on an annual basis

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Context: SB 166- No Net Loss;
Identify adequate sites to accommodate the RHNA

Program A-3.1 Objective Design Standards

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

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

Timeline: Adopt within 16-24 months of Housing Element Adoption
Responsibility: Planning Department, Planning Commission, City Council
Funding: SB2 Funding and General Plan Update fund
Objective: 80% of housing projects using Objective Design Standards through the planning period, focusing on areas zoned to allow multifamily and mixed-use development
Context: 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*)

<u>Timeline:</u>	Ongoing; report efforts and successes in APR Proactive outreach about available incentives and resources through Program D-1.2.
<u>Responsibility:</u>	Planning Department, Planning Commission, City Council, City Manager
<u>Funding:</u>	Where feasible, leverage State and Federal financing, including Low Income Housing Tax Credits, CalHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing
<u>Objective:</u>	During the 6th cycle planning period, financially support 2 affordable housing projects; increase developer outreach by 25%; provide staff assistance to assess development strategies for 8 new housing projects; provide priority permit processing to 3 affordable housing projects.

Context: Assist in the development of adequate housing to meet the needs lower and moderate-income households; addresses community input; addresses stakeholder input; lessons learned from previous Housing Element

Program A-3.3 Missing Middle Housing

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

Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to address shifting demographics in the City. The City will increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments. The City will amend the Code to allow up to 4 units on qualifying single-family parcels, subject to objective design standards as allowed by SB 9f. If the City is not meeting its prorated RHNA within four years of program implementation, the City will identify at least 20 additional sites for the R-5 zoning designation.

Timeline: Develop SB9 and ODS regulation by 2024
Assess progress after four years.
If needed, identify and rezone 20 additional R-5 sites within two years.

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Objective: Facilitate the development of 10 new units throughout the planning period, primarily in the higher resource residential areas on the west side of the City.

Context: Addresses stakeholder feedback; addresses demographic data and trends; addresses community input

Program A-3.4 Workforce Housing Overlay Zone

(New, incorporates of previous action A-4)

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

Timeline: Adopt program into Code by July 2024

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Objective: Facilitate the development of 2 projects or 20 units using the Workforce Housing Overlay Zone, focused in or near the Downtown area.

Context: Lessons learned from previous Housing Element, Stakeholder feedback.

Program A-3.5 Opportunities for By Right Housing

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

Community and stakeholder input indicate strong interest in permitting 100% housing by-right in more commercial zones, including areas along major corridors and near the downtown. In order to respond to feedback and to facilitate the development of more housing in appropriate zones, the City will modify its Code to allow purely residential uses by-right in commercial and downtown zones when at least 40% of units are affordable, subject to objective design and development standards.

Timeline: Adopt into Code by 2024

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Context: Community and stakeholder feedback.

Program A-3.6 Encourage the Development of Accessory Dwelling Units

(New, addresses State law and community input)

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

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

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

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

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

Timeline: 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 2nd year of planning period the City will dedicate annual funding to the Napa-Sonoma ADU Center in exchange for services.

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Objective: Average 7.5 ADUs per year for a total of 60 ADUs during the planning period, including 15 VLI units, 15 LI units, and 15 MI units, throughout the community.

Context: Legalize 2 unpermitted ADUs within the planning period
Government Code 65583(c)(7); Addresses stakeholder feedback; addresses demographic data and trends

Program A-4.1 Density Bonus Incentives

(Revision of previous action D-9)

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

To increase the amount of lower and moderate- income units created, the City will encourage affordable housing developers to request density bonuses and incentives

by promoting them on the City’s website and at the annual housing fair (Program D-1.2).

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

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

Program A-4.2 Fee Mitigation and Transparency

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

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

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

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

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

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

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

Postings that must be updated twice a year:

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

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

Timeline: 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

Responsibility: Planning Department, City Manager

Funding: Departmental Budget (General Fund)

Context: 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: Initiate partnership with Sonoma County Community Development Commission within 18 months of Housing Element Adoption
Report efforts and successes in APR annually thereafter

Responsibility: Planning Department, City Attorney, Sonoma County Community Development Commission

Funding: Departmental Budget (General Fund)

Objective: Increase developer outreach about funding opportunities by 25% to facilitate projects throughout the community

Context: Lessons learned from previous Housing Element

Program B-1.1 Monitor City Activities and Housing Program Implementation

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

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

Timeline: Program will be developed in 2023. Results of monitoring reported annually in the APR thereafter

Responsibility: Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council

Funding: Departmental Budget (General Fund)
Context: AB 686- AFFH; lessons learned from previous Housing Element

Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures

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

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

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

b) Reasonable Accommodations: The City has established a Reasonable Accommodations procedure, as required by the Acts, but the procedure and cost have been identified as constraints to the development of housing and the provision of accessible housing. The City will remove the application fee and will update its code to mitigate constraints by removing Finding 7 (Potential impact on surrounding uses).

Timeline: Complete review by the end of 2024; revise ordinance or procedures as needed by July 2025
Responsibility: Planning Department, Building Department, City Manager, Planning Commission, City Council
Funding: Departmental Budget (General Fund) and/or General Plan Update Fund
Objective: 95% compliance on all code enforcement complaints related to imminent threat to public health and safety current enforcement; implement of an electronic tracking system for code enforcement in 2023
Context: 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: Report efforts and successes in APR
Responsibility: Planning Department, Planning Commission, City Council
Funding: Application Fees
Context: 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 (including the Housing Choice Voucher program and tenant rights)
- 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

- Presentations on housing needs, issues, and solutions, including affordable housing development and tenant protection policies.

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: Initiate Planning Commissioner Training by January 2023; Facilitate informational session on tenant rights and protections in 2023; Report efforts and successes in APR annually thereafter

Responsibility: Planning Department, Planning Commission, City Attorney/City Manager, City Council

Funding: Departmental Budget (General Fund)

Context: Housing Accountability Act (HAA); addresses stakeholder feedback

Program C-1.1 Safeguard Affordable Housing Inventory

(Revision of previous action B-4)

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

Timeline: 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

Responsibility: Planning Department

Funding: Departmental Budget (General Fund)

Objective: Maintain affordability covenants on 100% of at-risk units (one project)
Contact 25% of households residing in units with expiring affordability covenants.

Context: Review and revise from previous Housing Element

Program C-2.1 Rehabilitation Assistance

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

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

- Timeline: Starting in 2024, annually review funding opportunities as Notices of Funding Availability are released. Apply for 3 grants throughout the planning period.
Continue to sponsor and support local non-profits assisting low income homeowners with urgent and other rehabilitation efforts
- Responsibility: Planning Department, Planning Commission, City Council, City Manager, City Council
- Funding: HOME, CalHOME, CDBG, Section 504 Grants, City of Sebastopol General Fund/ Community Benefit Grants
- Objective: Apply for 3 grants throughout the planning period and support 2 non-profit applications. Facilitate rehabilitation of 10-12 units throughout the planning period.
- Context: AB 686 - AFFH; address and remove governmental constraints

Program C-3.1 Provide Information and Promote Energy Conservation

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

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

- Timeline: Adopt CalGreen Tier 1 by 2023
Ongoing; report efforts and successes in APR

Responsibility: Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council
Funding: Departmental Budget (General Fund)
Context: Title 24, CalGREEN; addresses community input; revise and review from previous Housing Element

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

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

Often, special needs households face barriers to accessing information about affordable and fair housing resource and residents may not be aware of the choices available to them. The City participate in an annual housing fair or workshop (Program D-1.2) to educate and inform the community about their right to fair housing, how to access resources, and use this fair as an opportunity to overcome community opposition.

To help overcome barriers to accessing information, the City will develop a Fair Housing section of their website that includes tenants' rights information, direction to available legal resources in multiple languages, information on how to file a Fair Housing complaint, an inventory of deed-restricted affordable housing, and a multilingual affordable housing fact sheet highlighting the needs of the community. The information will also be made available in public noticing for project hearings, posted on the City's website, and promoted through the Proactive Outreach Program (Program D-1.2).

Additionally, the City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer the City's affordable Housing programs for special needs populations. The City will continue to expand upon previous coordinated efforts with local faith-based organizations and community-based organizations to provide services and resources to the unhoused population in Sebastopol. Continued outreach with service providers and advocates for the homeless (Program D-1.2) will provide the City an opportunity to identify needs and craft solutions on an ongoing basis.

Timeline: Ongoing; report efforts and successes in APR
Add Fair Housing information to City website by June 2023; Hold Bi-Annual meetings with advocates and service providers;
Report efforts and successes in APR

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Objective: Provide links and/or information on website to fair housing resources, including 50% of those materials in multiple language. Communicate with at least 2 organizations annually about fair housing programs.

Context: AB 686- AFFH; address demographic data; addresses stakeholder input

Program D-1.2 Proactive Outreach Program

(New, addresses housing need and State law)

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

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

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

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

d) Housing Fair: The City will plan or participate in a local or regional housing fair to provide information and respond to community questions about housing needs and solutions. The housing fair should be open to the public, members of the development community, non-profits, service providers, and other interested parties.

Timeline: a) Initial outreach 2023, updates twice per year
b) Initial outreach 2023, follow-up outreach every two years
c) Initial outreach 2023, at least annually after
d) Annually, beginning in 2024

Responsibility: Planning Department

Funding: Departmental Budget (General Fund)

Objective: Contact 10 housing developers per year regarding housing sites or housing development opportunities within the city
Reach 30 community members using outreach workshops

Context: Housing Element law; AB 686 - AFFH

Program D-2.1 Landlord Education

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

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

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

Timeline: Contact CDC about ongoing efforts to educate landlords by end of 2023; report efforts and successes in APR

Responsibility: Planning Department, Planning Commission, City Council, City Manager

Funding: Departmental Budget (General Fund)

Objective: During the planning period, contact 15 landlords throughout the community

Context: Fair Employment and Housing Act; AB 686 - AFFH; review and revise from previous Housing Element

Program D-2.2 Zoning Code Updates

(New, responds to AB 2162 Requirements, SB 48 requirements, AB 139 requirements, and community input)

a) Permanent Supportive Housing and Low Barrier Navigation Centers:

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

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

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

c) Multifamily Housing: In order to minimize potential constraints, the City will amend the Code to eliminate the 2-story limit and set a height limit of 35 ft for multifamily housing in the R6 and R7 zones.

d) Accessory Dwelling Units: The City will update its Code to allow JADUs in the R7 zone. Additionally, in order to implement new State laws, the City will review and update its ADU ordinance.

e) Emergency Shelter Parking: The City will update its Code to ensure its parking requirements for emergency shelters comply with the requirements of Government Code 65583(a)(4)(A) as amended by AB 139.

f) Design Review Findings: Along with the development of Objective Design Standards (Program A-3.1), changes to the design review findings are needed to mitigate constraints. The City will amend its code to revise findings along with the adoption of ODS in order to remove constraints and emphasis use of design guidelines and standards (finding 5).

Timeline: Amend Code within 6-9 months of Housing Element Adoption

Responsibility: Planning Department, Planning Commission, City Manager

Funding: Departmental Budget (General Fund) and General Plan Update Fund

Objective: Facilitate development of 1 new PSH and 1 new LBNC project during the planning period, near transportation and amenities.

Context: SB 48 – Low Barrier Navigation Centers; AB 2162 – Supportive Housing; AB 686 - AFFH; AB 139 – Emergency Shelters; mitigates constraints; addresses community input

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

(New, responds to community input and demographic trends)

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

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

Timeline: 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

Responsibility: Planning Department, Planning Commission, City Council, City Manager

Funding: Affordable Housing Fund, Housing Linkage Fund, CDBG funds

Objective: Facilitate communication between HLT and two outside organizations per year.
Facilitate an average of 1 affordable ownership unit per year once program is initiated
Apply at least two times for funding. The program would be eligible city-wide, and would depend on opportunities, sites close to schools and other services will be prioritized.

Context: 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: Ongoing as projects are proposed on nonvacant sites

Responsibility: Planning Department

Funding: Departmental Budget (General Fund)) and/or General Plan Update Fund

Objective: Require 100% of required replacement housing units throughout the community

Context: AB 1397

2.3 QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583(b)) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. Table 10 summarizes

Sebastopol projected new construction of affordable and market rate units during the period 2023 – 2031 based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

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

Table 10: Quantified Objectives

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

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

Table 11: Non-Unit Quantified Objectives

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

SECTION III: HOUSING SITES

3.1 CONTEXT

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

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

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

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

Sebastopol is meeting its RHNA through the following means:

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

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

3.2 RHNA CREDITS

As allowed by statute, Sebastopol is counting the projected development of Accessory Dwelling Units (ADUs) and residential projects planned, approved, and pending towards their RHNA. After considering these units, the City is projected to develop sufficient sites to address their lower-income RHNA need without identifying additional sites in inventory. Housing sites (see Section 3.3) have been identified to increase capacity 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	19	103	205
	ADUs/JADUs	15	15	15	15	60
	Total	75	38	34	118	265
Remaining RHNA After Credits		-20	-7	1	-26	-52

3.2.1 Accessory Dwelling Units

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

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

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

Table 14: ADUs Permitted by Year in Sebastopol

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

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

Table 15: Assumed Affordability for 6th Cycle ADUs

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

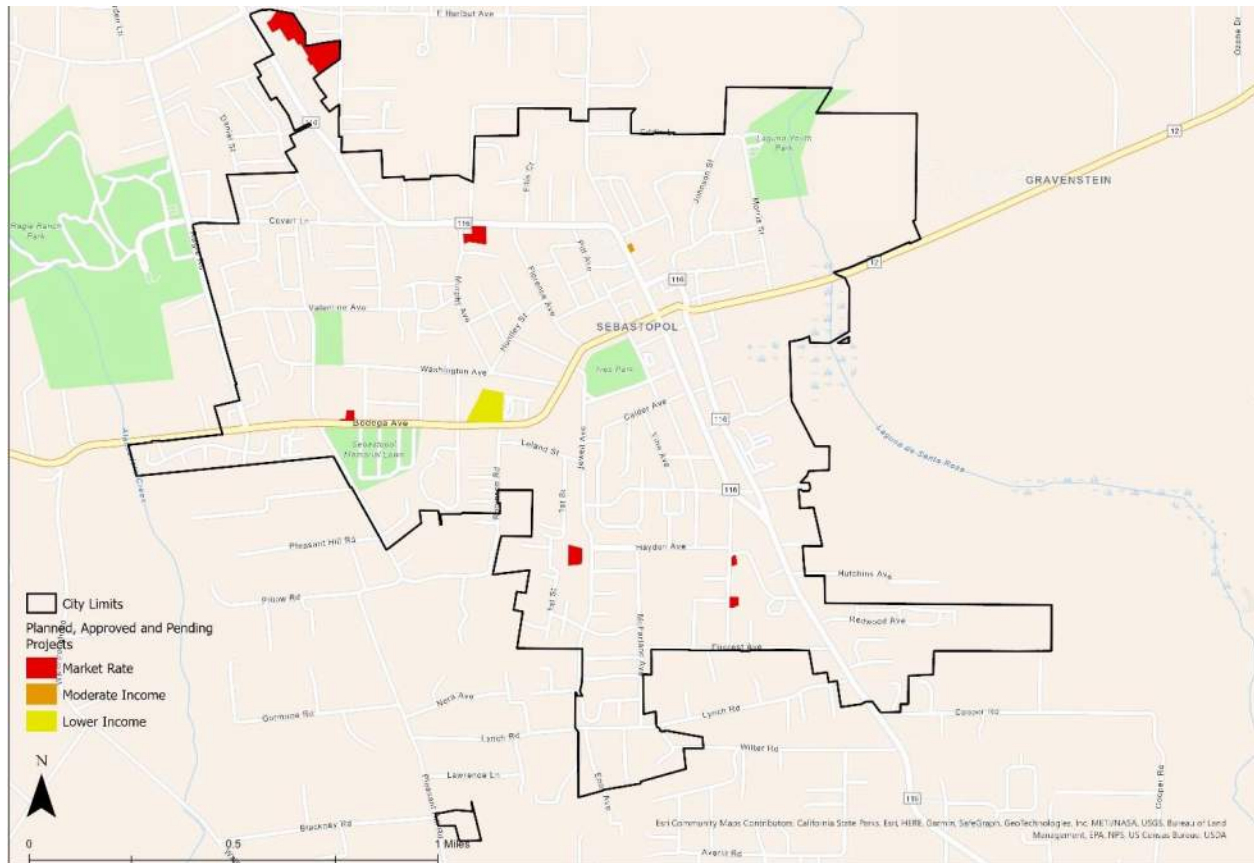
3.2.2 Planned, Approved, and Pending Projects

Jurisdictions may also count planned, approved, and pending residential units as credits towards their RHNA. These units can be counted based on affordability and unit count, provided it can be demonstrated that the units can be built within the planning period. Affordability (income category) is based on the actual or projected sales prices, rent levels, or other mechanisms establishing affordability of the units within the project, including affordability requirements achieved through the City’s inclusionary housing program and/or project entitlement negotiations. A map of these sites and a brief description of each project is provided below. All projects listed here are being developed under current zoning. The single family residential projects listed are located on parcels zoned for single family residential and will not constitute an impediment to additional residential development.

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	Under Construction	2022-23
773 1st St 004-172-017					2	2	Submitted; approval pending	2023
7095 Fellers Ln 004-124-001					2	2	Under Construction	2023-24, other 36 in 2025-2026
Woodmark Apartments 7716 and 7760 Bodega Ave 004-211-007 060-230-067	9	51	23		1	84	Approved	Phase 1 2023 (48 units) Phase 2 in 2025-2026 (36 units)
Huntley Square 7950 Bodega Ave 004-350-024					10	10	Approved; Site work has commenced	2023
Habitat for Humanity Townhomes 333 N Main St 004-670-022				4		4	Approved, Building Permits pending	2023-24
7621 Healdsburg Ave 004-291-019				3	19	22	Submitted for preliminary review in December 2022;	2025-2026
City Ventures Project 1009 – 1011 Gravenstein Hwy North 060-261-026 060-261-028				12	68	80	Application submitted	2027-2028
RHNA Credits	9	51	23	19	103	205		

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



7095 Fellers Ln

A single family home with an attached ADU is under construction on this site. Occupation is expected by 2023.

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, has secured a building permit, and is under construction.

773 1st St

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

Woodmark Apartments

Woodmark Apartments is approved as an 84-unit, 100% affordable housing development. This project is located on a 3.59 acre site at 7716 and 7760 Bodega Avenue (APNs: 004-211-007 and 060-23-067) and will achieve over 23 units per acre, 94% of the maximum allowable density. Units will be deed restricted for a minimum of 55 years and 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) has received funding and is anticipated to be available for occupancy in early 2024, with the second phase (36 units) ready for occupancy in 2025-2026. The project is currently in building and grading plan check, with site work slated to begin in January 2023.

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.

The project applicant has requested a zoning amendment to modify the parcel's zoning from Multifamily Residential to Planned Community. This project was approved by City Council on March 1, 2022 and then approved by the Design Review Board at their May 18, 2022 meeting. This project has all necessary approvals and site work has commenced. Units are expected 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, is fully entitled, and is in review for building permits.

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. The applicant submitted an application in the second half of 2022 for an 80-unit development. Under Sebastopol’s inclusionary housing requirements, 12 of these units would be made available under deed restriction for moderate-income households. The project will also 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.

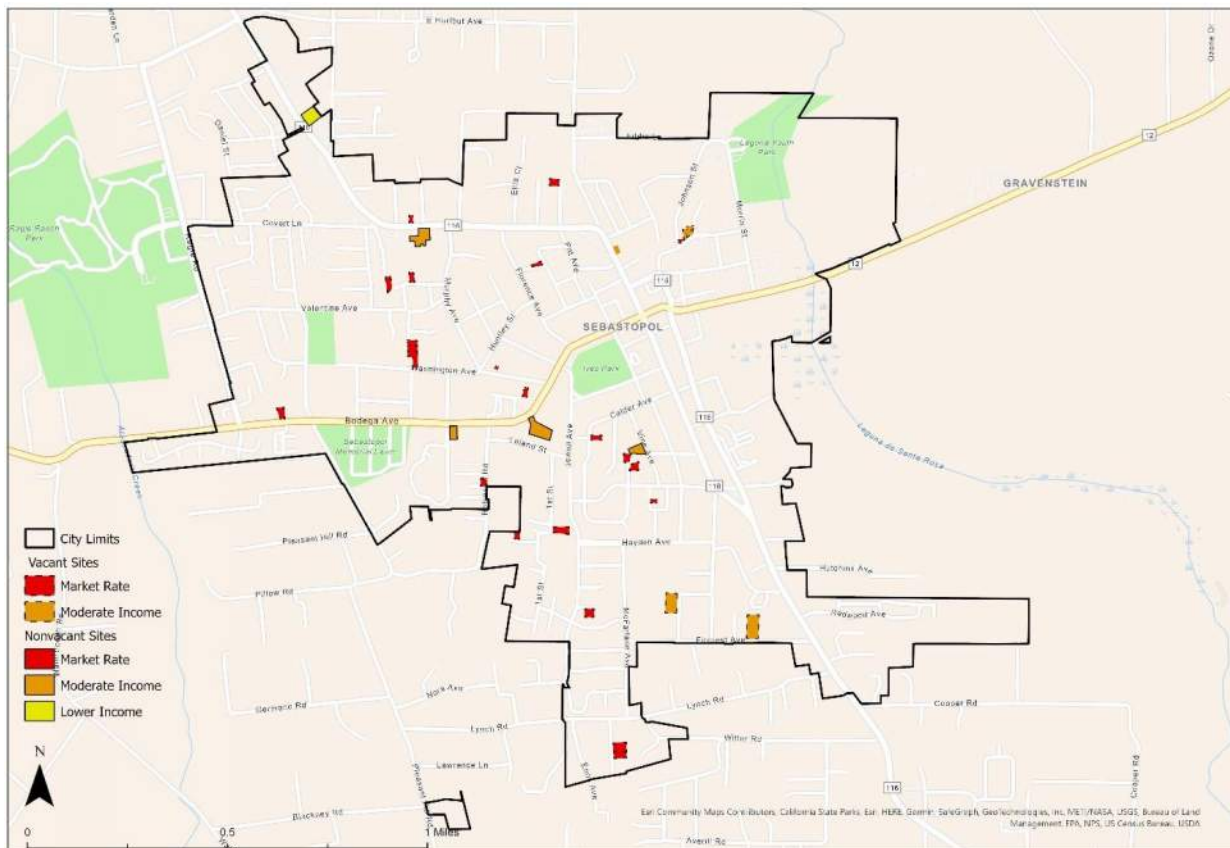
3.3 HOUSING OPPORTUNITY SITES

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 D.

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	34	118	265
Remaining RHNA After Credits		-20	-7	1	-26	-52
Capacity of Inventory Sites	Vacant	0	0	9	38	47
	Nonvacant	0	18	16	18	52
	Total	0	18	25	56	99
Total Units (Credits + Sites)		75	56	59	174	364
RHNA Surplus		20	25	24	82	151
% Buffer		36%	81%	69%	89%	71%

Figure 18: Housing Opportunity Sites for RHNA



3.3.1 Vacant Sites

Table 18: Vacant Housing Opportunity Site Information

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

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

- Capacity: (1.11 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: $(0.27 \text{ acres})(8.7 \text{ units/acre})(85\% \text{ realistic capacity}) = 2.0 \text{ units}$
- RHNA Income Category: 2 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

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

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

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

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

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

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

3.3.2 Nonvacant Sites

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

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

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

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

- Capacity: (0.49 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 acres)(14 units/acre)(85% realistic capacity) = 11.3 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 acres)(15 units/acre)(85% realistic capacity) = 5.2 units, rounded down
- RHNA Income Category: 2 Moderate, 3 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

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

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

3.3.3 Lower-Income Suitability Analysis

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

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

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

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

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

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

3.4 DEVELOPMENT TRENDS AND REALISTIC CAPACITY ANALYSIS

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

3.4.1 Development Trends

Based on the following affordable housing development projects accomplished or on-going within the City, the Sites Inventory is using a conservative realistic capacity factor of 94% of maximum capacity for projects with lower-income units and 85% for projects without lower-income units. This table shows the density of all new or proposed construction of affordable housing in Sebastopol from 1987 through 2022, except where a project has two or fewer units of affordable housing.

Table 19: Lower-Income Housing Development Trends

Name (Year Built)	Address	Acres	Units	Max Density (units/ac)	Density Achieved (units/ac)	% of Max Density	Income Level
Woodmark Apartments* (Approved)	7716 Bodega Ave	3.59	84	25	23.4	94%	ELI, VLI, LI
Habitat for Humanity Townhomes* (Approved)	333 N Main St	0.17	4	25	23.5	94%	MI
Hollyhock (2012)	6665 Sebastopol Ave	2.3	34	N/A (Community Facilities)	14.8	N/A	LI
Petaluma Avenue Homes (2009)	501-565 Petaluma Ave	2.46	44	15	17.9	119%	VLI, ELI
Sequoia Village (2009)	7991 Covert Ln	0.89	20	12	22.5	187%	LI, MI
Bodega Hills Apartments (1997)	121 W Hills Circle	1.54	44	25	28.6	114%	VLI
Bodega Ave. Townhomes (1993)	8100 Bodega Ave	0.55	16	25	29.1	116%	VLI, LI, MI

Burbank Orchards (1991)	7777 Bodega Ave	2.94	60	25	20.4	82%	VLI
Gravenstein North Apartments (1987)	699 Gravenstein Hwy N	3.56	60	25	16.9	67%	ELI, VLI, LI
Average					23.7 units/acre	111%	
<i>*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) Units show as built density where possible.</i>							

Table 20 shows the density of the most recent new or proposed construction of market rate multifamily development projects in Sebastopol.

Table 20: Market Rate Development Trends

Name (Year Built)	Address	Acres	Units	Max Density (units/ac)	Density Achieved (units/ac)	% of Max Density
Barlow Crossing Townhomes (Built 2022)	6737 Sebastopol Ave	1.24**	18	15	14.5	97%
Huntley Square* (Approved)	7950 Bodega Ave	0.39	10	25	25.6	103%
7621 Healdsburg Ave Mixed Use* (Pending)	7621 Healdsburg	1.26	22	25	17.5	70%
Average					19.2	90%
<i>*Sites marked with an asterisk are included within the City's Planned, Approved, and Pending projects and are described in more detail in Section 3.2.2 **Parcel is constrained by a creek setback. Development trend calculations uses the buildable acreage.</i>						

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.

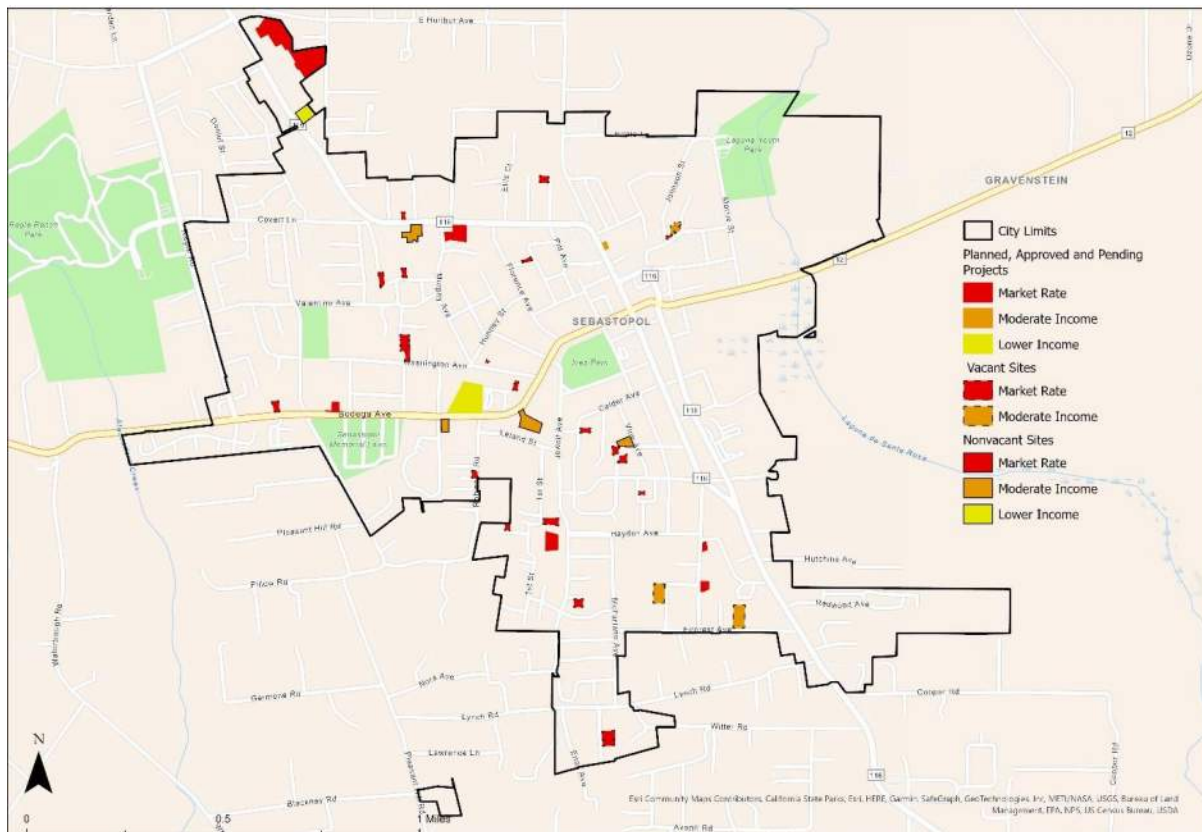
3.5 SUMMARY OF RHNA STRATEGY

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	34	118	265
Housing Site Capacity	0	18	25	56	99
Total Units (Credits + Sites)	75	56	59	174	364
RHNA Surplus	20	25	24	82	151
% Buffer	36%	81%	69%	89%	71%

3.5.2 Map of Sites

Figure 20: Housing Sites



3.6 PROGRAMS TO ENSURE ADEQUATE SITES/MEET RHNA

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

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

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

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

- Program D-4.1 Replacement Housing Requirement

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

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

3.7 FAIR HOUSING CONSIDERATIONS

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

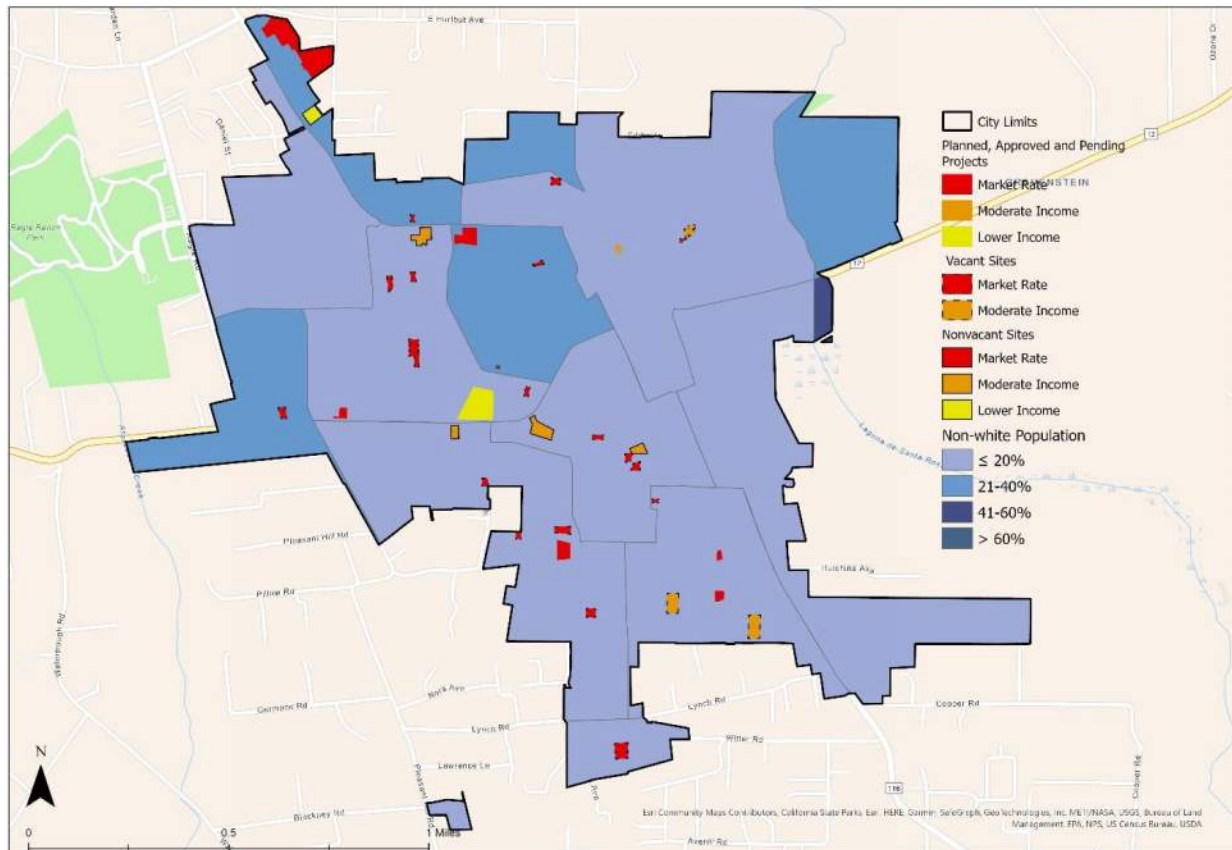
3.7.1 Relationship of Sites to Fair Housing Analysis

Segregation and Integration

White residents are the most segregated racial group and on average live in neighborhoods that are 74.7% White. Like the Bay Area region, the highest segregation between two races is between Black and White residents. While the City has a majority White population in all Census tracts, some areas have higher levels of segregation or integration, as shown in Figure 21. Areas in the City with higher levels of racial diversity contain one site designated to meet the lower-income RHNA and several sites designated to meet the above moderate-income RHNA. Areas in the

City with the highest proportion of White residents contain one site with units designated to meet the lower-income RHNA, and another site that includes moderate- and above moderate-income units. The placement of housing sites promotes racial integration and does not exacerbate fair housing issues. Other protected population groups, such as those with a disability (see Figure 22) are less segregated than racial groups. The distribution of sites does not exacerbate or improve these conditions.

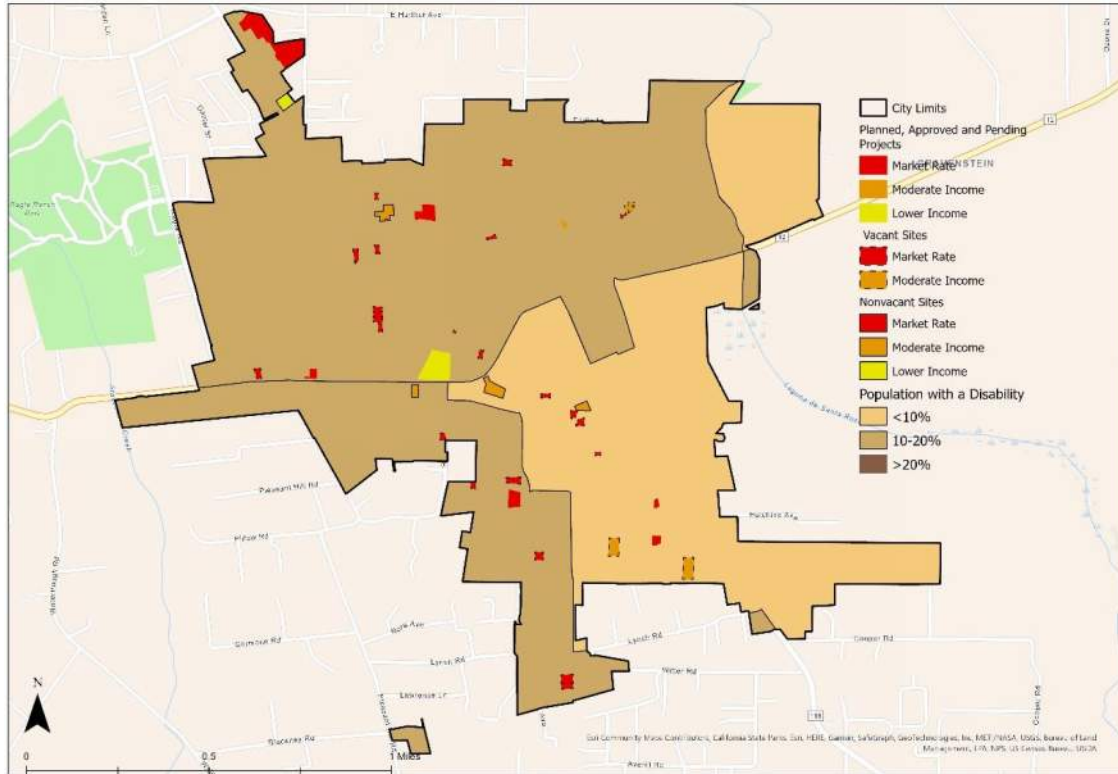
Figure 21: Housing Sites and Percent Nonwhite Population



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

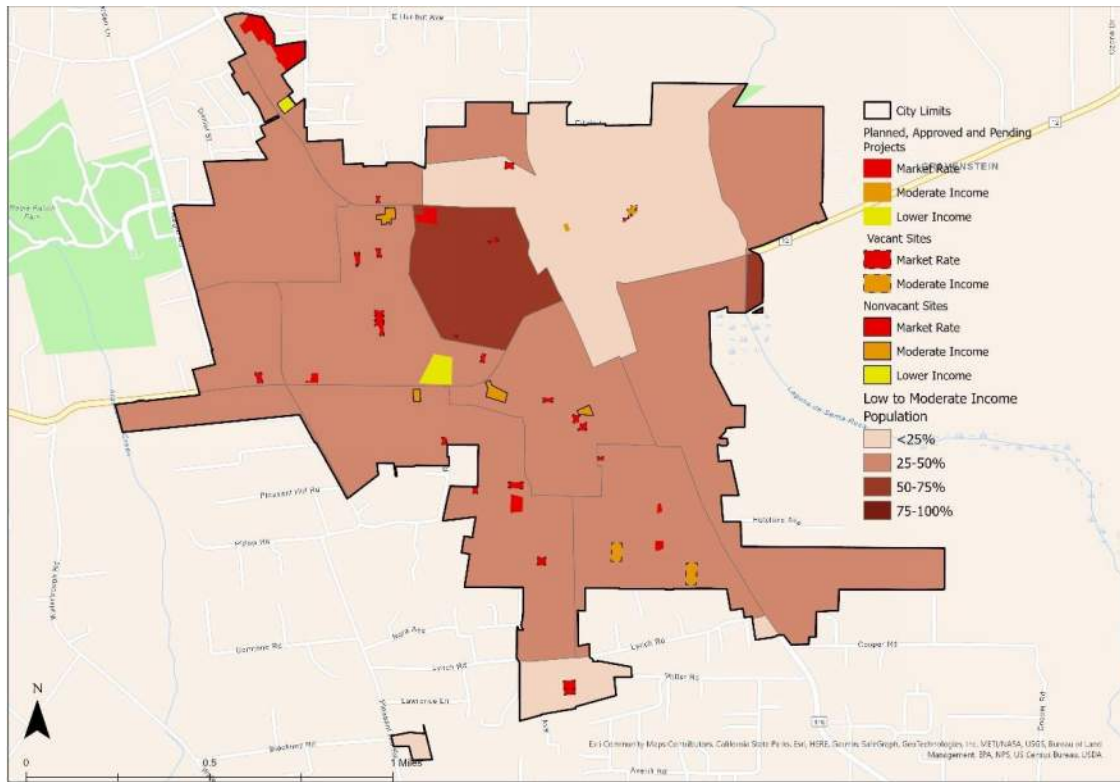
Note: Census Block and Census Tract data represent the entire block or tract and may not represent only the population within the City limits.

Figure 22: Housing Sites and Population with a Disability



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

Figure 23: Housing Sites and LMI Population



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

Racially and Ethnically Concentrated Areas of Poverty

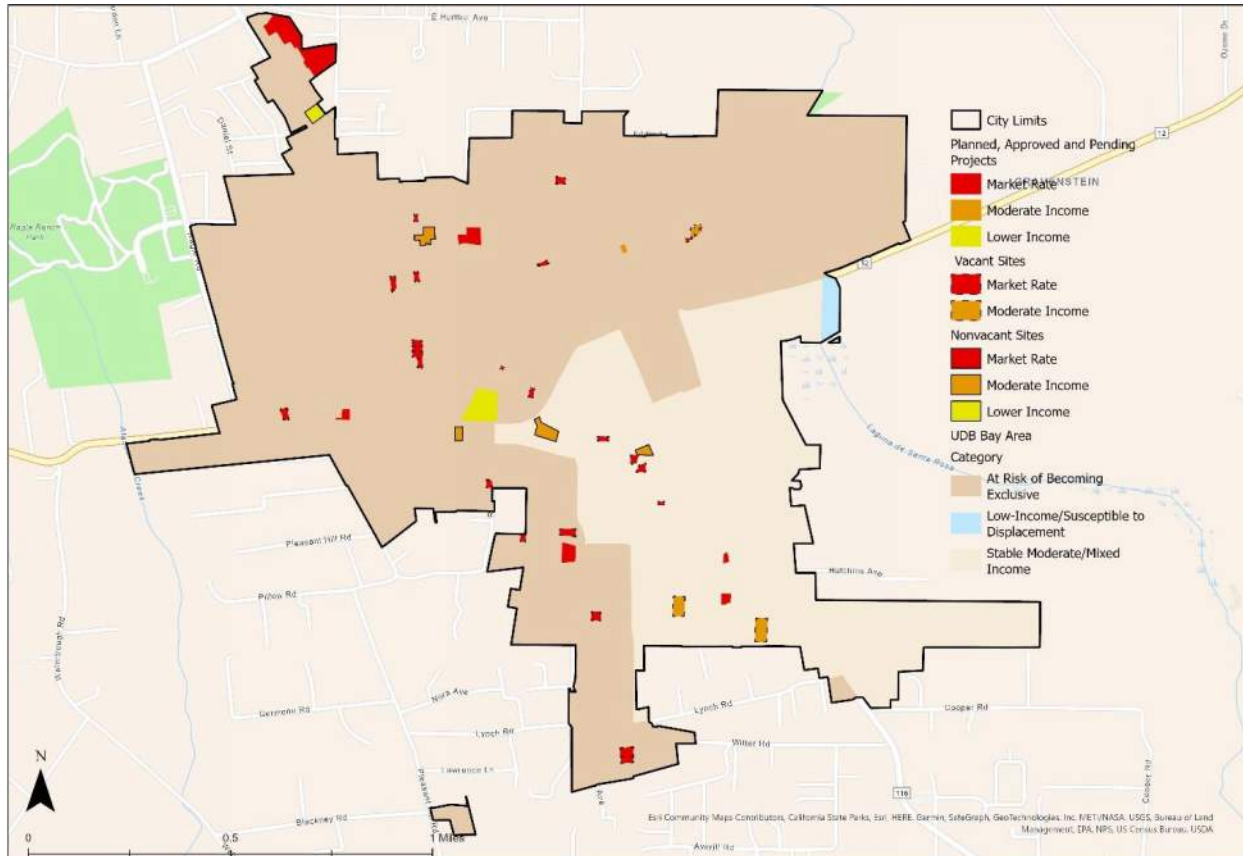
No Racially/Ethnically Concentrated Areas of Poverty have been identified in the City of Sebastopol nor in the County of Sonoma. The location of housing sites does not affect these conditions.

Disproportionate Housing Needs Including Displacement

In Sebastopol, 20.5% of households spend 50% or more of their income on housing, which is considered severely cost-burdened. Renters are more cost-burdened than owners and lower-income earners are more cost-burdened than higher-income earners. Sebastopol has lower rates of overcrowded housing compared to Sonoma County and California. The Northern and Western Census tracts are at risk of becoming exclusive, but there are no areas in Sebastopol at high risk of displacement.¹³ 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.

¹³ Urban Displacement Project Bay Area Model, 2020

Figure 24: Housing Sites and Urban Displacement Typology



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

Disparities in Access to Opportunity

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

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

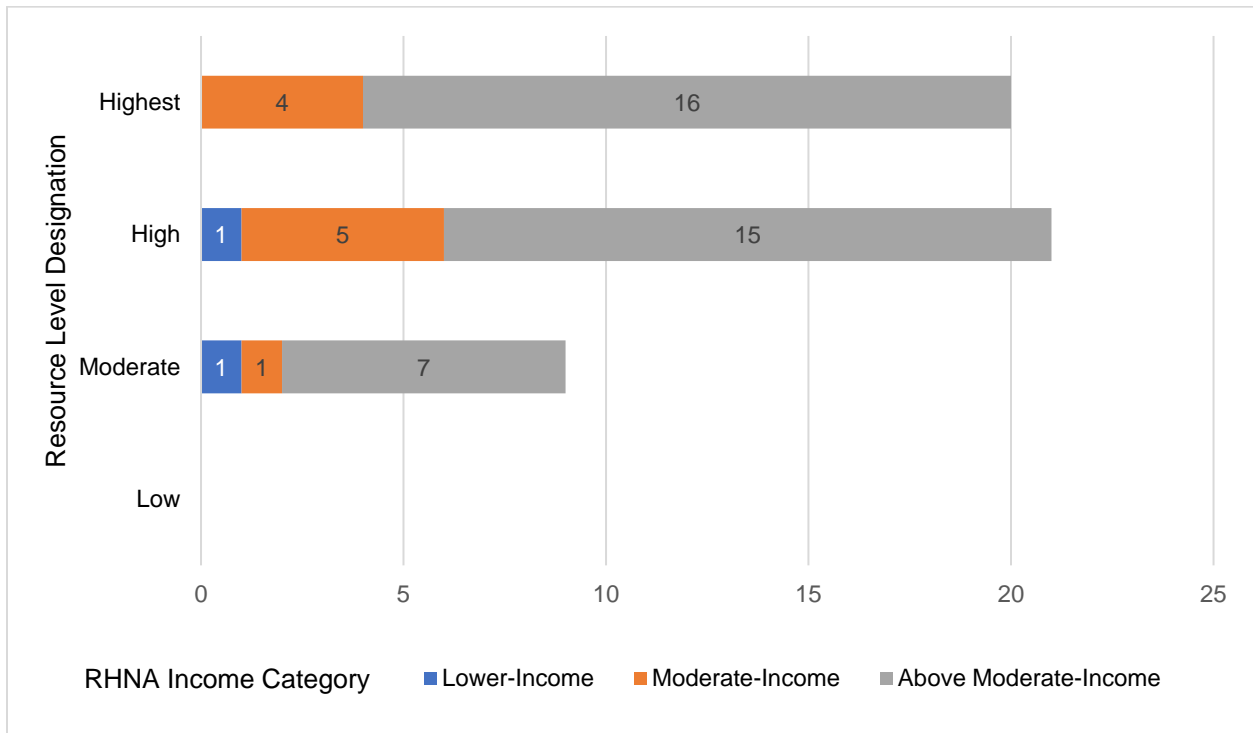


Figure 26: Unit Distribution by 2022 HCD/TCAC Resource Level

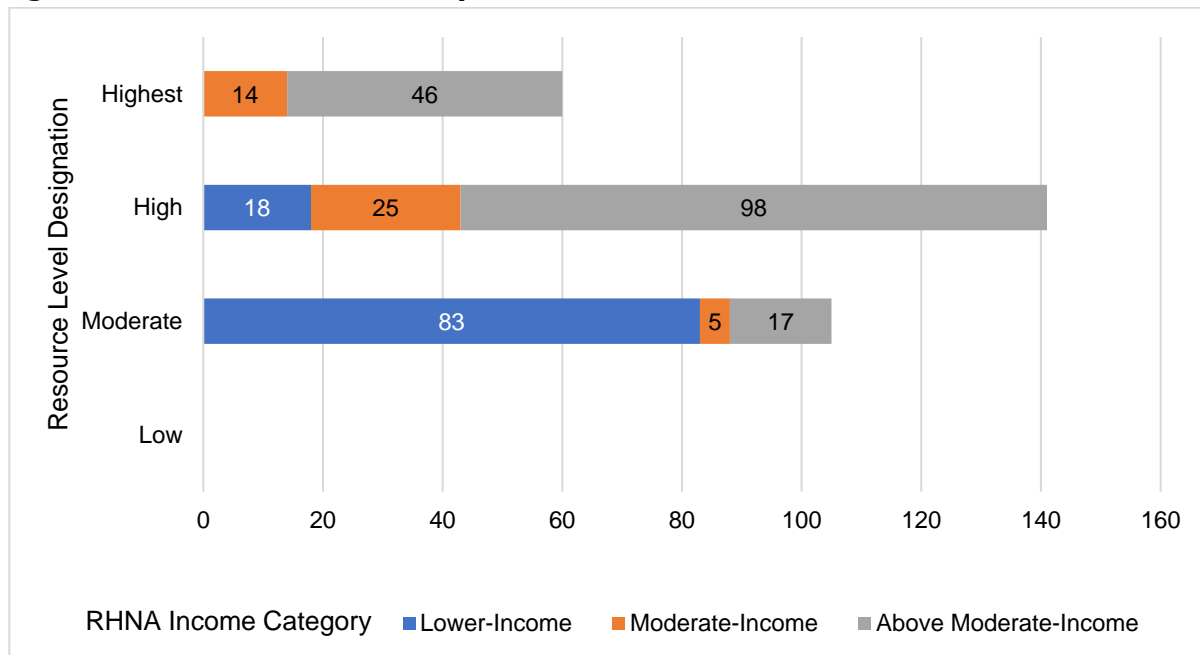
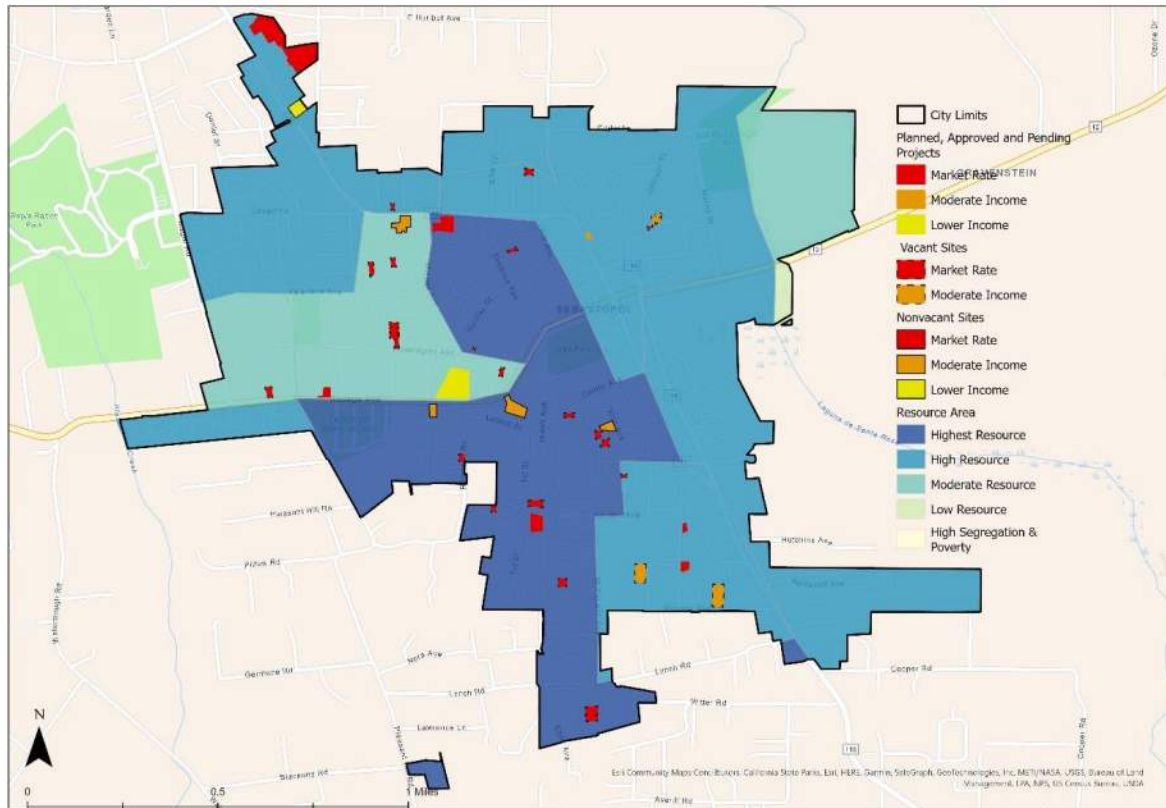


Figure 27: Housing Sites and 2022 HCD/TCAC Resource Level



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

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

3.7.2 Improved and Exacerbated Conditions

Improved Conditions

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

Exacerbated Conditions

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

3.8 INFRASTRUCTURE CONSIDERATIONS

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

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

3.8.1 Water

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

3.8.2 Sewer

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

3.8.3 Other Utilities

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

3.9 ENVIRONMENTAL CONSIDERATIONS

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

3.9.1 Seismic Hazards

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

3.9.2 Flood Hazards

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

3.9.3 Fire Hazards

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

CONCLUSION

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

City of Sebastopol
Housing Element
Technical Background Report

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

Contents

SECTION IV: TECHNICAL BACKGROUND REPORT 1

4.1 INTRODUCTION..... 1

4.2 HOUSING NEEDS DATA AND ANALYSIS 1

 4.2.1 Pre-Certified ABAG Dataset..... 1

 4.2.2 Housing Needs Analysis..... 2

 4.2.3 Zoning for a Variety of Housing Types 17

4.3 HOUSING PROGRAMS & RESOURCES 22

 4.3.1 Resources: Housing Assistance Programs 22

 4.3.2 Conversion Risk of Assisted Housing Developments 28

 4.3.3 Opportunities for Energy Conservation in Residential Development 32

4.4 HOUSING CONSTRAINTS ANALYSIS 33

 4.4.1 Non-Governmental Constraints..... 33

 4.4.2 Potential Governmental Constraints 36

 4.4.3 Environmental and Infrastructure Constraints..... 62

4.5 FAIR HOUSING ANALYSIS..... 64

 4.5.1. Background and Summary of Fair Housing Issues 64

 4.5.2 Fair Housing Enforcement and Outreach Capacity..... 66

 4.5.3 Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes 72

 4.5.4 Disparities in Access to Opportunity 93

 4.5.5 Disproportionate Housing Needs, Including Displacement 104

 4.5.6 Other Relevant Factors and Local Knowledge..... 112

 4.5.7 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary..... 115

APPENDIX A: COMMUNITY ENGAGEMENT AND OUTREACH..... 118

APPENDIX B: SURVEY RESULTS 131

APPENDIX C: HOUSING NEEDS DATA REPORT 150

 1. Introduction..... 150

 2. Summary of Key Facts..... 151

 3. Looking to the Future: Regional Housing Needs..... 154

 4. Population, Employment and Household Characteristics 156

 5. Housing Stock Characteristics 175

 6 Special Housing Needs 193

APPENDIX D: FULL SITE INVENTORY DATA..... 209

APPENDIX E: GMO COMPLIANCE WITH SB 330..... 212

SECTION IV: TECHNICAL BACKGROUND REPORT

4.1 INTRODUCTION

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

4.2 HOUSING NEEDS DATA AND ANALYSIS

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

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

4.2.1 Pre-Certified ABAG Dataset

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

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

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

4.2.2 Housing Needs Analysis

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

Extremely Low-Income Households

Existing and Projected Needs

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

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

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

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

Table 2: Sebastopol Household Income Level by Tenure

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

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

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

Table 3: Sebastopol Cost Burden and Housing Problems by Tenure

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

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

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

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

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

Programs and Resources

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

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

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

Senior and Elderly Households

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

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

Existing and Projected Needs

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

Table 4: Senior Households by Income and Tenure

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

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

¹ American Community Survey, 2019 5-Year Estimates

Table 5: Senior Household Cost-Burden by Income Level

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

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

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

Programs and Resources

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

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

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

provides access to affordable housing for fixed income seniors. Additionally, Share Sonoma County is an organization that provides a matching service for low-income individuals who need housing with seniors who need caretaking services in their home. This program provides house sharing opportunities and allows seniors to age in place with reduced housing costs.

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

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

Persons with Disabilities, including Developmental Disabilities

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

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

Existing and Projected Needs

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

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

Table 6: Disability Type per Age Group in Sebastopol

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

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

Programs and Resources

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

² California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, 2020.
³ Ibid.

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

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

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

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

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

Large Households

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

Existing and Projected Needs

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

Table 7: Household Size by Tenure

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

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

Table 8: Large Households by Income Group

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

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

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

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

Farmworker Housing

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

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

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

Programs and Resources

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

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

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

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

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

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

Female Headed Households

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

Existing and Projected Needs

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

Table 9: Female-Headed Households in Sebastopol

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

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

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

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

Programs and Resources

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

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

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

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

Homelessness

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

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

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

Existing and Projected Needs

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

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

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

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

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

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

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

⁸ Point-in-Time Census, 2020.

⁹ Point in Time Census, 2021.

¹⁰ Sonoma County Homeless Census Comprehensive Report, 2020.

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

Table 10: Homeless Persons in Sebastopol by Shelter Status

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

Source: 2020 Sonoma County Homeless Census Comprehensive Report

Programs and Resources

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

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

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

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

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

City Council Hearing Draft Housing Element
City of Sebastopol

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

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

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

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

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

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

City Council Hearing Draft Housing Element
City of Sebastopol

Other resources within the region include:

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

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

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

4.2.3 Zoning for a Variety of Housing Types

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

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

Multifamily Rental Housing

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

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

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

Housing for Agricultural Employees

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

Emergency Shelters and Low Barrier Navigation Centers

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

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

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

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

Table 11: Sites with Capacity for Emergency Shelters

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

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

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

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

Transitional and Supportive Housing

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

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

Single Room Occupancy (SRO) Housing

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

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

Manufactured Homes

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

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

Mobile Home Parks

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

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

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

Accessory Dwelling Units

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

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

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

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

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

4.3 HOUSING PROGRAMS & RESOURCES

4.3.1 Resources: Housing Assistance Programs

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

Federal Assistance Programs

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

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

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

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

Examples of such activities include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

State Assistance Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Eligible applicants for the 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.

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

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

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

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

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

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

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

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

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

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

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

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

Local Assistance Programs

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

4.3.2 Conversion Risk of Assisted Housing Developments

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

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

Table 12: Existing Assisted Multifamily Rental Housing Developments

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

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

Assessed Risk of Conversion

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

Costs of Replacement Versus Preservation of At-Risk Units

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

Table 13: Cost of Preservation and Replacement

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

Sources:

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

Entities Qualified to Preserve At-Risk Units

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

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

Resources

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

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

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

Other Affordable Units

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

4.3.3 Opportunities for Energy Conservation in Residential Development

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

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

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

4.4 HOUSING CONSTRAINTS ANALYSIS

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

4.4.1 Non-Governmental Constraints

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

Financing

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

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

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

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

²¹ Association of Bay Area Governments, 2021

be approved. Both the amount of the down payment and the resulting mortgage payment serve as a constraint to homeownership, especially for first-time and moderate-income homebuyers. This is also impacted by the market nature of real estate transactions. Buyers generally prefer offers with higher down payments, higher offers, and those with less restricted lending sources.

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

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

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

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

Vacant Land

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

Price of Land

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

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

²² Sonoma County Grand Jury Report, June 2022

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

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

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

Cost of Construction

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

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

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

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

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

Development Trends

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

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

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

²⁷ See Table 13

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

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

Community Opposition

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

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

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

4.4.2 Potential Governmental Constraints

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

General Plan and Zoning Code

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

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

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

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

Table 14: Residential Districts and Allowed Residential Uses

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

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

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

Table 15: Other Districts and Allowed Residential Uses

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

Development Standards

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

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

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

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

²⁸ Sebastopol Municipal Code 17.410

²⁹ Sebastopol Municipal Code 17.40

Table 16: Development Standards per Zoning District

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

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

Source: City of Sebastopol Municipal Code, 2021

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

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

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

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

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

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

Table 17: Development Standards – Minimum Setbacks per Zoning District

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

Source: City of Sebastopol Municipal Code, 2021

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

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

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

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

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

Table 18: Types of Residential Uses Allowed in Residential Zones

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

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

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

Parking Requirements

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

³⁰ Sebastopol Municipal Code 17.110

Table 20 : Residential Parking Requirements

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

Accessory Dwelling Unit Requirements

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

Table 21: Development Standards for Accessory Dwelling Units

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

Growth Controls

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

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

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

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

Inclusionary Requirements

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

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

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

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

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

Table 22: Inclusionary Ordinance In-Lieu Fees, 2021

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

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

³¹ Sebastopol Municipal Code 17.250

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

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

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

Consistency with State Law

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

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

Publication and Transparency Requirements

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

Local Processing and Permit Procedures

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

³⁴ Sebastopol Municipal Code 17.255

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

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

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

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

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

³⁵ Sebastopol Municipal Code 17.455.020C

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

Table 23: Approval Processing Times and Decision-Making Authorities

Type of Approval or Permit	Typical Processing Time	Approval Authority
Administrative Permit - Regular - Minor	3-6 weeks	Planning Director
Adjustment	3-6 weeks	Planning Director
Annexation Request - Preliminary - Prezone Request	3-6 weeks 4-7 weeks + 4-12 weeks for LAFCO	Planning Commission and City Council
Certificate of Compliance	3-6 weeks	Environmental Review Committee
Conditional Use Permit - Planning Director Review - Planning Commission Review	4-7 weeks	Planning Director or Planning Commission
Development Agreement	4-7 weeks	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 Design Review Board
Environmental Review o Initial Study/ Exemption o Negative Declaration/ Mitigated Negative Declaration o Environmental Impact Report	4 weeks 24 weeks (60-90 additional days for lead agency to approve, conditionally approve or disapprove an adopted negative declaration) 1-2 years	Planning Department
General Plan Amendment	4-7 weeks	City Council
Lot Line Adjustment / Merger	3-6 weeks	Environmental Review Committee
Preliminary Discretionary Review – Planning Submittal	3-4 weeks	Planning Department
Reasonable Accommodation Request	3-6 weeks	Planning Director

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

Table 24: Processing Procedure and Timeframe by Residential Project Type

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

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

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

Design Review Procedures

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

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

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

Current findings required for design review approval include the following:

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

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

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

Cumulative Impact of Permitting Procedures

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

Streamlined and By-Right Development Applications

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

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

Building Codes and Enforcement

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

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

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

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

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

On and Off-Site Improvement Requirements

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

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

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

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

³⁷ Sebastopol Municipal Code 15.04

³⁸ Sebastopol Municipal Code 16.40, 16.44

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

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

Development and Permitting Fees

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

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

Table 25: Sebastopol Development and Permitting Fees

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

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

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

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

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

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

Table 27: Sebastopol Impact Fees

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

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

Housing for People with Disabilities

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

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

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

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

Accessible Development

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

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

Reasonable Accommodation

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

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

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

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

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

Historic Preservation

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

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

Locally Adopted Ordinances

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

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

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

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

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

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

⁴⁰ Sebastopol Municipal Code 8.12

4.4.3 Environmental and Infrastructure Constraints

Environmental Constraints

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

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

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

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

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

Infrastructure Constraints

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

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

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

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

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

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

4.5 FAIR HOUSING ANALYSIS

4.5.1. Background and Summary of Fair Housing Issues

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

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

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

Housing Element Requirements

Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Housing Element law as amended by AB 686 requires that jurisdictions incorporate AFFH into their Housing Element updates, including community engagement and outreach, an assessment of fair housing, identification of housing sites, and goals, policies, and programs that meaningfully address local fair housing issues. The City of Sebastopol is addressing these requirements through the following means:

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

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

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

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

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

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

Summary of Fair Housing Issues & Contributing Factors

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

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

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

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

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

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

4.5.2 Fair Housing Enforcement and Outreach Capacity

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

Compliance with Existing Fair Housing Laws and Regulations

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

⁴¹ Government Code Section 12955 et seq

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

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

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

Additional State protections include the following:

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

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

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

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

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

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

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

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

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

⁴³ Sebastopol Municipal Code 17.250

⁴⁴ Sebastopol Municipal Code 17.55.020

⁴⁵ Sebastopol Municipal Code 17.295.030

⁴⁶ Sebastopol Municipal Code 17.250.070

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

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

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

Fair Housing Services and Enforcement at a Local Level

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

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

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

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

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

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

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

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

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

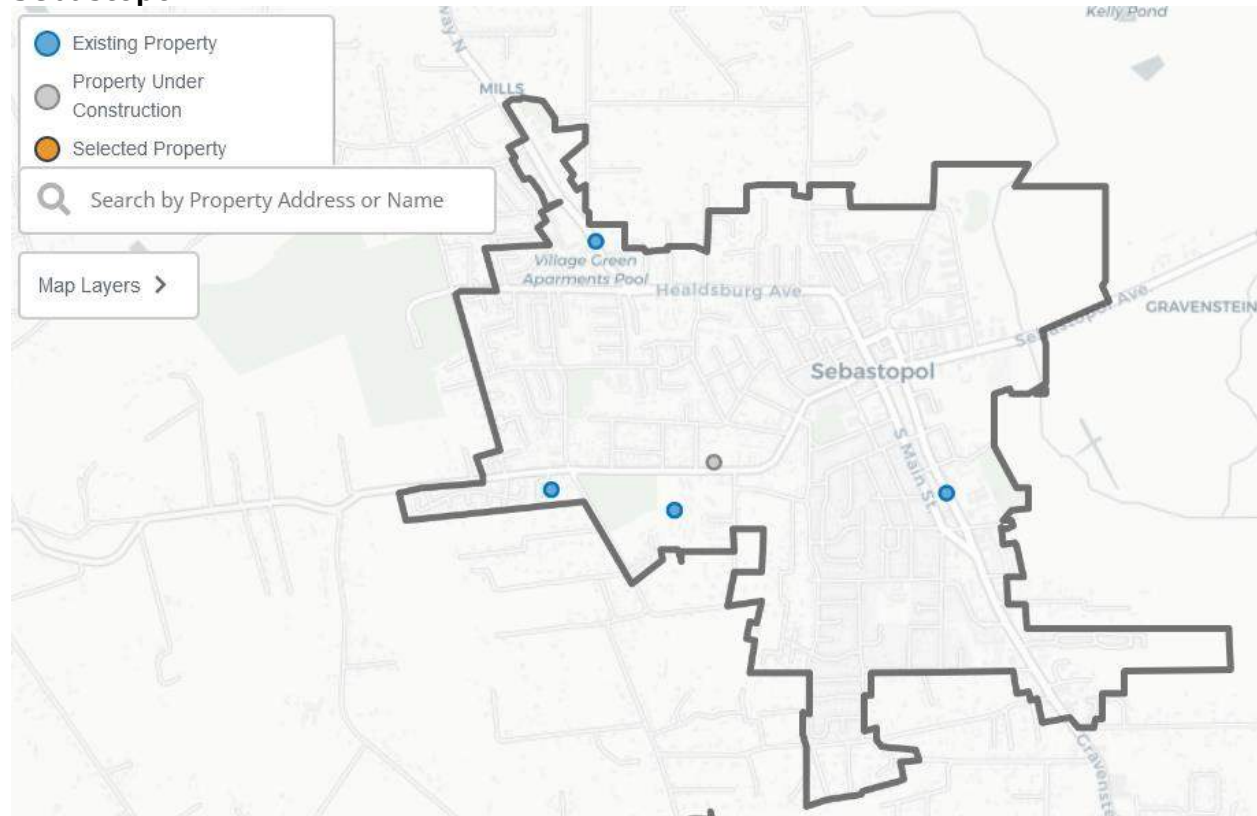
Fair Housing Advocates of Northern California (FHANC): Fair Housing Advocates of Northern California is a private 501(c)(3) nonprofit organization with a stated mission of ensuring equal housing opportunity and educating communities on the value of diversity in their neighborhoods. FHANC is also a grantee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

Public Housing

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

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

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



Source: California Housing Partnership Affordable Housing Map and Benefits Calculator

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

Housing Choice Vouchers

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

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

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

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

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

Housing Enforcement and Outreach Capacity: Conclusion and Contributing Factors

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

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

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

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

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

Race and Ethnicity

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

Table 28: Racial Population Demographics, Sebastopol

	Sebastopol		
	2010	2020	Percent Change
Hispanic/Latinx	11.7%	12.7%	+1.0%
White (Non-Hispanic) alone	81.4%	74.9%	- 6.5%
Black or African American alone	0.8%	1.7%	+0.9%
American Indian and Alaska Native alone	2.2%	0.0%	-2.2%
Asian alone	1.6%	3.8%	+2.2%
Native Hawaiian or Other Pacific Islander alone	0.4%	0.2%	-0.2%
Two or More Races	0.8%	6.7%	+5.9%
<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 29: Racial and Ethnic Composition of Sebastopol's Population Compared to Sonoma County and California

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

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

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

Table 30: Minority Populations in Sonoma County Municipalities

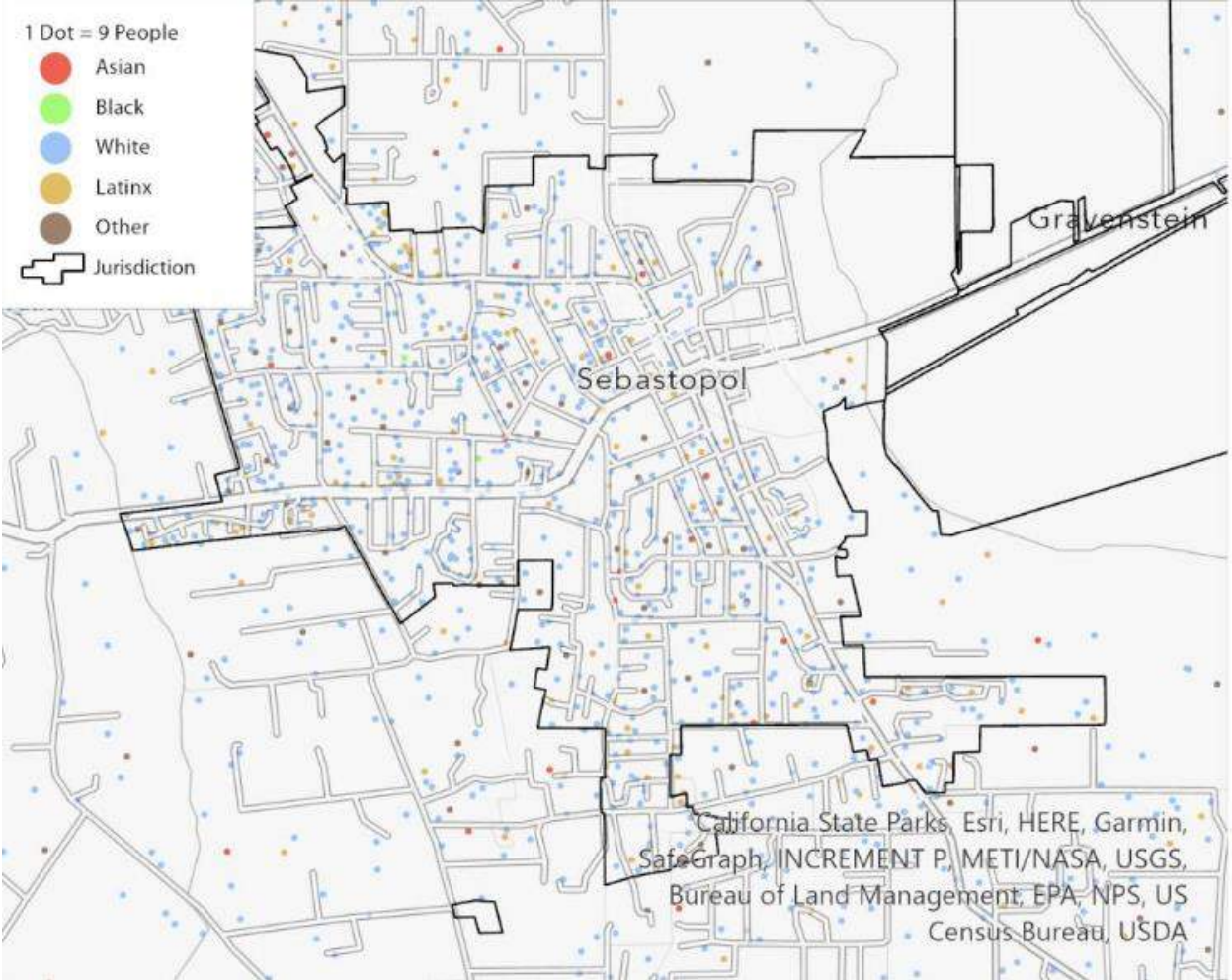
Municipality	Population	% Minority Population
Santa Rosa, CA	178,127	48.8%
Petaluma, CA	59,776	33.4%
Rohnert Park, CA	44,390	41.0%
Windsor, CA	26,344	46.7%
Healdsburg, CA	11,340	36.8%
Sonoma, CA	10,739	27.9%
Cloverdale, CA	8,996	42.2%
Cotati, CA	7,584	25.9%
Sebastopol, CA	7,521	21.7%
County Total	488,863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

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

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

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

Figure 2: Racial Dot Map of Sebastopol, 2020



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

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

Table 31: Intermunicipal Divergence of municipalities in Sonoma County

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

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

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

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

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

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

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

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

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

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

Table 33: Racial Isolation Index Values for Segregation within Sebastopol

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

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

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

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

Table 34: Racial Dissimilarity Index Values for Segregation Within Sebastopol

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

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

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

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

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

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

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

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

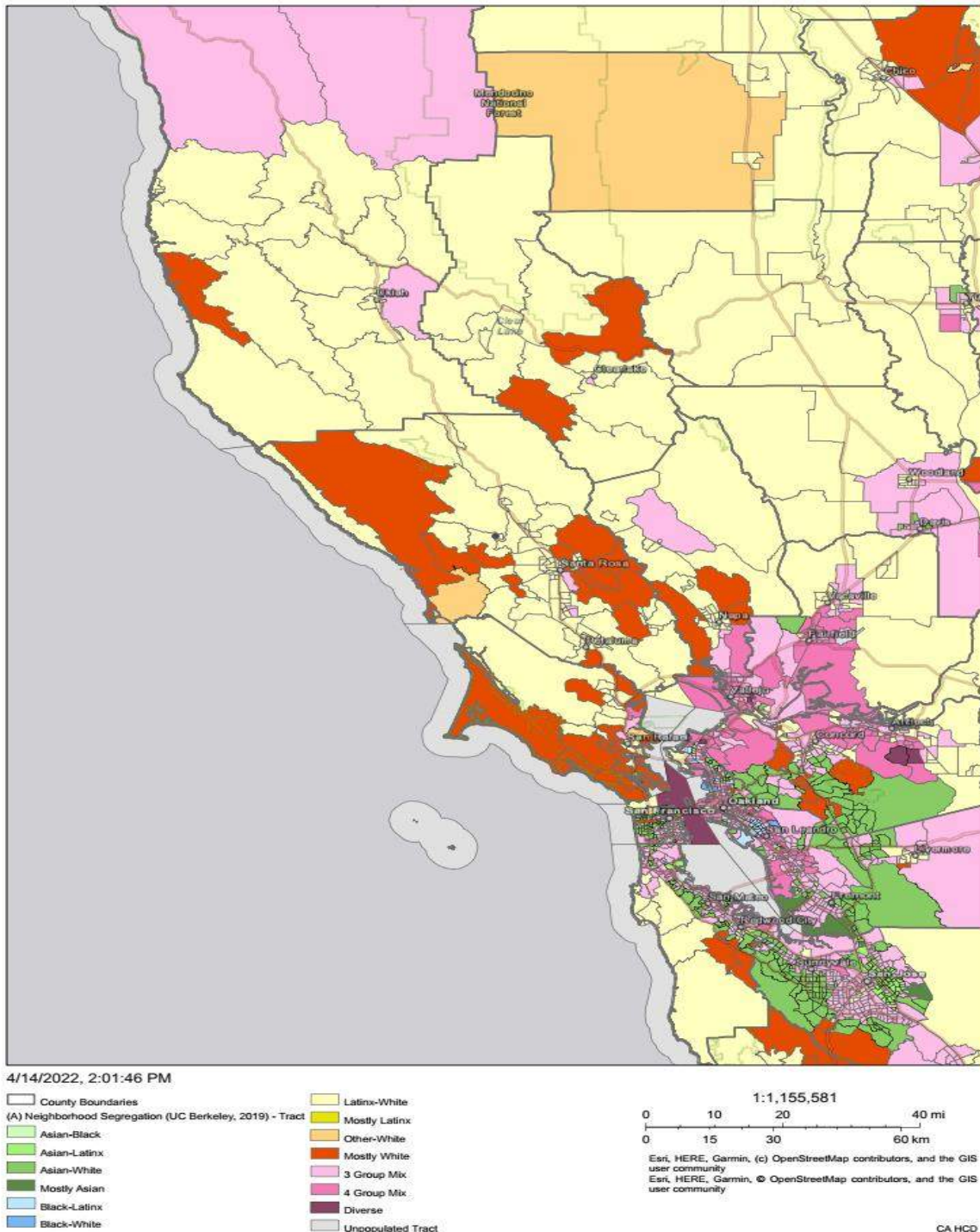
Sonoma County	# Units	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Households with children
Marvin Gardens Apartments, Cotati	37	48.57	22.86	25.71	n/a	57.14
Windwood Apartments, Cotati	28	69.23	11.54	19.23	n/a	57.69
Kings Valley Apartments, Cloverdale	75	83.1	1.41	12.68	1.41	1.41
Burbank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

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

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

Figure 3: Sonoma County Neighborhood Segregation

AFFH Analysis



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% of people in Sebastopol have a disability of any kind and require accessibly designed homes that offer greater mobility and opportunity for independence according.

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

Table 37: Trends in Disability Characteristics

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

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

Familial Status

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

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

Figure 4: Household Type in Sebastopol



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

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

Table 38: Sebastopol Families in Poverty by Household Type

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

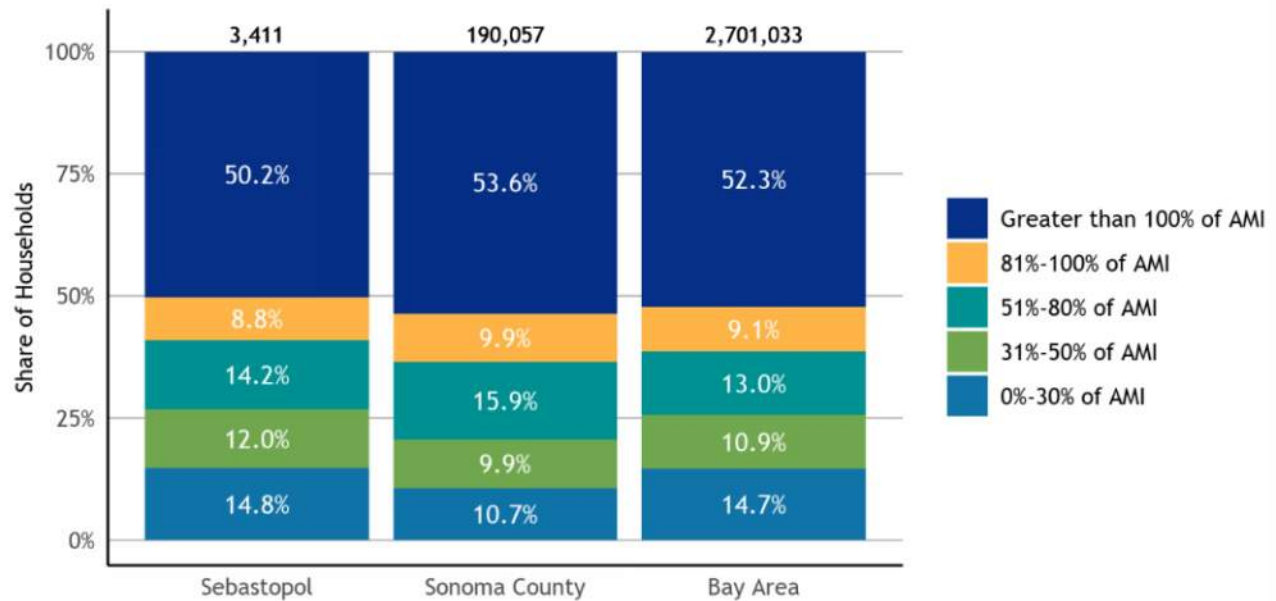
Male householder, no spouse present:	98,869	614	11
No child	27.6%	18.2%	100.0%
With child/children	72.4%	81.8%	0.0%
Female householder, no spouse present:	391,254	2,848	49
No child	16.9%	20.8%	0.0%
With child/children	83.1%	79.2%	100.0%
<i>Source: U.S. Census Bureau, American Community Survey 5-Year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

Income

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

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

Figure 5: Households by Households Income Level

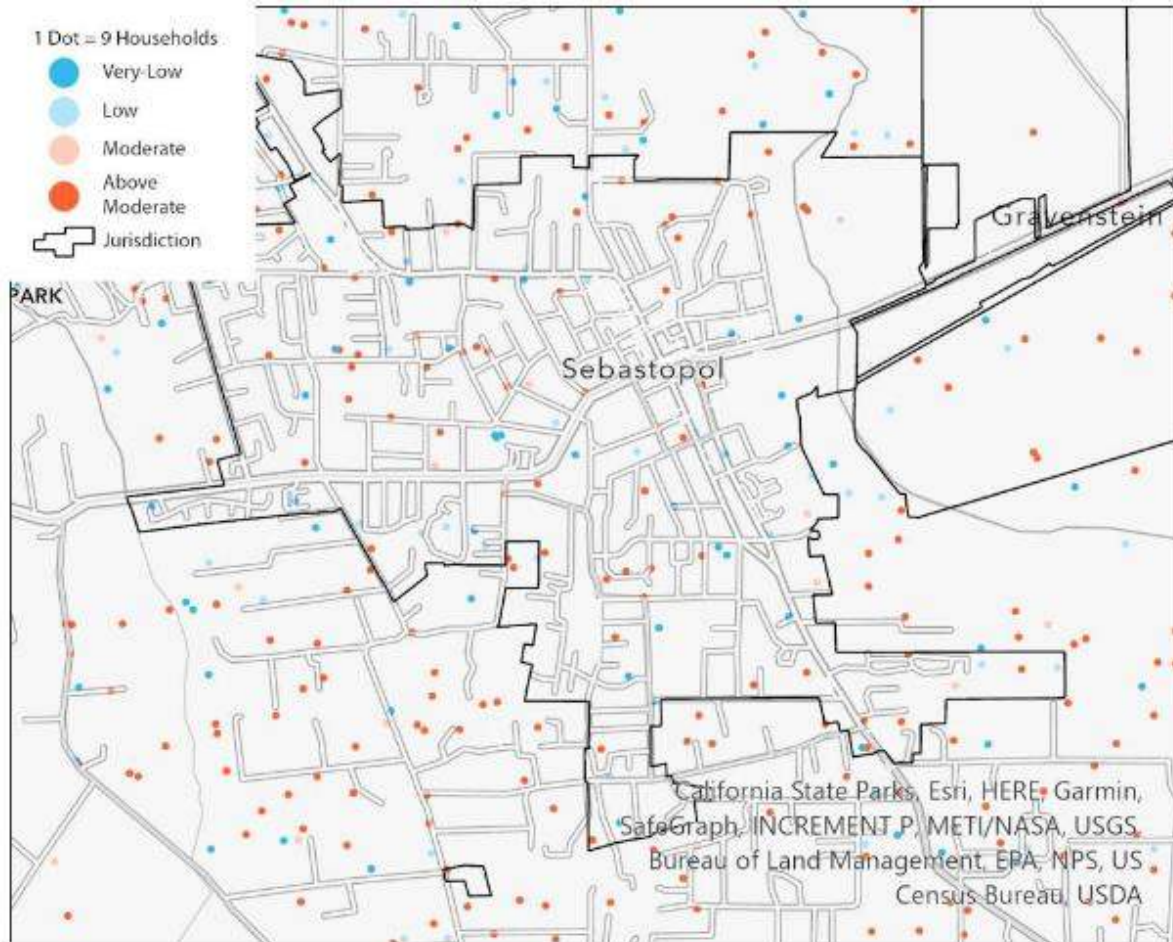


Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

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

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

Figure 6: Income Dot Map of Sebastopol (2015)



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

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

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

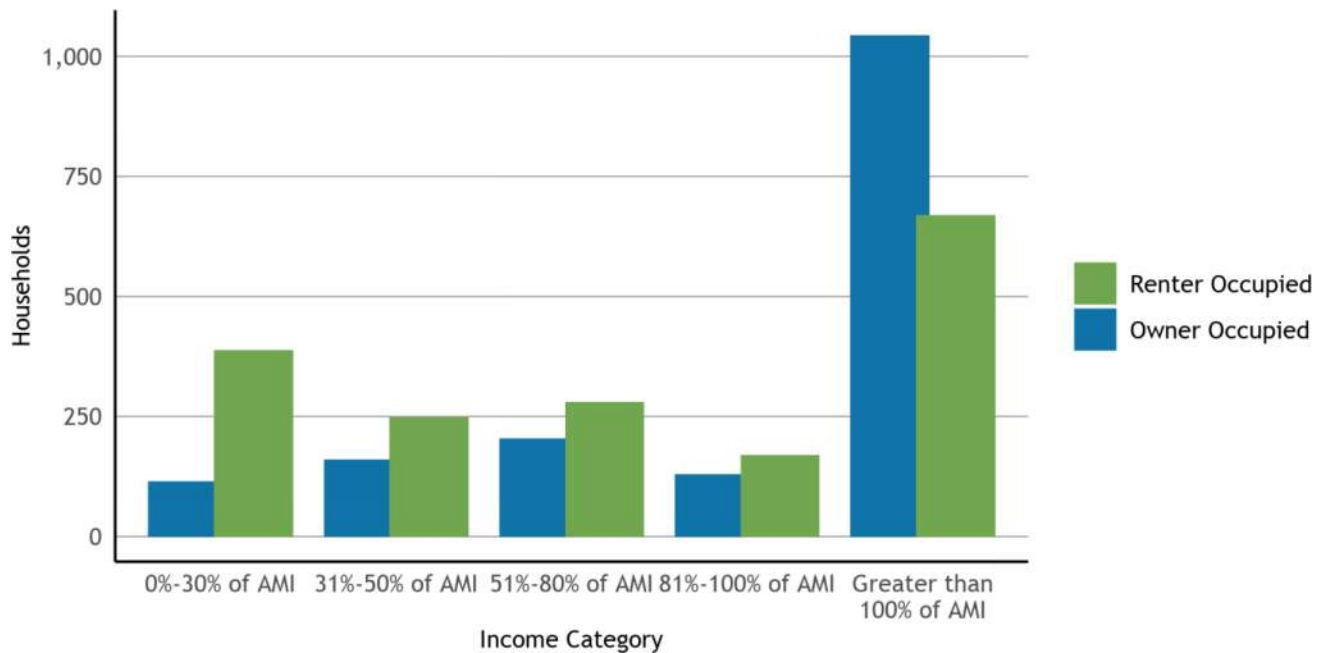
Table 39: Income Group Isolation Index Values in Sebastopol (2010, 2015) and Average Bay Area Jurisdiction (2015)

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

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

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

Figure 7: Household Income Level by Tenure in Sebastopol



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

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

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

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

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

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

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

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

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

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

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

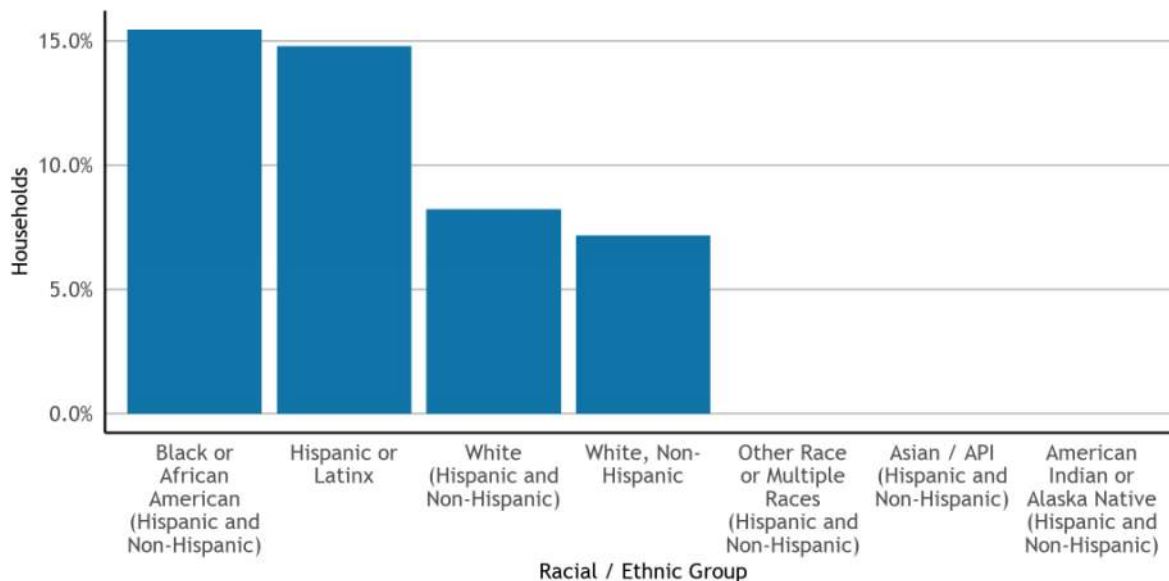
- Among all income groups, the Low-income population’s segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Poverty

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

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

Figure 8: Poverty Status by Race in Sebastopol



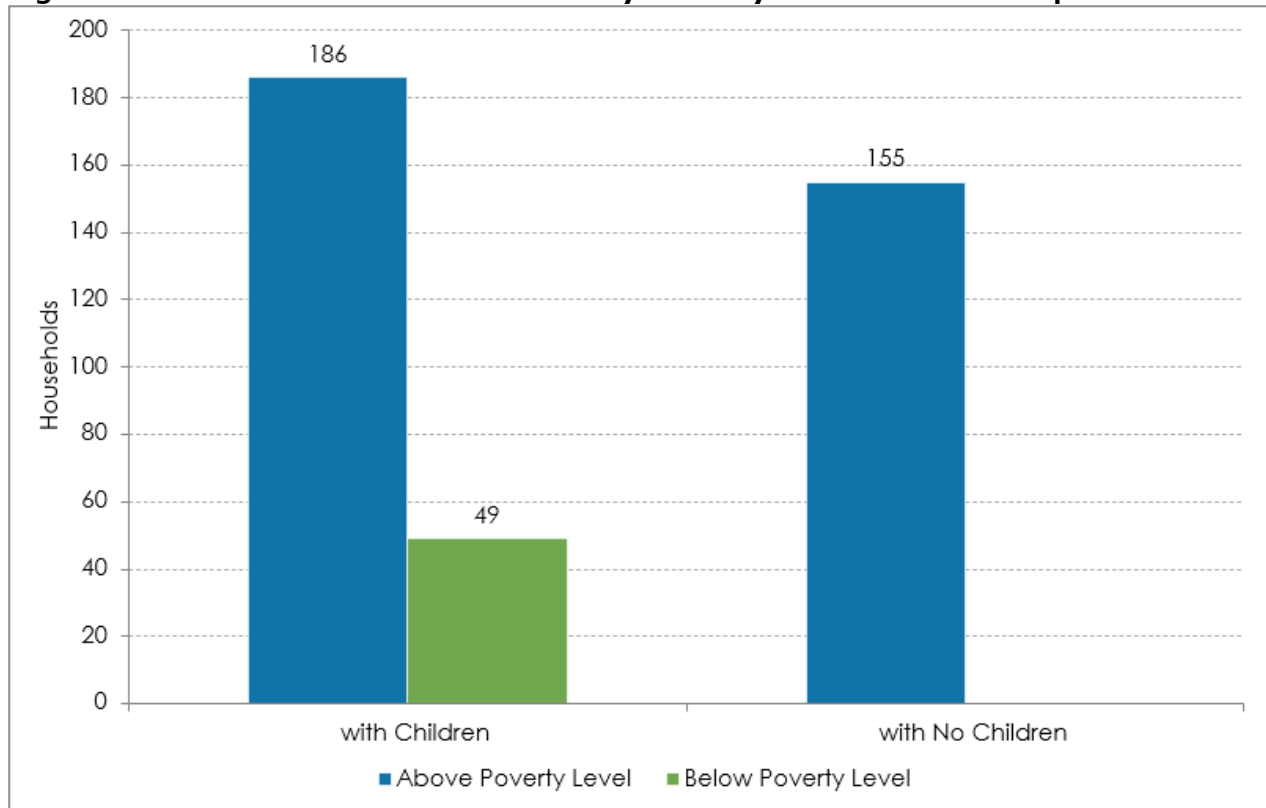
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

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

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

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

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



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

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

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

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

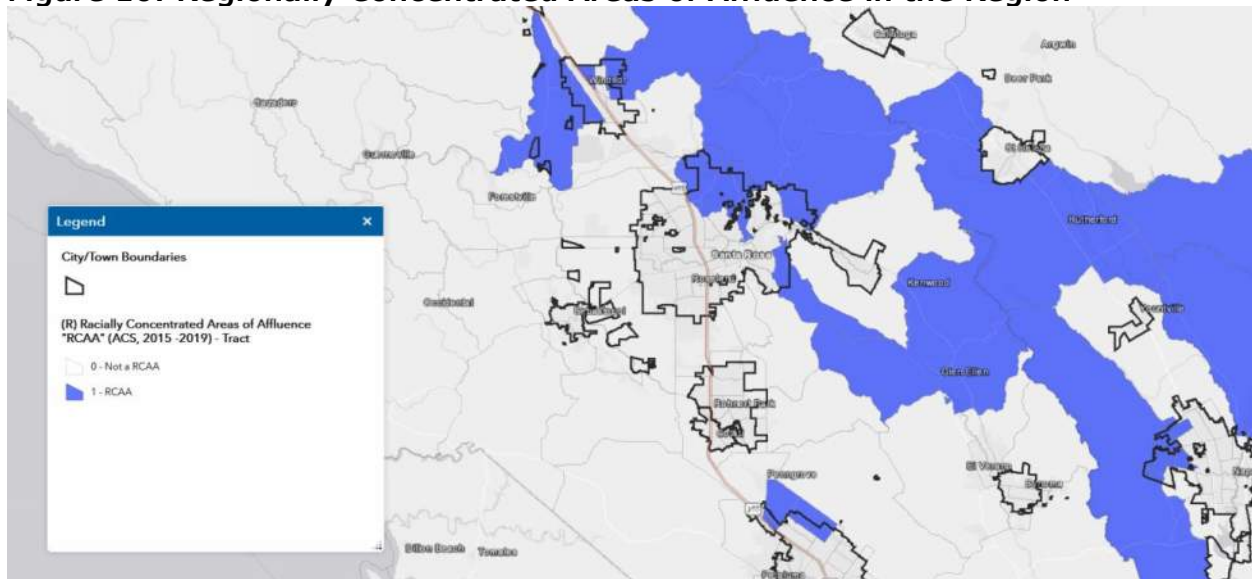
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2019)

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

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

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

Figure 10: Regionally Concentrated Areas of Affluence in the Region



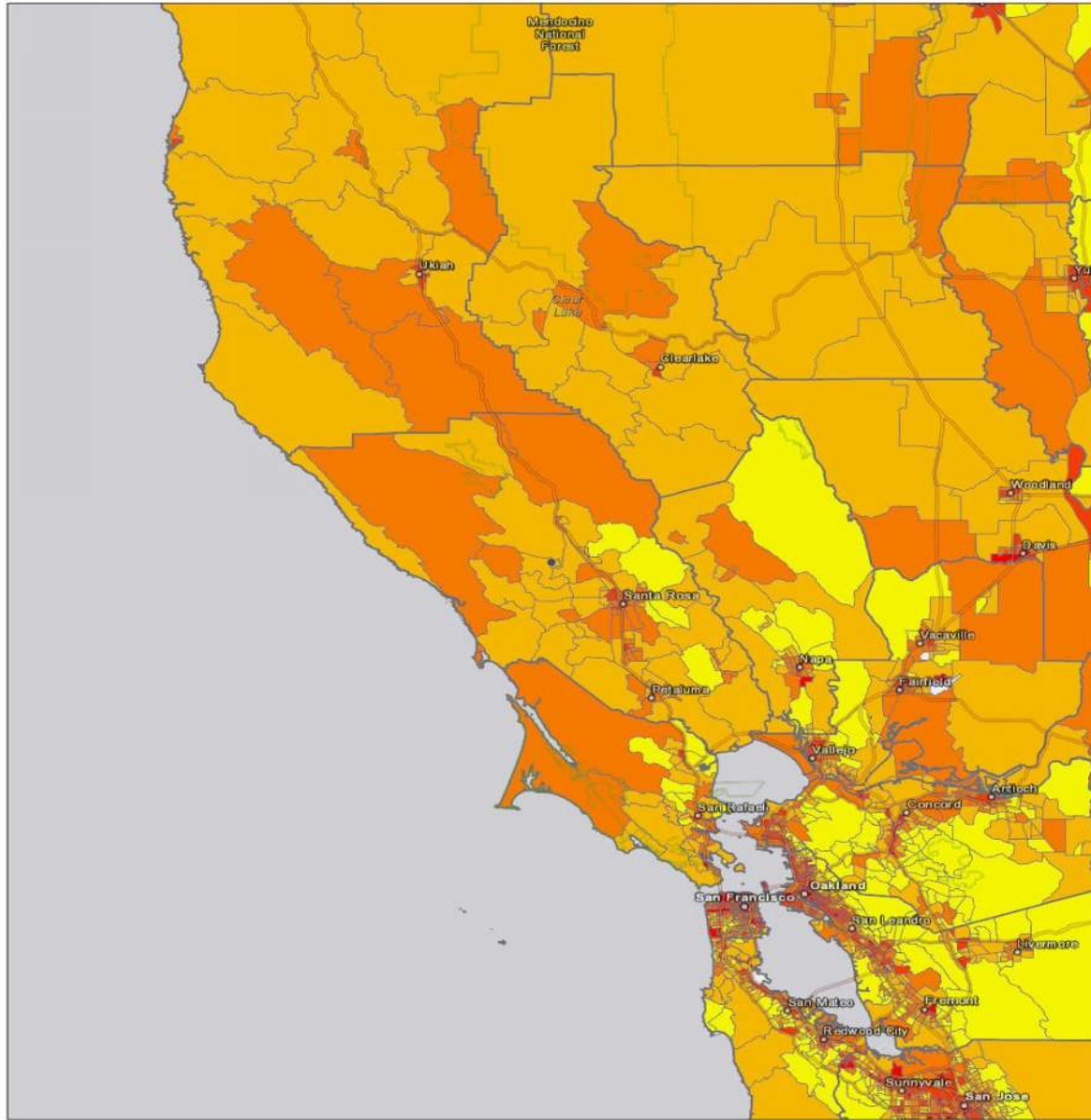
Source: HCD AFFH Data Viewer, ACS 2015 - 2019, HCD, PlaceWorks 2021

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

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

Tenure

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



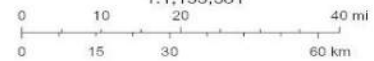
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□ County Boundaries

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



1:1,155,581



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

Integration and Segregation: Fair Housing Issues and Contributing Factors

- Community opposition

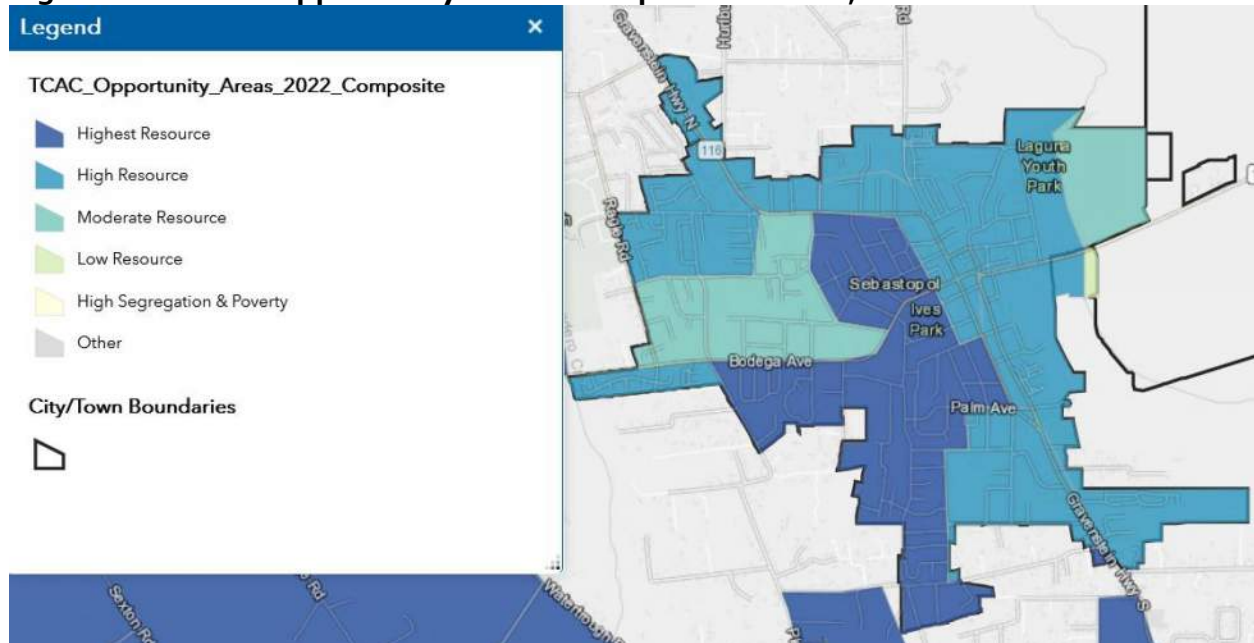
4.5.4 Disparities in Access to Opportunity

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

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

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

Figure 12: TCAC Opportunity Areas Composite Scores, 2022



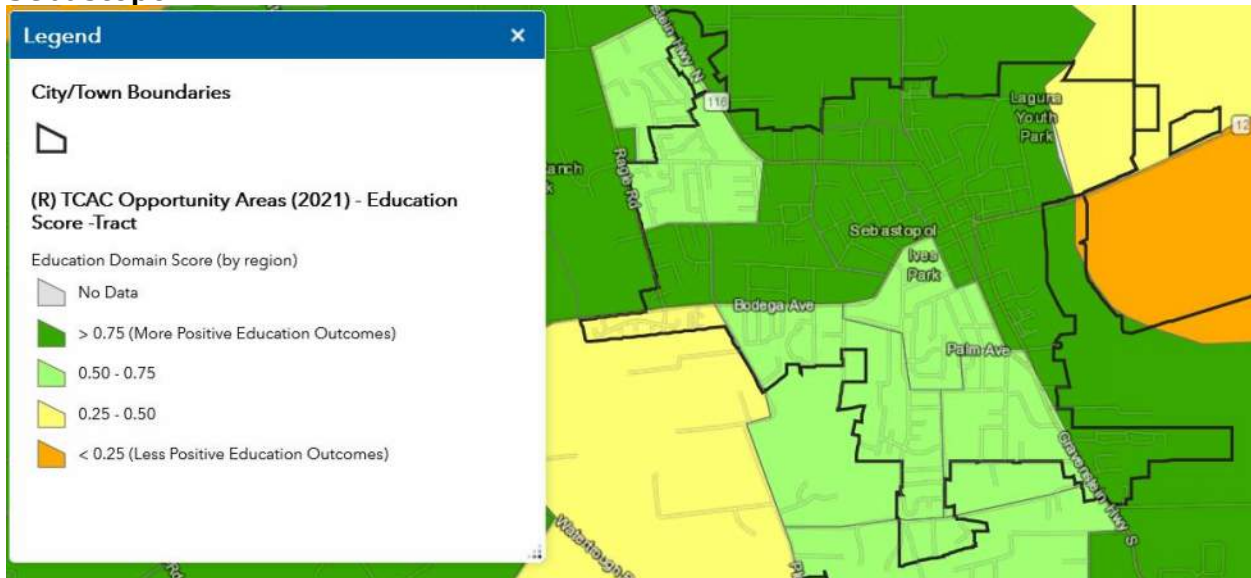
Source: TCAC/HCD Opportunity Area Maps

Education

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

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

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



Source: HCD/TCAC Opportunity Maps 2021

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

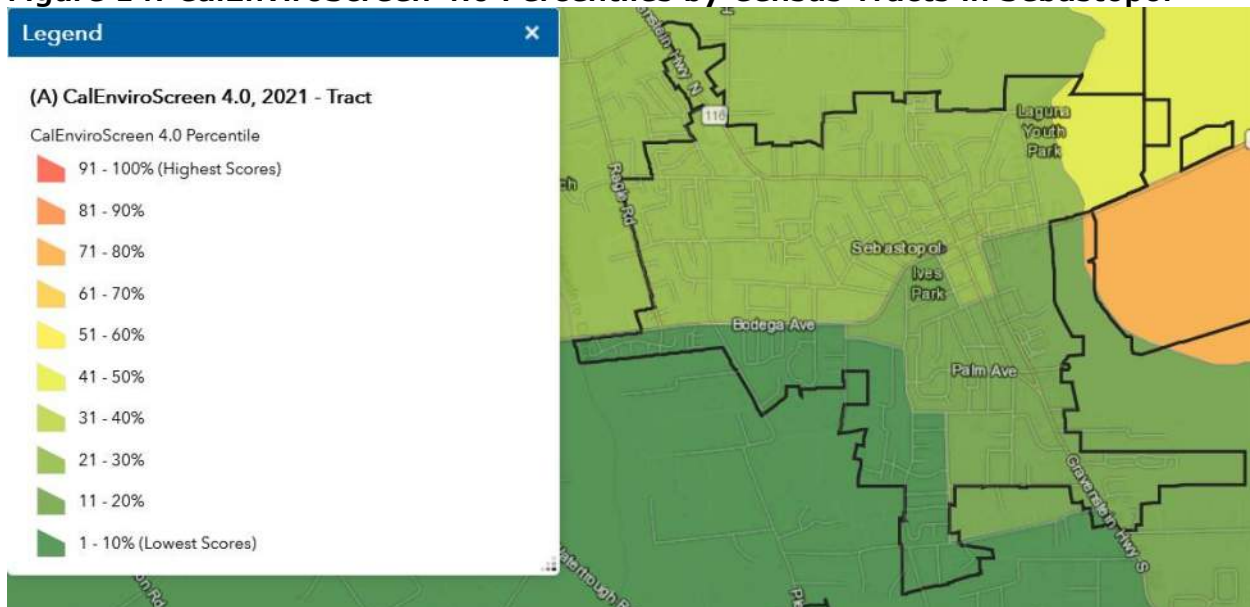
Table 42: Sebastopol School Attributes (2020)

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

Source: California School Dashboard, California Department of Education

Access to Healthy Environment

Figure 14: CalEnviroScreen 4.0 Percentiles by Census Tracts in Sebastopol







Source: CalEnviroScreen 4.0 – Feb 2021 Update

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

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

 Clean Environment ^

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

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

Source: The California Healthy Places Index (HPI)

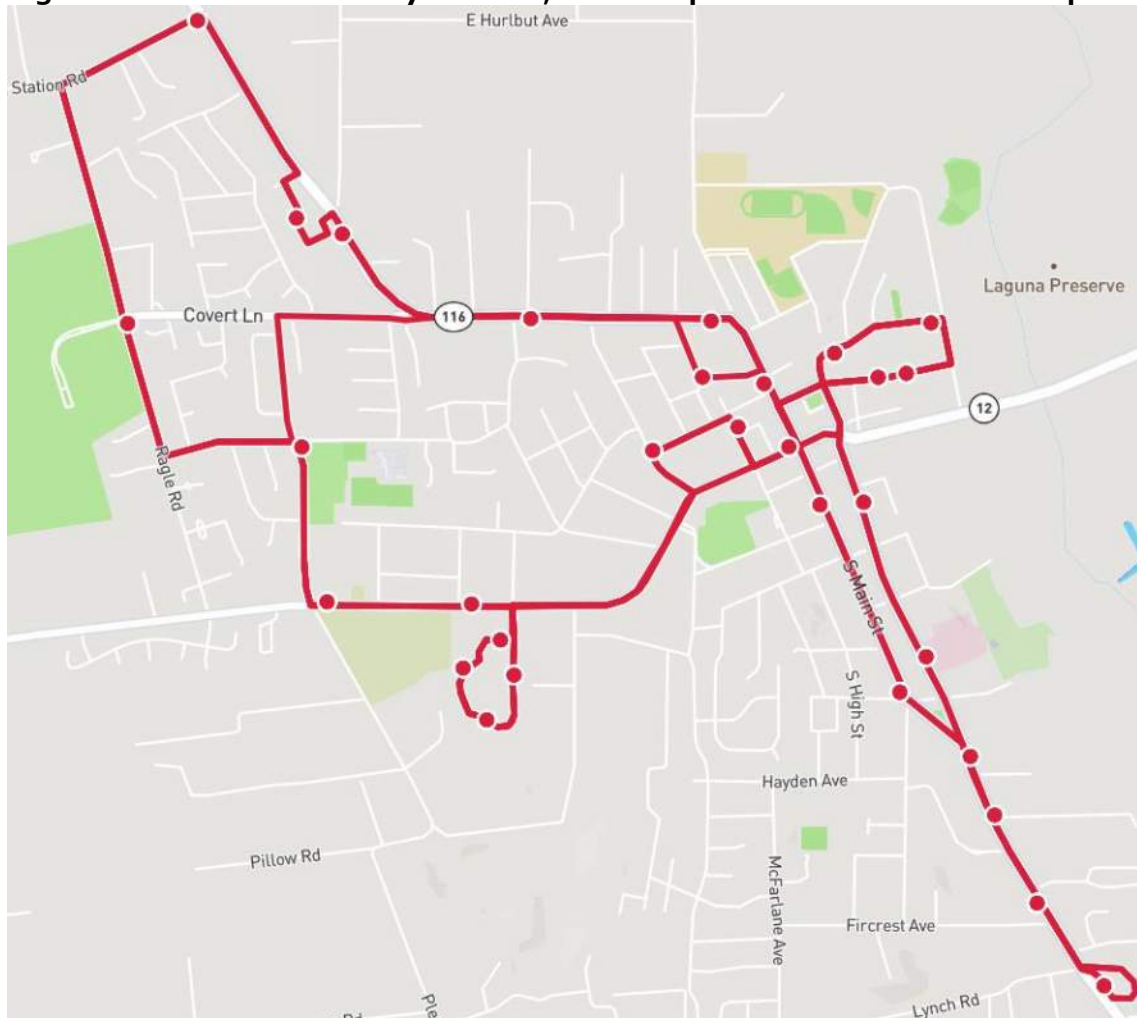
The TCAC Opportunity Areas (2021) Environmental Scores are based on the CalEnviroScreen. This data reflects slightly less positive environmental outcomes in the northern part of the City. This is likely due to environmental conditions in the unincorporated areas as the Census tract spans far north of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

Transportation Opportunities

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

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

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



Source: Sonoma County Transit

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

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

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

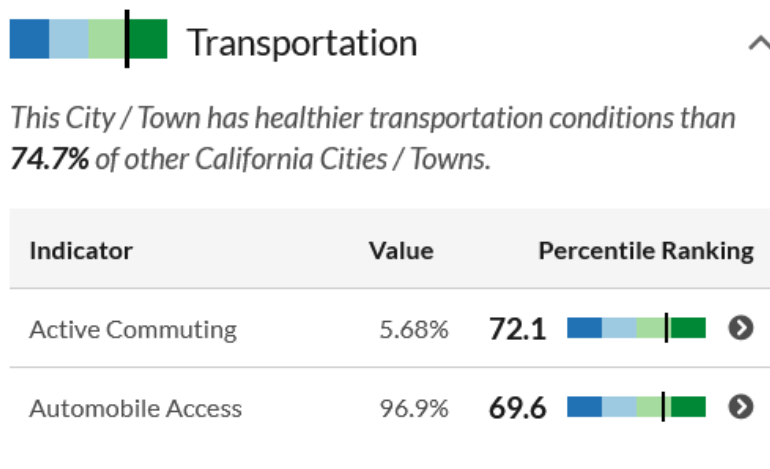
SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts, with at least two on each bus. In addition, the agency offers half-priced fares to youth between the ages of five and 18, senior passengers 65 years and over, Medicare card holders,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

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

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

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

Figure 17: California Healthy Places Index: Transportation in Sebastopol



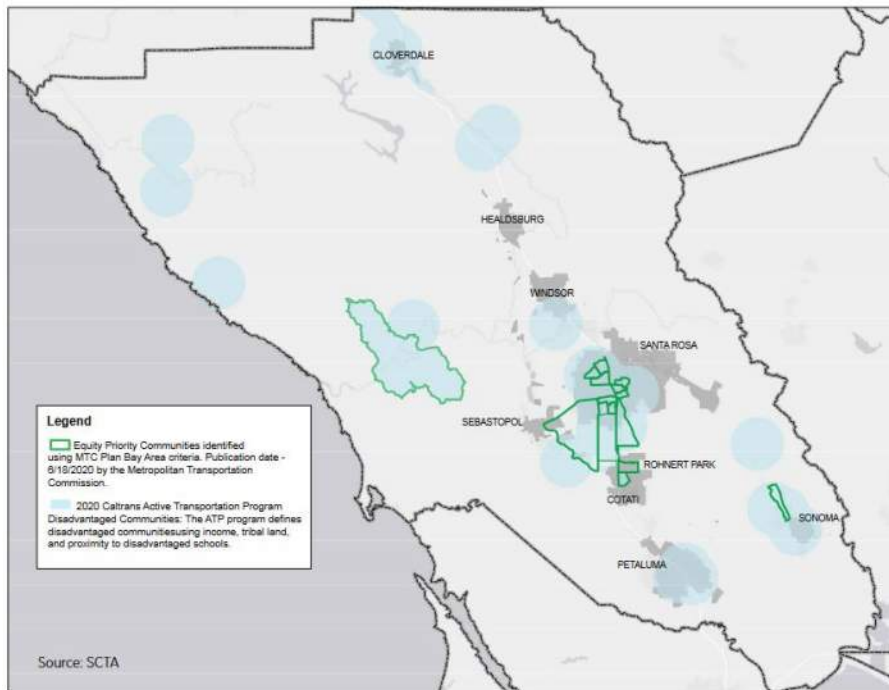
Source: California Healthy Places Index

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

City Council Hearing Draft Housing Element
City of Sebastopol

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

Figure 18: Sonoma County Equity Priority Communities



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

Economic Development and Access to Jobs

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

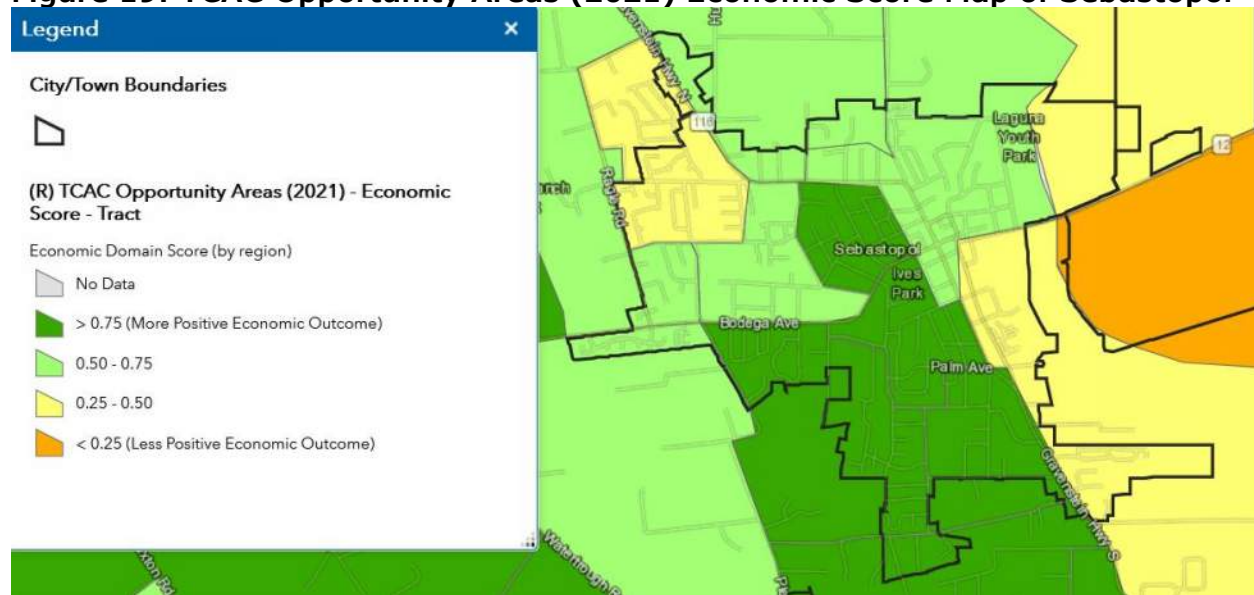
- Poverty: Percent of population with income level above 200% of Federal poverty line
- Adult Education: Percent of adults with a bachelor’s degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces

City Council Hearing Draft Housing Element
City of Sebastopol

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

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

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

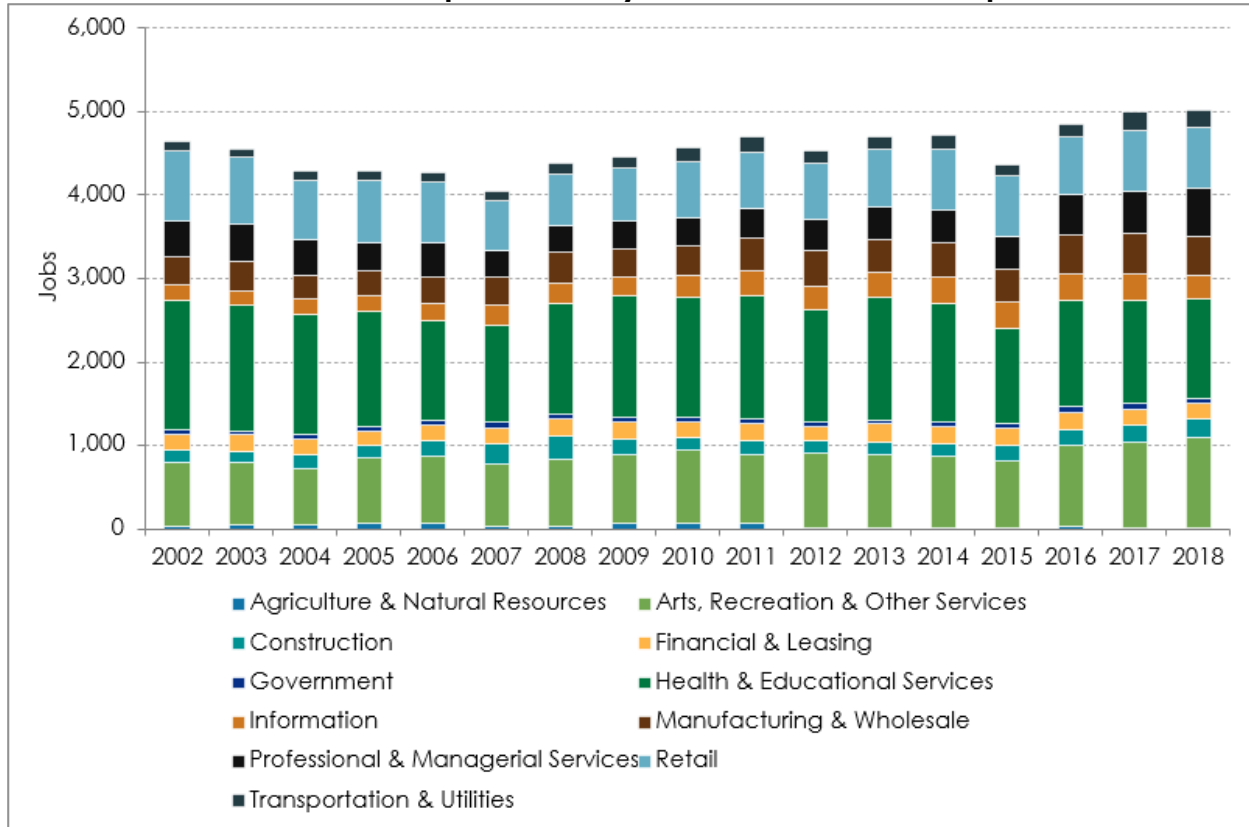


Source: HCD/TCAC Opportunity Maps 2021

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

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

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



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

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

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

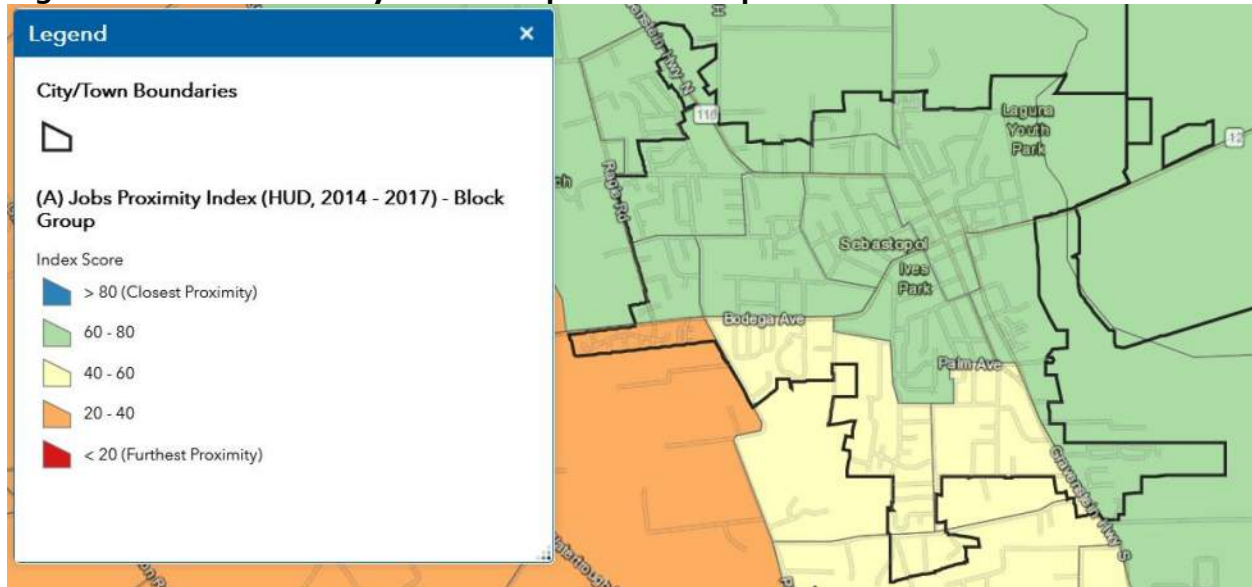
Figure 20: Inflow and Outflow Analysis of Sebastopol



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

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

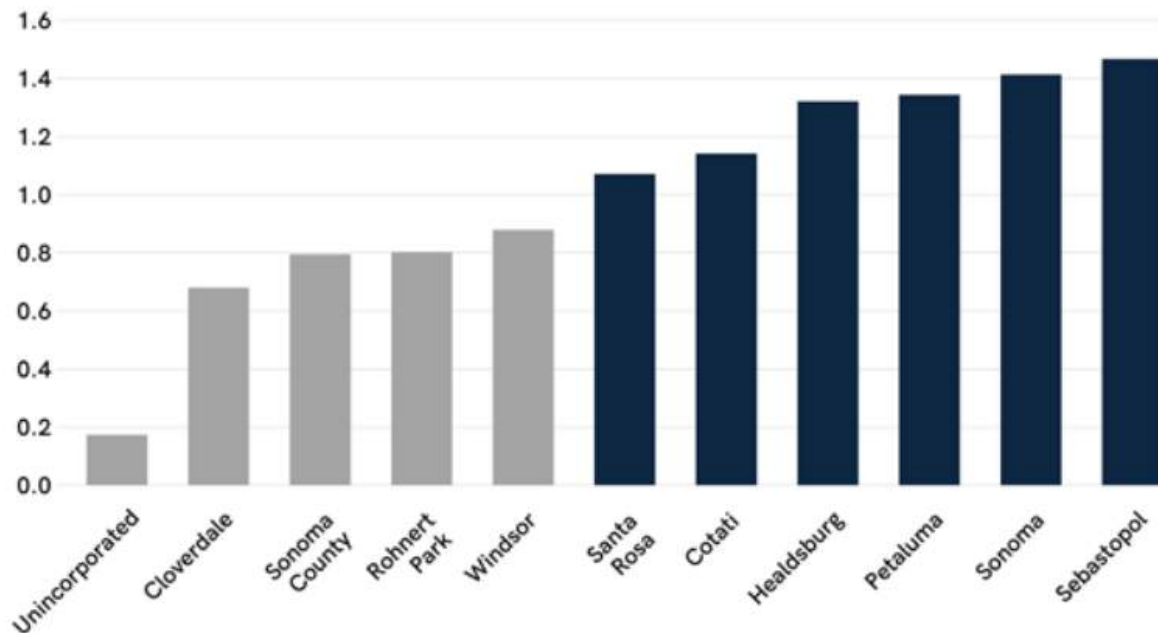
Figure 21: Job Proximity Index Map of Sebastopol



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

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

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



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

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

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

- Capacity for assistance
- Access to financing for small sites

4.5.5 Disproportionate Housing Needs, Including Displacement

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

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

Cost Burden and Severe Cost Burden

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

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

Figure 23: Cost Burden by Tenure in Sebastopol

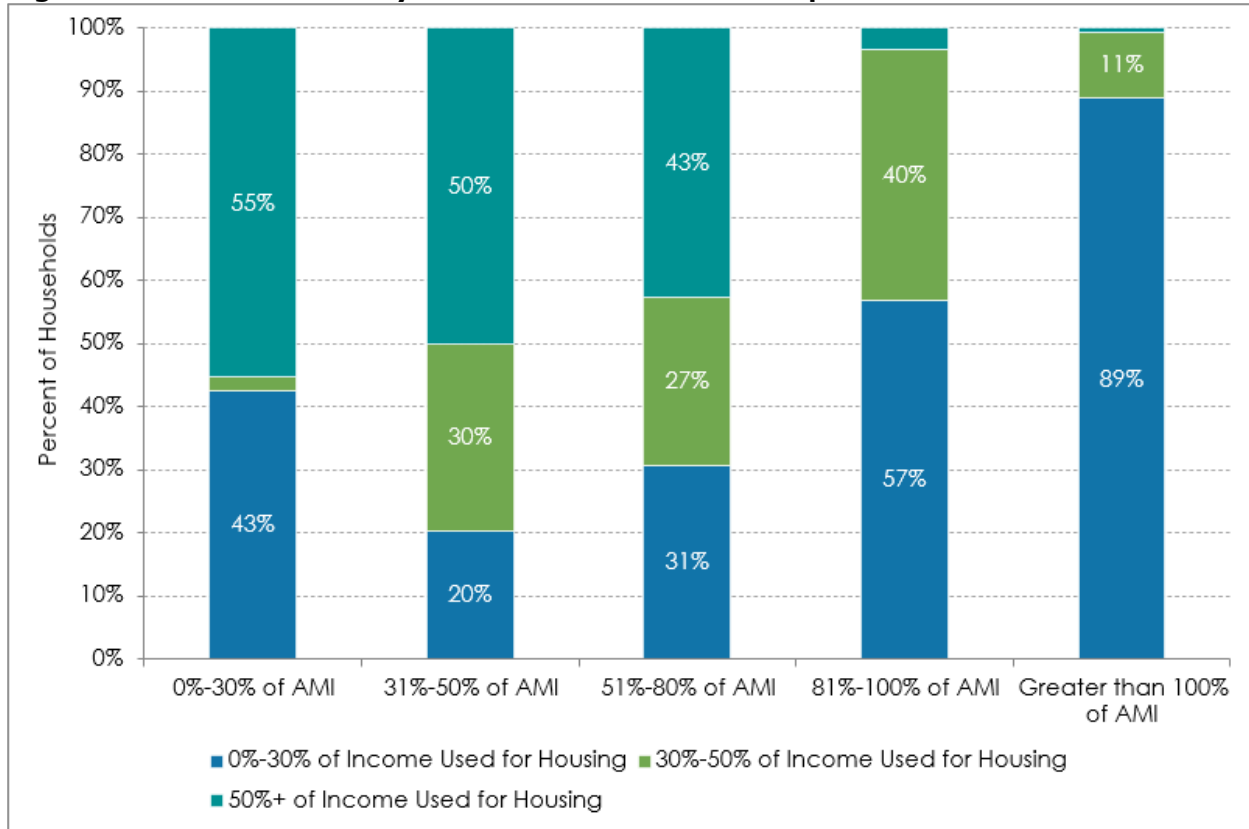


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

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

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

Figure 24: Cost Burden by Income Level in Sebastopol



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

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

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

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

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

Overcrowding

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

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

Table 45: Tenure by Occupants Per Room in Sebastopol

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

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

Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are no reported homeowners or renters experiencing substandard housing conditions in Sebastopol.⁴⁹ Rates of substandard housing are higher for the region but have decreased from 2010 to 2019 (Table 45).

Table 46: Substandard Housing Issues in Sonoma County

Year	2010		2019	
	Owner	Renter	Owner	Renter
Lacking Complete Kitchen	0.5%	1.9%	0.4%	1.7%
Lacking Plumbing	0.5%	1.2%	0.4%	0.6%

Source: U.S. Census Bureau, American Community Survey 5 Year Estimates: 2010, 2019, Table B25053, Table B25049

Homelessness

The Department of Housing and Urban Development defines homelessness as any, “individual or family who lacks a fixed, regular, and adequate nighttime residence” or an individual whose, “primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground.” People experiencing homelessness have the most immediate housing needs of any population group and are most vulnerable to violence and criminalization due to their unhoused status.

California accounts for almost half of the country's homeless population. Sonoma County has the fourth highest number of homeless individuals for large suburban areas in the United States.⁵⁰ Preliminary 2022 Sonoma County Point-In-Time (PIT) Count data reported 2,893 individuals experiencing homelessness, a 5% increase in the homeless population since 2020.⁵¹ More comprehensive data released in 2020 shows that the majority (63%) of those experiencing homelessness in the County are

⁴⁹ U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019),

⁵⁰ County of Sonoma Community Development Commission “Project Homekey” page

⁵¹ The Press Democrat, *Sonoma County’s homeless population increased 5% during pandemic*, May 16 2022

white men. The sheltered homeless population increased by 5% between 2019 to 2020.⁵²

Home to approximately 8,000 people, Sebastopol is one of a growing number of smaller cities in Sonoma County that is facing the need to bring the affordable housing, permanent supportive housing, and transitional housing that is so critical to addressing the needs of the most vulnerable unhoused individuals in the County. The 2022 Point-In-Time Count found that there were 78 unhoused people in Sebastopol, down from 129 two years prior. The number of students in Sebastopol experiencing homelessness in 2019 represents 2.2% of the Sonoma County total and 0.1% of the Bay Area total. The number of those who are homeless in Sebastopol has increased between 2018 to 2020, then decreased in 2022. The total homeless population in Sonoma County decreased between 2018 and 2020, then increased in 2022. While just over a quarter of Sonoma County’s homeless population is sheltered, almost half of Sebastopol’s population is sheltered (Table 46). Shelters and resources for the local homeless population are distributed throughout the City, and so are homeless residents. Most of Sonoma County’s homeless population lives in Santa Rosa (1,658 people), followed by Rohnert Park (369 people) and Petaluma (293 people).

Table 47: Homeless Persons in Sebastopol by Shelter Status

Jurisdiction	Shelter Status	2018	2019	2020	2022
Sebastopol	Unsheltered	69	101	129	40
	Sheltered	0	0	0	38
	Total	69	101	129	78
Sonoma County	Unsheltered	1,929	1,957	1,702	2,088
	Sheltered	1,067	994	1,033	805
	Total	2,996	2,951	2,745	2,893

Source: 2019 and 2022 Sonoma County Homeless Census Comprehensive Report

Section 4.2.2 contains additional information about homelessness, including an analysis of needs, resources, and the City’s efforts in addressing homelessness.

Displacement

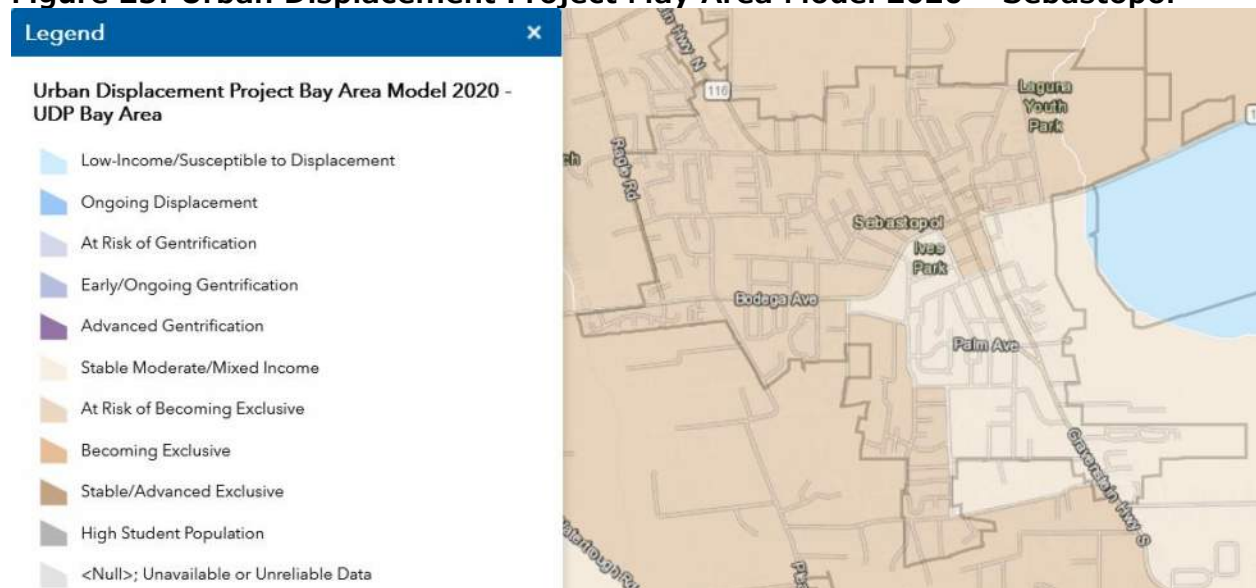
Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people; public policies and investments, such as capital improvements and planned transit stops; and flows of private capital.⁵³ These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. They can also displace people.

⁵² Ibid.
⁵³ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

For the purposes of this assessment, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.⁵⁴ Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income and potentially achievable rental income if the property is converted to its most profitable use.

The University of California, Berkeley (UCB)'s Urban Displacement Project Bay Area Model 2020 shows that there are no neighborhoods in Sebastopol that are susceptible to or experiencing displacement, nor are there areas at risk of or undergoing gentrification. Most census tracts, however, include neighborhoods are the At Risk of Becoming Exclusive (Figure 25). Sebastopol has a lower displacement risk than most jurisdictions in the region (Figure 26).

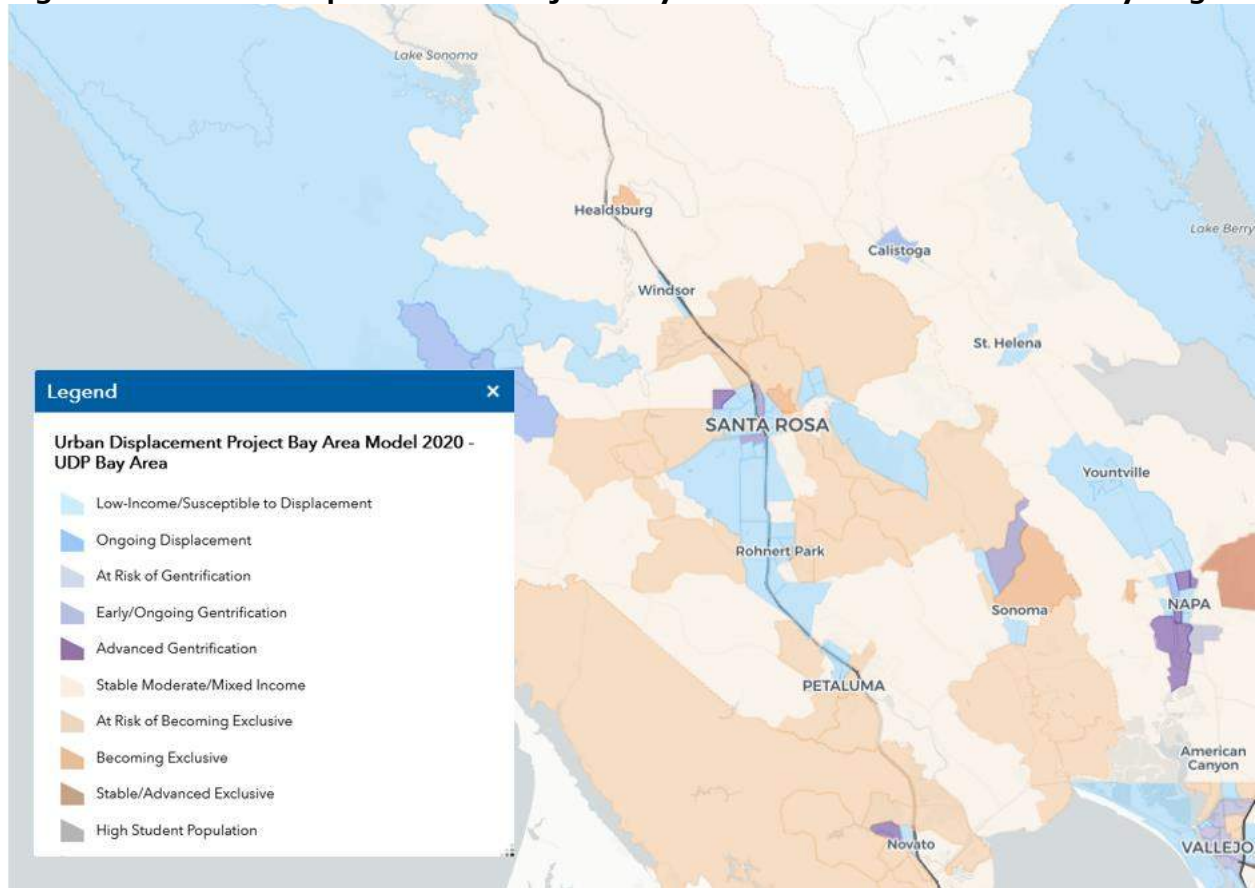
Figure 25: Urban Displacement Project May Area Model 2020 – Sebastopol



Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). *Urban Displacement Project website*. Berkeley, CA: *Urban Displacement Project*.

⁵⁴ Been, V., Ingrid, E., & O'Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. *Housing Policy Debate*, 29(1), 25-40.

Figure 26: Urban Displacement Project Bay Area Model 2020 – North Bay Region



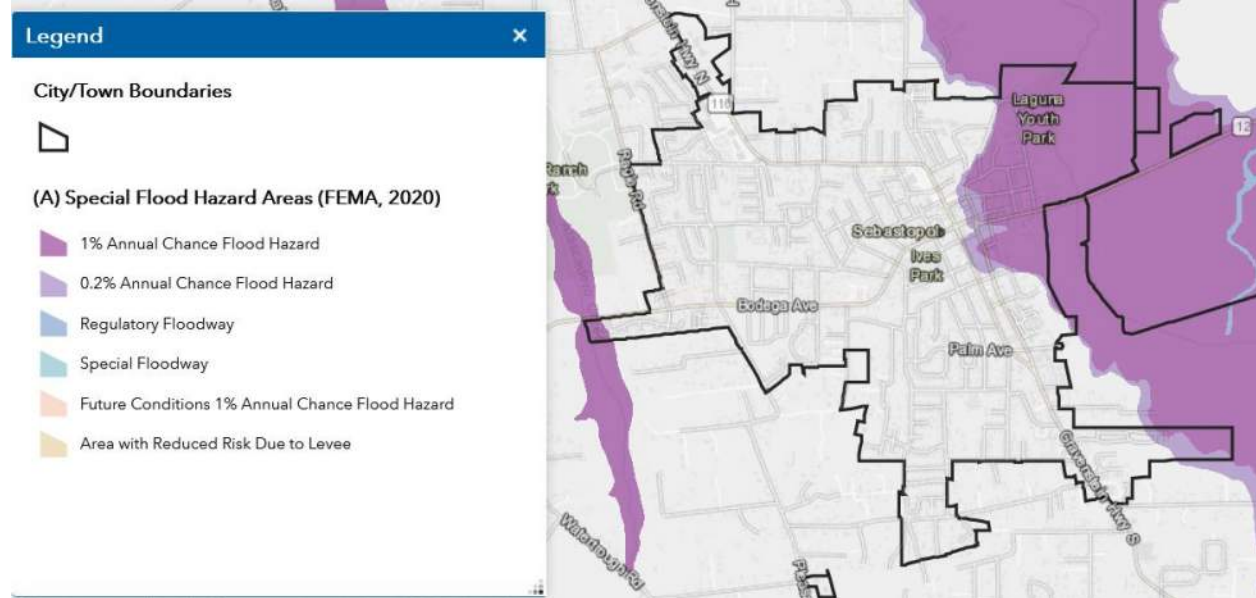
Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Rising housing costs are a primary cause of displacement and can assist in identifying and comparing displacement risk trends. Median gross rent in Sebastopol was \$1,547 in 2022, up from \$1,200 in 2010, an increase of 28.9%. In comparison, median gross rent in all of Sonoma County was \$1,743 in 2022 and \$1,201 in 2010, an increase of 45%. During the same period, median household income increased by 58.2% in Sebastopol and increased by 36% in Sonoma County.⁵⁵ While displacement risk has increases Countywide, this issue is not as prevalent in Sebastopol in comparison to the full County. The City has restrictions on non-hosted short-term rentals, which may contribute to this minimized displacement risk.

Figure 27 identifies census tracts that are at risk of disaster-driven displacement from flooding. The Special Flood Hazard Areas in Sebastopol are concentrated in the northeast corner of the City, with one minor segment showing up on the far left-hand side. In these areas, there is a 1% Annual Chance Flood Hazard. There are very few residences within this area, and it does not align with areas with higher concentrations of protected classes.

⁵⁵ U.S. Census Bureau, American Community Survey, 2010 and 2020 5-Year Estimates

Figure 27: FEMA Special Flood Hazard Areas in Sebastopol (2020)



Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

The rising cost of housing in Sebastopol, Sonoma County, and across the Bay Area region is driving displacement of the most vulnerable populations. This is not only disruptive and, in some cases, traumatic for displaced households, but is also a primary driver of segregation at the regional scale.

There are no neighborhoods in the City of Sebastopol experiencing gentrification; however, 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs. There exists a risk of becoming exclusive and further displacement of lower-income residents due to rising housing costs. A lack of affordable housing units in a range of sizes, including larger units to house families, was also cited by stakeholders as an important contributing factor.

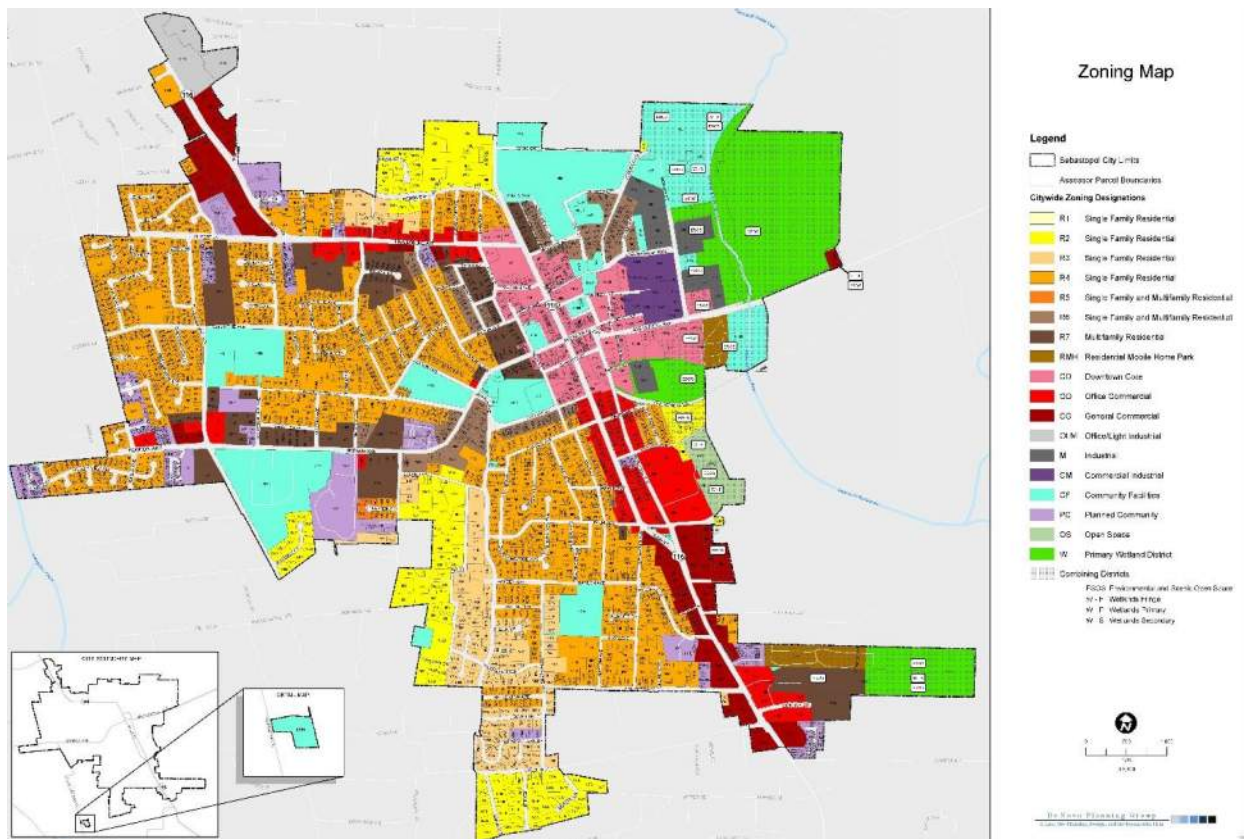
4.5.6 Other Relevant Factors and Local Knowledge

Fair housing issues are also affected by historical exclusionary zoning practices, such as the use of zoning ordinances to exclude certain types of land uses and/or races and ethnicities from a given community. Exclusionary zoning was introduced in the early 1900s, typically to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. In the United States, exclusionary zoning is standard in almost all communities and is used to limit the supply of available housing units, such as prohibiting multifamily residential dwelling and minimum lot size requirements.

Single-family zoning is exclusionary when it occurs to the exclusion of other types of residential uses. While not intended to be exclusionary, Sebastopol’s past prohibition of anything but single-family homes have excluded persons who do not have incomes high enough to live there.

The City of Sebastopol has taken steps to address past exclusionary zoning practices with each update of the Housing Element. As of 2022, Sebastopol is zoned according to the map shown below. Under its zoning code, Sebastopol has eight residential zoning districts. Districts R1 through R5 are primarily zoned for single family residential uses, but District R5 permits townhomes, condominiums, duplex, triplex, and fourplex uses. Higher density multi-family residential developments are only allowed in Districts R6 and R7, allowing up to 25 dwelling units per acre. Sebastopol is a small city without neighborhood delineations. There are no locations within the City that are not within walking distance to good schools, goods, services, or transit.

Figure 28: Zoning Map of the City of Sebastopol



Source: City of Sebastopol Municipal Code, Title 17: Zoning , 2018

In the recent past, housing costs have been impacted by remote workers from the tech industry and other high paying industries moving out of metropolitan centers and into the area. This trend has continued with remote workers from other industries, as the impact of the COVID pandemic affected employment. While this typically affects the prices of market rate housing, it is now affecting overall

housing costs as units previously attainable by middle income households are now more expensive.

4.5.7 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary

Table 48: Fair Housing Issues, Contributing Factors, and Programs & Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
Neighborhoods are at-risk of becoming exclusive	Community opposition (High Priority)	Program A-3.1: The City will establish Objective Design Standards to minimize discretionary decision-making	80% of housing projects using Objective Design Standards through the planning period, focusing on areas zoned to allow multifamily and mixed-use development
		Program D-2.1: The City will work with the County CDC to develop a landlord education program that will include information on source of income discrimination and ensure landlords and maintaining Section 8 compliance.	Connect with 15 landlords throughout the community during the planning period.
		Program D-2.2: The City will amend the code to allow permanent supportive housing and low barrier navigation centers by-right in zones where multifamily and mixed uses are permitted	Facilitate development of 1 new PSH and 1 new LBNC project during the planning period, near transportation and amenities .
	Access to financing for small sites (High Priority)	Program A-3.2: The City will support affordable housing developers through financial and technical actions to facilitate development on lots of all sizes and levels of affordability.	During the planning period, financially support 2 affordable housing projects; increase developer outreach by 25%; provide staff assistance to assess development strategies for 8 new housing projects; and provide priority permit processing to 3 affordable housing projects.
		Program A-4.3: The City will partner with the County CDC to identify feasible funding mechanisms for the development of affordable housing in the City, including its small sites.	Increase developer outreach about funding opportunities by 25% to facilitate projects throughout the community

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
	Risk of becoming exclusive and/or displacement of residents due to rising housing costs (High Priority)	Program C-2.1: The City will work with the County CDC and local non-profits and apply for rehabilitation loans and grants to address substandard living conditions and reduce displacement.	Apply for 3 grants throughout the planning period
		Program C-1.1: The City will monitor its affordable housing inventory, and work with property owners and non-profit partners. The City will identify options to ensure continuing affordability of units.	Maintain affordability covenants on 100% of at-risk units (one project)
		Program D-2.1: The City will work with the County CDC to develop a landlord education program.	Connect with 15 landlords throughout the community during the planning period.
		Program D-4.1: The City will require replacement housing units on inventory sites that meet the conditions outlined in Government Code 65915(c)(3)	100% of required replacement housing units throughout the community
	Limited availability of affordable units in a range of sizes (Medium Priority)	Program A-3.3: The City will increase opportunities for missing middle housing to support a range of housing types and sizes..	Facilitate the development of 10 new units throughout the planning period, primarily in the higher resource residential areas on the west side of the City.
		Program A-3.4: The City will establish a Workforce Housing Overlay Zone to support a range of housing types and sizes	Facilitate the development of 2 projects or 20 units using the Workforce Housing Overlay Zone, focused in or near the Downtown area.
		Program A-3.6: The City will encourage the development of ADUs and JADUs to support a range of housing types and sizes	Aim for an average of 7.5 ADUs per year for a total of 60 ADUs during the planning period, including 15 VLI units, 15 LI units, and 15 MI units, throughout the community.

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
Limited Fair Housing enforcement & outreach	Lack of language access (Medium Priority)	Program D-1.1: The City will provide fair housing information in multiple languages.	Provide links and/or information on website to fair housing resources, including 50% of those materials in multiple languages
	Lack of resources for fair housing agencies and organizations (Medium Priority)	Program D-1.1: The City will develop a webpage to provide fair housing information and resources to its residents and coordinate with the Sonoma County Housing Authority and local faith-based and community-based organizations to implement fair housing programs. The City will conduct bi-annual meetings with service providers and advocates to identify needs and seek solutions.	Communicate with 2 organizations annually about fair housing programs.
		Program C-1.1: In the case of expiring affordability covenants, the City will work with tenants to provide education regarding tenant rights and conversation procedures.	Contact 25% of households residing in units with expiring affordability covenants.

APPENDIX A: COMMUNITY ENGAGEMENT AND OUTREACH

The City of Sebastopol values community input and has had a focus on offering various opportunities for residents and community stakeholders to provide input on housing and community development issues during the preparation of this Housing Element. Government Code 65583(c)(7) requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This appendix documents how public engagement was sought after and gathered during the update process, and how the input received from residents and stakeholders was incorporated into the preparation and content of the Housing Element.

Timeline of Community Engagement and Outreach

Through this outreach, City staff received nearly 300 survey participants, written and verbal public comments, and engaged in-person with local residents. Most agree that housing affordability, traffic, and homelessness are urgent concerns that need to be addressed and that strategies to solving these issues is to encourage a variety of types of housing focusing on creating affordable and senior housing downtown, and infrastructure improvements to address the traffic issues. Public participation opportunities were provided as outlined below:

September 28, 2021: The City conducted a virtual community workshop meeting open to the public where major elements of the Housing Element Update process, updates to Housing Element law, and the City’s current Regional Housing Need Allocation were presented via a PowerPoint presentation. The public was invited to provide initial comments regarding the Housing Element Update process and general housing needs in the City.

September 29, 2021: The City established a dedicated webpage for the Housing Element Update with information on the update process and how to get involved. The webpage also included, a dedicated Housing Element Update email address, and a phone number to the planning department.

October 13, 2021: [The Housing 101 video](#) was created to explain what the Housing Element is and the associated update process. The video covers the City’s Regional Housing Needs Allocation (RHNA) and how demographics and public input shape the goals, policies, and programs that are established to meet statutory requirements.

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

The video was shared on the City's social media outlets and Housing Element Update webpage.

October 2021-December 2021: A community opinion survey was conducted in English and Spanish to collect input from Sebastopol residents about Housing Needs and Opportunities in the City. The survey was distributed through the City website, through the City's newsletter, through posts on City Facebook and Next Door accounts, through tabling at the Farmers Market, and through posting flyers around the community. The survey asked questions regarding current living situations and opinions on various housing issues. The survey was advertised on the City's social media outlets, on the Housing Element Update Webpage, and on flyers posted at local businesses and community locations including laundromats, grocery stores, apartment complexes, the library, and thrift stores. The survey was open from October 22, 2021 through December 27, 2021 and received 179 responses. (see responses in Appendix B).

November 21, 2021: The Housing Element team conducted outreach by tabling at the Sebastopol City Farmers Market to encourage participation in the community opinion survey and educate the public about the 2023 Housing Element Update.

December 14, 2021: The City conducted a virtual public workshop with the City of Sebastopol Planning Commission to provide an overview of statewide, regional, and local housing issues and laws and to demonstrate where demographic data and community input could inform the 2023 Housing Element Update. The City presented housing topics including affordable housing, Housing Element requirements, RHNA, new housing laws, demographics, project objectives, preliminary sites assessment, potential policy options, and preliminary survey results. The workshop provided an opportunity for the Planning Commission to initiate discussions on potential policy options and seek public input on housing needs and potential solutions.

December 2021-January 2022: A stakeholder opinion survey was conducted to collect input from local developers about Housing Needs and Opportunities in the City. The survey asked questions about housing needs, current and expected housing issues, and the types of housing needed. The survey was open from December 6 through January 17 and received 24 responses (see responses in Appendix B).

January 2022: Stakeholder Interviews were conducted with local agencies to discuss issues and needs for seniors and the local workforce, and to discuss multifamily developer ideas and needs. The participants were an Educational Cohort, the West County Community Services who provide services and support for seniors and youth, and Pacific West Communities, a multi-family housing developer .

March 7, 2022: The City held a public workshop on the Draft Housing Strategy of the 2023 Housing Element Update at the City Council meeting, participants joined the meeting virtually. During the workshop, the Planning Director and the consultant presented information about proposed goals, policies, and programs, and the public had an opportunity to provide comments and feedback.

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

April 2022: A community input survey was conducted on the released Draft Housing Strategy to seek public input on housing goals, policies and programs (see responses in Appendix B). Input from the survey were integrated into Section 2 of the Draft Housing Element .

July 2022: The Draft Housing Element was released for public review on July 21, 2022. The City held a public workshop on the draft on July 26, 2022, and the public had an opportunity to provide comments and feedback.

August 2022: The City held a public workshop on the Draft Housing Element on August 2, 2022. The Housing Element team conducted outreach by tabling at the local Gravenstein Apple Fair on August 13 and 14 to inform the public about the release of the draft and to encourage participation in the public comment period. The official public comment period for the Housing Element closed on August 20, 2022.

November 2022: A revised draft Housing Element was released on November 22, 2022 for an additional seven day public comment period.

Equity and Representation in Engagement

From the early outreach efforts for the Housing Element, the City made an effort to reach all segments of the population, including low-income and special needs populations and service providers and advocates that represent these groups (see Table 48 and Table 49). By providing information on the upcoming Housing Element effort in multiple languages, multiple locations, multiple medias, and using early outreach to develop a mailing list, the City was able to hear comments from many segments of the population, including advocates and low-income residents, and integrate their comments into the Draft Housing Element.

Outreach Lists Contacts and Locations

Table 49: Outreach Contact List

Black Oak Builders	St. Stephen's Episcopal Church
Burbank Housing	The Living Room
CA Waterboard	TLC Child and Family Services
Chris Pellascini	West County Services
City Ventures	Sebastopol Union School District (6)
Colin Doyle AIA	West Sonoma County Union High District (29)
Community Church of Sebastopol	Art at the Source
Cory Maquire	Ceres Project (2)
Earthtone Construction	Education Development Center
Fritz Architecture	Harmony Farm Supply
Kathy Austin AIA	Ives Community Pool
Lars Architects	Law Offices of Stephen C. Zollman
Leff Construction	Sebastopol Center for the Arts
Pacific West	Sebastopol Community Cultural Center (2)
Randy Figueredo AIA	Sebastopol Downtown Association
Rodriguez Wright, LLP	Sebastopol Senior Center (2)

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

Rotary Club of Sebastopol	Sebastopol World Friends
Satellite Affordable Housing Associates	Sebastopol Chamber of Commerce
Sebastopol Christian Church	SoCo News (2)
Sebastopol Lions Club	Sonoma Library (2)
Sebastopol Sunrise Rotary Club	The Laguna Foundation
Sebastopol United Methodist Church	
Sonoma Applied Village Services	City Email list of 204 individuals

Community Opinion Survey flyers were posted at 24 locations around town including laundromats, community organizations and non-profits, coffee shops and cafes, grocery stores, retail stores, and an apartment complex.

Table 50: Community Opinion Survey Flyers Posting Locations

Laundromats	
Hi-Tide	992 Gravenstein Hwy S, Sebastopol, CA 95472
La Fiesta	580 Gravenstein Hwy N, Sebastopol, CA 95472
24 Hour Coin/Hilltop Wash and Dry	167 Pleasant Hill Ave N, Sebastopol, CA 95472
Super Suds	736 Gravenstein Hwy N, Sebastopol, CA 95472
Wash Plus	7110 Bodega Ave, Sebastopol, CA 95472
Community Organizations/Non-Profits	
Gravenstein Community Health Center	652 Petaluma Ave Suite H, Sebastopol, CA 95472
Sebastopol City Hall	7120 Bodega Ave, Sebastopol, CA 95472
Sebastopol Chamber of Commerce & Visitor Center	265 S Main St, Sebastopol, CA 95472
Sutter Health Hospice Thrift	748 Gravenstein Hwy N, Sebastopol, CA 95472
Sebastopol Senior Center	167 N High St, Sebastopol, 95472
Sebastopol Regional Library	7140 Bodega Ave Sebastopol, CA 95472
The Legacy Senior Center Thrift	789 Gravenstein Hwy S, Sebastopol, CA 95472
Coffee Shops and Cafés	
Hole in the Wall Café	972 Gravenstein Hwy S, Sebastopol, CA 95472
Coffee & Moore (previously Coffee Catz)	6761 Sebastopol Ave, Sebastopol, CA 95472
Hardcore Espresso	81 Bloomfield Rd, Sebastopol, CA 95472
Grocery Stores	
Fircrest Market	998 Gravenstein Hwy S, Sebastopol, CA 95472
Community Market	6762 Sebastopol Ave #100, Sebastopol, CA 95472
Pacific Market	550 Gravenstein Hwy N, Sebastopol, CA 95472
Retail	
People’s Music	122 N Main St, Sebastopol, CA 95472
Sebastopol Bike Center	731 Sebastopol Ave, Sebastopol, CA 95472
Many Rivers Books & Tea	130 S Main St, Sebastopol, CA 95472
Ace Hardware	660 Gravenstein Hwy N, Sebastopol, CA 95472
Whipper Snapper Children’s Consignment	564 Gravenstein Hwy N, Sebastopol, CA 95472

Apartments	
Burbank Heights & Orchard Senior Housing	7777 Bodega Ave, Sebastopol, CA 95472

Stakeholder Interviews

The table below outlines stakeholder interviews that were held during the public outreach period.

Table 51: Stakeholder Interviews

ORGANIZATION INTERVIEWEE DATE OF INTERVIEW	INTERVIEW SUMMARY	INCORPORATION IN HOUSING ELEMENT
WEST COUNTY UNIFIED SCHOOL DISTRICT DENISE FISHER- Facilities Coordinator JENNIE BRUNEMAN- Director of Facilities 1/13/2022	School District serves incorporated Sebastopol as well as unincorporated West County Affordability is big concern, for teachers and for families with children Enrollment levels have declined as the area’s housing costs have gone up Main way families can afford to live in Sebastopol is if their homes have been passed down from a previous generation Sebastopol needs higher density – maybe not big box apartments, but other options like townhouses or mixed use Conflict between quaint character of the town and need for growth Strong interest in programs with housing set aside or designated for teachers or faculty	Some of these comments are relevant regionally but may not apply to the City of Sebastopol itself. Comments incorporated into the discussion of needs, summary of constraints, and discussion of population demographics. Programs to Address Needs: <ul style="list-style-type: none"> • Program A-3.3 Missing Middle Housing • Program A-3.4 Workforce Housing Overlay Zone • Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources
WEST COUNTY COMMUNITY SERVICES DANNIELLE DANFORTH- Director of Housing and Homeless Services 1/13/2022	Barriers to finding housing for clients include: <ul style="list-style-type: none"> • Affordability • Availability • High rents create inaccessibility for lower wage essential workers • Lack of permitted supportive housing • Community opposition to affordable housing, transitional housing, and supportive housing 	Comments incorporated into the discussion of needs, summary of constraints, discussion of special needs populations, community opposition, and Assessment of Fair Housing. Programs to Address Needs: <ul style="list-style-type: none"> • Program B-3.1 Monitor Housing Trends, Laws, and Issues • Program A-3.4 Workforce Housing Overlay Zone

		<ul style="list-style-type: none"> • Program D-1.1 Administer Housing Services and Provide Outreach and Education • Program D-2.1 Landlord Education • Program D-2.2 Zoning for a Variety of Housing Types
<p>DEVELOPERS: Summary of Joint Interviews LAUREN ALEXANDER- Pacific West Communities, Inc. MICHAEL JACOBS- Talia Developments PAUL FRITZ- Fritz Architecture and Planning RICH WALLACH- Burbank Housing RICK OBERDORFER and WYNE KLEEFELD Sonoma County Habitat for Humanity 1/18-1/20/2022</p>	<p>Sebastopol’s “Highest Resource” designation makes it an especially attractive City to affordable housing developers Barriers to developing affordable housing include:</p> <ul style="list-style-type: none"> • High percentage of land is zoned single-family residential • Community opposition to multifamily units, especially those designated for lower income households • High costs of land, construction, CEQA, fees, regulatory process • Lack of local funding, land, or City capacity to support affordable housing development • Design review process, absence of Objective Design Standards • Lack of clear timelines and fees <p>Opportunities:</p> <ul style="list-style-type: none"> • More parcels zoned for higher density, missing middle, mixed-uses • More by-right mixed use or residential • Underutilized lots • Pre-approved plans, education, and resources for ADUs/JADUs • Ongoing educational opportunities for decision makers to engage in on-going educational opportunities 	<p>Comments incorporated into the summary of constraints.</p> <p>Programs to Address Needs:</p> <ul style="list-style-type: none"> • Program A-3.1 Objective Design Standards Program • Program A-3.2 Support Efforts of Affordable Housing Developers • Program A-3.3 Missing Middle Housing • Program A-3.4 Workforce Housing Overlay Zone • Program A-4.2 Fee Mitigation and Transparency • Program B-2.1 Expedite Processing for Affordable Housing Projects • Program B-3.1 Monitor Housing Trends, Laws, and Issues • Program A-3.6 Encourage the Development of Accessory Dwelling Units

Community Input

The City of Sebastopol sought community input through public workshops, surveys, flyers, and in-person tabling events.

Public comment and survey results demonstrate that residents have given housing issues a lot of thought and have some good ideas for meeting housing needs while

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

preserving the City’s community identity and character. Common themes identified include housing costs, both for renting and purchasing, as a top concern, along with housing affordable to people that work in the City and accessible homes for the aging population. When asked what types of new housing would be most successful in Sebastopol, accessory dwelling units (ADUs, also known as granny units or second units) had the most support from respondents, along with “Missing Middle” housing such as townhouses, smaller single-family homes, or cottages. When asked to provide their thoughts on housing opportunities in the community, respondents had a variety of opinions on different strategies. Responses made include support for using underutilized parking lots, large parcels, and commercial spaces, fee subsidies for ADUs, tiny homes, increased density, transitional housing, senior housing, community housing, and housing for physically and/or mentally disabled. Responses also include concerns about traffic, parking, homeless, needed infrastructure improvements, too many short-term rentals, preserving large lots and historic architecture, and opposition to multifamily development.

Table 51 provides a summary of community comments from the September 2021 workshop through the release of the Draft Housing Element, and how these comments were incorporated into the draft.

Table 52: Incorporation of Community Comments

Summary of Comment	Incorporation into Housing Element
<p>Need for accessory dwelling units and to “streamline process to encourage more ADUs”</p> <p>Need for fee subsidies for ADUs “making the permit process easier and less expensive to created ADU's and tiny homes, and garage conversions.”</p> <p>Simplify the process of converting existing structures into legal ADUs by reducing the need for qualified conversions to go through Planning Commission review for determination of a non-conforming use.</p>	<p>Program A-3.6 Encourage the Development of Accessory Dwelling Units</p> <p>The City will streamline processing of applications for conforming ADUs by eliminating the planning entitlement process and relying instead on planning department review and sign-off of the building permit.</p> <p>The City will make builders, property owners and members of the public aware of opportunities to facilitate ADU construction within the city by creating a dedicated ADU/JADU development website. This includes the CalHFA ADU Grant Program which provides up to \$40,000 to reimburse pre-development and non-reoccurring closing costs associated with the construction of the ADU.</p>
<p>Need for “Missing Middle” housing such as townhouses, smaller single-family homes, or cottages</p> <p>Increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments to meet the demand for missing middle housing</p>	<p>Program A-3.3 Missing Middle Housing</p>

City Council Hearing Draft Housing Element
 Appendix A: Community Engagement and Outreach

January 3, 2023

<p>Need for using underutilized parking lots and commercial spaces suggestions include downtown lots: City owned, CVS Allow housing to be added to underutilized commercial sites, empty parking lots, and other identified parcels near jobs, transit, or both by providing incentives or other options.</p>	<p>Program A-3.4 Workforce Housing Overlay Zone can be applied to underutilized parking lots and commercial spaces Program A-4.1 Density Bonus Incentives</p>
<p>Need for increased density. Add housing above commercial buildings. Allow taller buildings “3 or more story apartments and condos, townhomes that go up with a smaller footprint.”</p>	<p>The City already allows housing (CUP) above commercial buildings in the CD, CO, CM, and OLM zones. Housing where all units are deed-restricted affordable is permitted in these zones (no CUP) The City already allows 3+ story multifamily housing in the CD zone, and in the R7, CO, CM, and OLM zones for affordable housing projects. Programs to increase density allowed include:</p> <ul style="list-style-type: none"> • Program A-4.1 Density Bonus Incentives • Program A-3.3 Missing Middle Housing
<p>Need for more subsidized housing</p>	<p>Program A-3.2 Support Efforts of Affordable Housing Developers</p>
<p>Need for Supportive housing for those with physical and/or mental illness</p>	<p>Policy D-4 The City will continue efforts to improve housing opportunities for special needs households, including seniors, disabled persons, developmentally disabled persons, extremely low-income households, farmworkers, large families, and persons experiencing homelessness Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers</p>
<p>Need for transitional housing/ emergency shelter options</p>	<p>Policy D-4 The City will continue efforts to improve housing opportunities for special needs households, including seniors, disabled persons, developmentally disabled persons, extremely low-income households, farmworkers, large families, and persons experiencing homelessness Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers</p>
<p>Need for senior housing “develop additional senior housing near downtown”</p>	<p>Policy D-4 The City will continue efforts to improve housing opportunities for special needs households, including seniors, disabled persons, developmentally disabled persons, extremely low-income households, farmworkers, large families, and persons experiencing homelessness</p>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

Need for Tiny homes, villages, community housing, trailers with wheels, yurts, villages, cooperative housing and to utilize large lots for more housing. Allow 'green' practices such as compost toilets	Comment appears to apply to land outside City limits and has been transmitted to County for consideration
Need to utilize detached garages for housing	Program A-3.6 Encourage the Development of Accessory Dwelling Units
Need to consider housing land trust model	Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources
Need for the extension of the Joe Rodota Trail from Forestville to Jenner for safer bicycle travel	Noted; Not in scope of Housing Element
Need opportunities to rezone commercial areas, especially office rezone areas, into mixed use. Allow by right in office commercial zone, length of Hwy 116 (currently requires use permit) Allow for mixed-use development options and residential units on commercial zoned in the Highway 116 corridor by right rather than the more onerous use permit	The City does allow mixed-use by right. Buildings with first floor commercial do not require a use permit to allow residential units on upper floors. Purely affordable developments are allowed by right Program A-3.4 Workforce Housing Overlay Zone may allow more housing by right in commercial areas Program A-3.5 Opportunities for By Right Housing will allow more housing by right in commercial and downtown zones when 40% of units are affordable.
Need opportunities for creative land use and to get rid of single-family only zoning	Noted; Statute does not require the elimination of single-family zoning. Programs are included to increase opportunities for creative land use, small units, and affordable housing within primarily single-family neighborhoods Program A-3.4 Workforce Housing Overlay Zone Program A-3.3 Missing Middle Housing Program A-3.6 Encourage the Development of Accessory Dwelling Units
Streamline/ease permitting for property owners to build more housing	Program A-3.6 Encourage the Development of Accessory Dwelling Units Program B-2.1 Expedite Processing for Affordable Housing Projects Program A-3.1 Objective Design Standards Program Program A-3.3 Missing Middle Housing
Concerns about parking "More housing downtown would require more parking" suggestion of a 3-level parking garage at the public lot on Burnett Street.	See discussion on Parking Requirements in Technical Background Report
Concerns about preserving historic architecture	See discussion on Historic Preservation in Technical Background Report
Concerns about infrastructure, including sidewalks and traffic.	Comments noted. Statute requires that the City plan and zone for additional housing despite community concerns related to growth and traffic.

City Council Hearing Draft Housing Element
 Appendix A: Community Engagement and Outreach

January 3, 2023

Concerns about drought and lack of water	See discussion on Water and Wastewater in Technical Background Report. Statute requires that the City plan and zone for additional housing despite community concerns about drought.
Concerns about cost to build ADUs	See discussion on Accessory Dwelling Units in Technical Background Report Program A-3.6 Encourage the Development of Accessory Dwelling Units
Concerns about sprawl to accommodate housing	See discussion on Growth Controls in Technical Background Report. City has an Urban Growth Boundary, and the RHNA can be accommodated within existing limits.
Concerns about homeless and need for safe overnight parking and support services. Are there mandates from legislature or other entity on what a city must do in terms of providing homeless housing?	See discussions on Homelessness in Technical Background Report Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers
Concerns about residences being used for short-term rentals instead of housing and short-term rental units owned by non-Sebastopol residents. Need for enforcement of ban on ADU short-term rentals	The City has a Vacation Rental Ordinance, has contracted with monitoring company that identifies illegal short-term rentals, and is contracting with a new company to help update the ordinance.
Concerns about multifamily development "dislike the idea of large apartment buildings which have a concentrated impact on traffic and utilities"	Noted. Statute required planning and zoning for multifamily development even though there may be neighborhood concerns related to traffic. Additionally, several Programs encourage gentle density or alternatives to large apartment buildings, including Missing Middle development, live/work or mixed-use development, and ADUs. Reference Programs
Concerns about credits offered to developers to include Low-Income housing but then the housing either isn't built or does not go to LI residents	See discussion on Housing Resources and Fair Housing Programs and Actions in Technical Background Report
Concerns about health issues related to electromagnetic fields (EMF)	Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures
Ongoing education about housing trends, laws, and issues for City staff and decision-makers with availability to the public	Program B-3.1 Monitor Housing Trends, Laws, and Issues
Rehabilitation assistance program for older residential units with lower income property owners that need repair	Program C-2.1 Rehabilitation Assistance
Support GHG free construction and remodels by a) banning natural gas	Program C-3.1 Provide Information and Promote Energy Conservation

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

hook-ups on new construction; and b) providing education materials to homeowners applying for permits on options for electric appliances	
For homeless: identify more locations for supported safe parking areas similar to the Safe Parking Village in northwest Sebastopol	Addressed in Non-Unit Quantified Objectives

Public Input on the Draft Housing Element

Table 53: Incorporation of Comments on Draft Housing Element

Summary of Comment	Incorporation into Housing Element
Support for policy to require separate water meter and billing for each new housing unit except JADUs to promote water usage awareness and water conservation.	Noted. Conflicts with State law
Support for Community Land Trusts, support for partnership with CommonSpace Community Land Trust for development, acquisition, and rehabilitation. Support for more creative solutions, including shipping containers, used tiny homes, and community land trusts.	Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources amended to include multiple organizations using the Community Land Trust model
Opposition to parking requirements and support for Transit-Oriented Development Recommendation to eliminate parking minimums and adopt a parking maximum	City changed its parking policies in 2018 in response to constraints. Developers have flexibility in parking requirements, including shared parking lots with nearby commercial. Program A-3.4 Workforce Housing Overlay Zone targets infill and adaptive reuse development near transit.
Recommendation that Sebastopol eliminate its Design Review Board and instead use the Planning Commission along with staff to review compliance with Design Guidelines	Program A-3.1 Objective Design Standards Program Program A-3.5 Opportunities for By Right Housing was added to address public comment
Support for ADU Program, recommendation to commit to stronger actions earlier in the planning period. Recommendation to increase allowable square footage for ADUs. Concern about ADU affordability	Program A-3.6 Encourage the Development of Accessory Dwelling Units Comments noted. See discussion; City of Sebastopol used local knowledge and used conservative affordability assumptions for ADU affordability in comparison to the regional study.

City Council Hearing Draft Housing Element
 Appendix A: Community Engagement and Outreach

January 3, 2023

<p>The City should also provide incentives and encourage landlords to accept Section 8 vouchers and other housing vouchers.</p>	<p>Program D-1.1 Administer Housing Services and Provide Outreach and Education Program D-1.2 Proactive Outreach Program was added to address public comment and needs.</p>
<p>Support for Visitability method Recommendation to strengthen programs addressing Special Needs Populations</p>	<p>Visitability and Universal Design are being considered for prioritization under Program A-4.1 Density Bonus Incentives See discussion in Section 4.2.2</p>
<p>Homeless shelters should be reviewed to ensure they are accessible to people with disabilities.</p>	<p>Homeless shelters are subject to the ADA.</p>
<p>Recommendation to move up the timeline for conducting a new nexus study analysis.</p>	<p>Noted; Not required by State law.</p>
<p>Recommendation to remove use permit for residential only projects in the CO zone. Recommendation to ensure the City has a ministerial process for housing permitting and remove impact fees for deed-restricted housing.</p>	<p>Program A-3.5 Opportunities for By Right Housing was added to address public comment and will allow more housing by right in commercial and downtown zones when 40% of units are affordable. Program A-3.1 Objective Design Standards Impact fees are required to maintain City infrastructure. Program A-4.2 Fee Mitigation and Transparency allows deferral of impact fees.</p>
<p>Recommendation to end single-family zoning and allow plexes in all R4 parcels.</p>	<p>Noted; Statute does not require the elimination of single-family zoning. Programs are included to increase opportunities for creative land use, small units, and affordable housing within primarily single-family neighborhoods Program A-3.4 Workforce Housing Overlay Zone Program A-3.3 Missing Middle Housing Program A-3.6 Encourage the Development of Accessory Dwelling Units</p>
<p>Support for more apartment houses. Support for higher density housing.</p>	<p>Program A-3.4 Workforce Housing Overlay Zone Program 4.1 Density Bonus Incentives</p>
<p>Recommendation to have more proactive programs, rather than passive actions. Recommendation to include additional tenant protection measures, such as a rental registry, rent control, just cause eviction protections, proactive rental inspection program, adoption of Tenants’ Bill of Rights, and adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA).</p>	<p>The City has strengthened and clarified commitments in some of its programs in response to public comment, including several fair housing programs.</p>

Site-specific recommendations	Changes were not made to the inventory after public comment, but sites will be considered for housing under Program A-2.1 Administrative List of Additional Sites. Sites with current commercial uses will be considered under Program A-3.4 Workforce Housing Overlay Zone
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APPENDIX B: SURVEY RESULTS

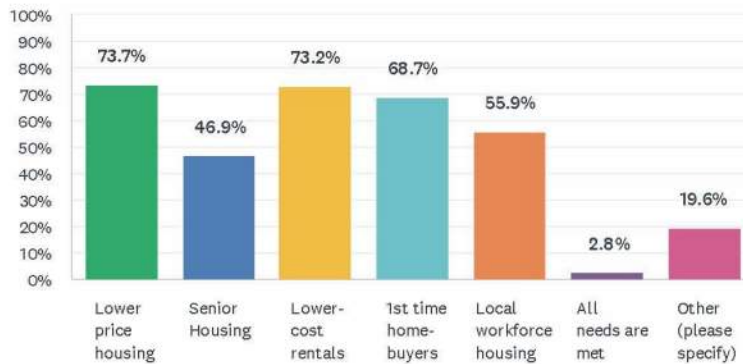
Survey 1: Community Survey Response

Responses collected October 22 through December 27, 2021. 179 responded.

City of Sebastopol Housing Needs and Opportunities Survey

Q1 The biggest housing needs facing Sebastopol today are (check all that apply):

Answered: 179 Skipped: 0



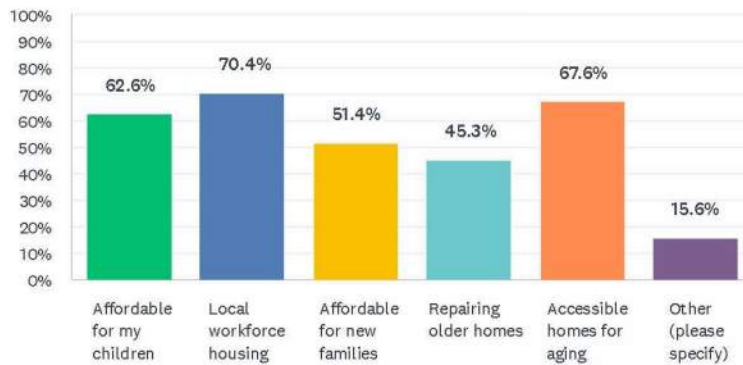
ANSWER CHOICES	RESPONSES	
Lower price housing	73.7%	132
Senior Housing	46.9%	84
Lower- cost rentals	73.2%	131
1st time home- buyers	68.7%	123
Local workforce housing	55.9%	100
All needs are met	2.8%	5
Other (please specify)	19.6%	35
Total Respondents: 179		

Most residents rated cost of housing as the biggest impediments to housing, followed by lack of opportunity for first time homebuyers, workforce housing, and senior housing. In comments, residents noted the need for transitional housing and places for overnight parking for the homeless population.

City of Sebastopol Housing Needs and Opportunities Survey

Q2 Sebastopol's housing needs in the coming 10 years will include (check all that apply):

Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
Affordable for my children	62.6%	112
Local workforce housing	70.4%	126
Affordable for new families	51.4%	92
Repairing older homes	45.3%	81
Accessible homes for aging	67.6%	121
Other (please specify)	15.6%	28
Total Respondents: 179		

Sebastopol residents expect that housing needs for the workforce, seniors, and children who grew up here will be the biggest needs in the coming 10 years. Followed closely by lack of affordability for new families and the need to repair old homes. In comments, participants asked for more senior housing, transitional housing for homeless, and tiny housing/ADUs.

Common themes to “Other (please specify)” include:

Needs:

- Higher density, multistory, and housing for seniors in urban core
- Affordable rentals, subsidized housing
- Tiny homes, villages, community housing, cooperative housing
- Supportive housing for those with physical and/or mental illness
- Safe overnight parking and support for homeless

Concerns:

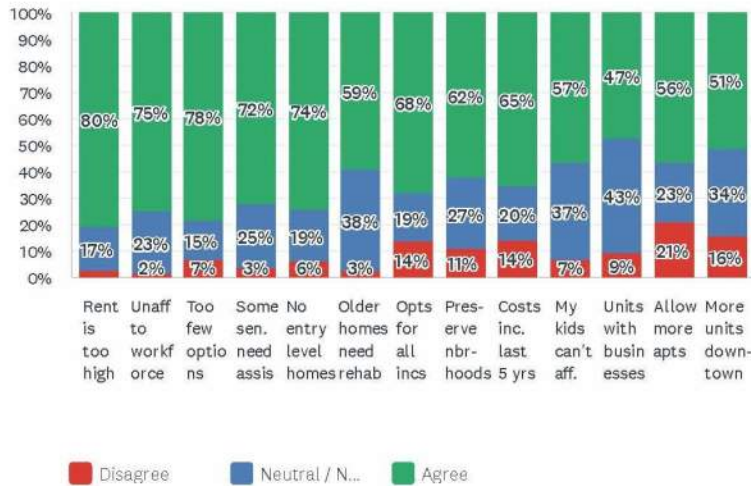
City Council Hearing Draft Housing Element
 Appendix B: Community Survey Results

- Fix traffic problems before adding more housing
- Short-term rental units owned by non-Sebastopol residents

City of Sebastopol Housing Needs and Opportunities Survey

Q3 Please rank your level of agreement with each of the following statements:

Answered: 179 Skipped: 0



City of Sebastopol Housing Needs and Opportunities Survey

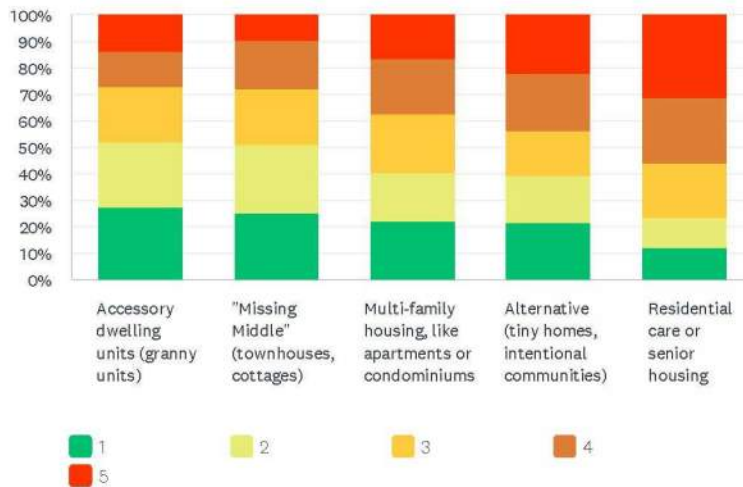
	DISAGREE	NEUTRAL / NO OPINION	AGREE	TOTAL	WEIGHTED AVERAGE
Rent is too high	3% 5	17% 30	80% 143	178	1.22
Unaff to workforce	2% 3	23% 41	75% 131	175	1.27
Too few options	7% 12	15% 26	78% 138	176	1.28
Some sen. need assis	3% 6	25% 43	72% 126	175	1.31
No entry level homes	6% 11	19% 34	74% 131	176	1.32
Older homes need rehab	3% 5	38% 66	59% 103	174	1.44
Opts for all incs	14% 24	19% 33	68% 120	177	1.46
Pres-erve nbr- hoods	11% 19	27% 46	62% 107	172	1.49
Costs inc. last 5 yrs	14% 25	20% 35	65% 113	173	1.49
My kids can't aff.	7% 12	37% 64	57% 99	175	1.50
Units with businesses	9% 16	43% 75	47% 82	173	1.62
Allow more apts	21% 37	23% 40	56% 99	176	1.65
More units down- town	16% 27	34% 58	51% 88	173	1.65

Overwhelmingly, 80 percent of respondents agree with the statement that rent is too high. They also agreed with statements that housing costs are unaffordable for the workforce, there are too few options, there are no entry level homes, and that seniors need assisted living facilities. Most also agree that there needs to be housing options for all income levels, that costs have increased the last five years, and that they would like to preserve neighborhoods and that older homes will need rehabilitation work.

City of Sebastopol Housing Needs and Opportunities Survey

Q4 Please rank what you feel are the types of new housing that would be most successful in Sebastopol today: (1 is most important and 5 is least important)

Answered: 175 Skipped: 4



	1	2	3	4	5	TOTAL	SCORE
Accessory dwelling units (granny units)	27.40% 40	24.66% 36	21.23% 31	13.01% 19	13.70% 20	146	3.39
"Missing Middle" (townhouses, cottages)	25.16% 39	25.81% 40	21.29% 33	18.06% 28	9.68% 15	155	3.39
Multi-family housing, like apartments or condominiums	22.37% 34	18.42% 28	21.71% 33	21.05% 32	16.45% 25	152	3.09
Alternative (tiny homes, intentional communities)	21.43% 33	18.18% 28	16.88% 26	21.43% 33	22.08% 34	154	2.95
Residential care or senior housing	12.12% 20	11.52% 19	20.61% 34	24.85% 41	30.91% 51	165	2.49

Of the choices provided, respondents over 50 percent of respondents think that ADU’s would be the most successful time of housing in Sebastopol, comments throughout support this notion. Also ranking over 50 percent is “Missing Middle” type housing, followed by multi-family, alternative housing (tiny homes, intentional communities), and residential care or senior housing.

Q5 What are some unique features of Sebastopol that can be housing opportunities for the community? For example:

- Underutilized commercial/industrial spaces that could be converted to housing
- Detached Garages and other accessory structures that could be converted into housing
- Large homes that could be modified to accommodate more residents

City Council Hearing Draft Housing Element
Appendix B: Community Survey Results

- Large lots that could accommodate additional housing units
- Answered: 135. Skipped: 44

Common themes (in alphabetical order):

Needs:

- Additional stories to current buildings and multistory new buildings
- “All of the above”
- Apartments/condos above businesses
- Consider housing land trust model
- Create intentional villages/tiny home communities outside the downtown area
- Extension of Joe Rodota Trail from Forestville to Jenner for safer bicycle travel
- Housing on commercial/industrial zoned land
- Large, vintage homes could be split into multi-units
- Renting RV, Yurt for short-term to open housing for long-term rentals
- Restrict short-term rentals
- Safe places for homeless
- Senior housing
- Streamline/ease permitting for property owners to build more housing
- Tiny home villages with shared accommodations such as kitchens, laundry, garden, etc
- Underutilized parking lots, industrial and commercial spaces
- Utilize detached garages for housing

Concerns:

- Homeless population – supported campgrounds and 24-hour safe parking places
- Traffic: “[Sebastopol] does not have the capability of handling all the vehicles that building Apartments will bring in. Traffic is a very big problem. Bringing in more people without planning better roads, sidewalks and parking is only going to lead to a more congestion.”

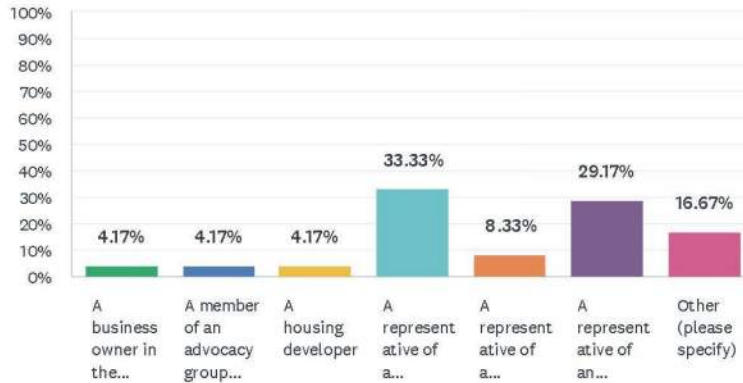
Survey 2: Stakeholder Survey Results

Responses collected December 6, 2021 through January 17, 2022. 24 respondents.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q1 My role as a stakeholder can best be described as

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
A business owner in the community	4.17% 1
A member of an advocacy group that represents underserved or special needs community members	4.17% 1
A housing developer	4.17% 1
A representative of a community-based organization	33.33% 8
A representative of a faith-based organization	8.33% 2
A representative of an educational facility	29.17% 7
Other (please specify)	16.67% 4
TOTAL	24

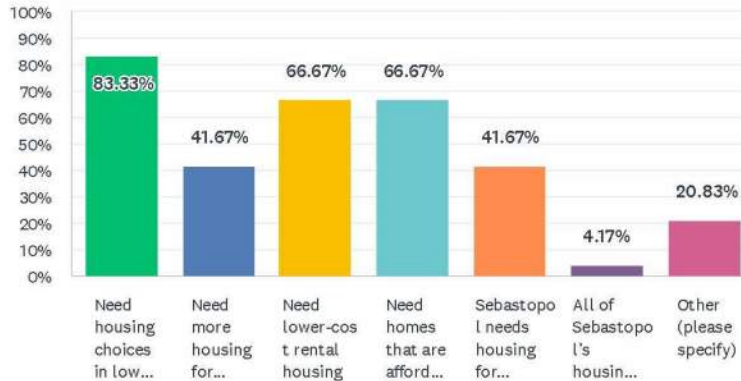
#	OTHER (PLEASE SPECIFY)	DATE
1	Homeowner in Sebastopol	1/10/2022 4:28 PM
2	resident	12/26/2021 7:58 PM
3	resident concerned about accessible housing for physically disabled residents	12/22/2021 12:32 PM
4	Architect	12/20/2021 8:54 AM

Most participants in the Stakeholder Survey represented community passed organizations (8), followed by educational faculty (7). Residents (4), faith-based representatives (2), a developer, a business owner, and a representative from an advocacy group that represents underserved or special needs community members.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q2 The biggest housing needs facing Sebastopol today are (check all that apply):

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
Need housing choices in lower price range	83.33% 20
Need more housing for seniors	41.67% 10
Need lower-cost rental housing	66.67% 16
Need homes that are affordable to first-time homebuyers	66.67% 16
Sebastopol needs housing for people who work in the City	41.67% 10
All of Sebastopol's housing needs are being met	4.17% 1
Other (please specify)	20.83% 5
Total Respondents: 24	

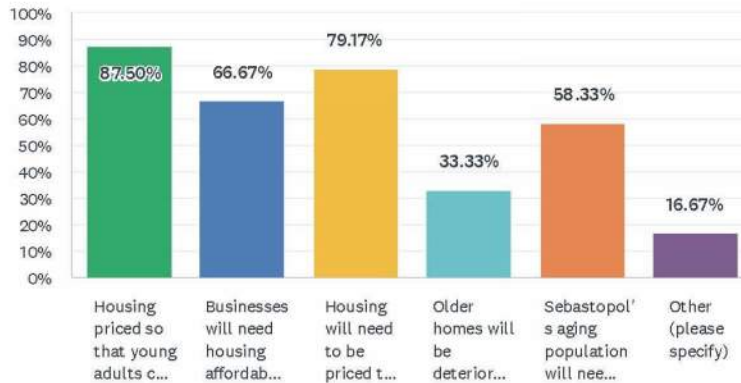
#	OTHER (PLEASE SPECIFY)	DATE
1	Options for unhoused residents	12/22/2021 2:28 PM
2	housing that is designed to be accessible for people with disabilities	12/22/2021 12:32 PM
3	Downtown housing!	12/20/2021 8:54 AM
4	Housing, perhaps "Tiny Homes" settlements with sanitation and wrap-around drug/mental health services for homeless	12/18/2021 10:39 AM
5	With first-time buyers, I would add young families	12/13/2021 3:26 PM

Stakeholder respondents overwhelmingly agree housing cost is the biggest issue, over 80 percent stated a need for lower priced housing, followed by the need for lower cost rental housing, and homes that are affordable for first-time homebuyers. Housing for seniors and for workforce housing also rated high. Comments additionally indicate needs for people with disabilities and housing and services for the homeless.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q3 Sebastopol's housing needs in the coming 10 years will include (check all that apply):

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
Housing priced so that young adults can afford to live in the City	87.50% 21
Businesses will need housing affordable to their workers	66.67% 16
Housing will need to be priced to attract new families to Sebastopol	79.17% 19
Older homes will be deteriorating and in need of repair	33.33% 8
Sebastopol's aging population will need accessible, well-designed housing options	58.33% 14
Other (please specify)	16.67% 4
Total Respondents: 24	

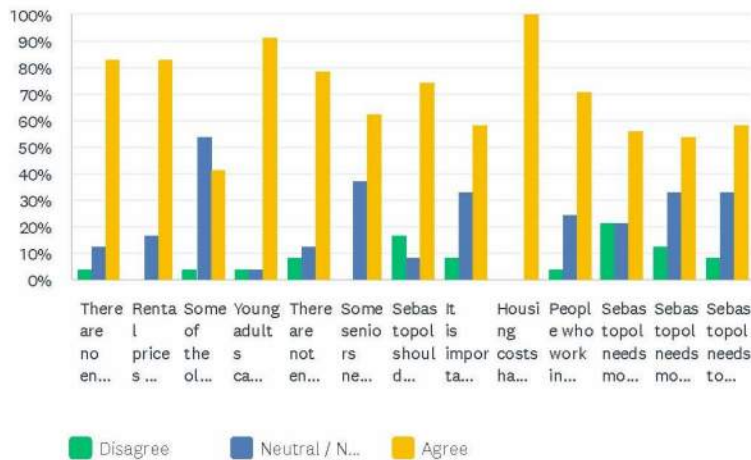
#	OTHER (PLEASE SPECIFY)	DATE
1	Need to address housing in areas vulnerable to flooding	12/22/2021 2:28 PM
2	housing that is affordable and is walkable to down-town	12/22/2021 12:32 PM
3	If there is housing for seniors, their houses will open up	12/22/2021 9:29 AM
4	Affordable rentals	12/6/2021 4:48 PM

Over the next ten years, stakeholder respondents expect that housing expense will continue to be a burden for young adults, people who work in Sebastopol, and for new families looking to move to Sebastopol. They indicate a strong need accessible, well-designed housing for its aging population. As with the residential survey, respondents expect that older homes will need repair.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q4 Please rank your level of agreement with each of the following statements:

Answered: 24 Skipped: 0



	DISAGREE	NEUTRAL / NO OPINION	AGREE	TOTAL	WEIGHTED AVERAGE
There are no entry-level homes to purchase in Sebastopol	4.17% 1	12.50% 3	83.33% 20	24	1.21
Rental prices in Sebastopol are too high	0.00% 0	16.67% 4	83.33% 20	24	1.17
Some of the older homes in Sebastopol need rehabilitation	4.17% 1	54.17% 13	41.67% 10	24	1.63
Young adults can't afford to live in Sebastopol	4.17% 1	4.17% 1	91.67% 22	24	1.13
There are not enough housing options in Sebastopol	8.33% 2	12.50% 3	79.17% 19	24	1.29
Some seniors need assistance to remain in their homes	0.00% 0	37.50% 9	62.50% 15	24	1.38
Sebastopol should allow more apartments to be built	16.67% 4	8.33% 2	75.00% 18	24	1.42
It is important to preserve Sebastopol's neighborhoods	8.33% 2	33.33% 8	58.33% 14	24	1.50
Housing costs have increased in the last 5 years	0.00% 0	0.00% 0	100.00% 24	24	1.00
People who work in Sebastopol can't afford to live there	4.17% 1	25.00% 6	70.83% 17	24	1.33
Sebastopol needs more housing options for all income levels	21.74% 5	21.74% 5	56.52% 13	23	1.65
Sebastopol needs more housing near the Downtown Area	12.50% 3	33.33% 8	54.17% 13	24	1.58
Sebastopol needs to allow more housing in conjunction with existing businesses	8.33% 2	33.33% 8	58.33% 14	24	1.50

One hundred percent of respondents agree that housing costs have increased in the last five years. They also overwhelmingly agree that young adults cannot afford to live in Sebastopol, there are no entry-level homes available to purchase, and that

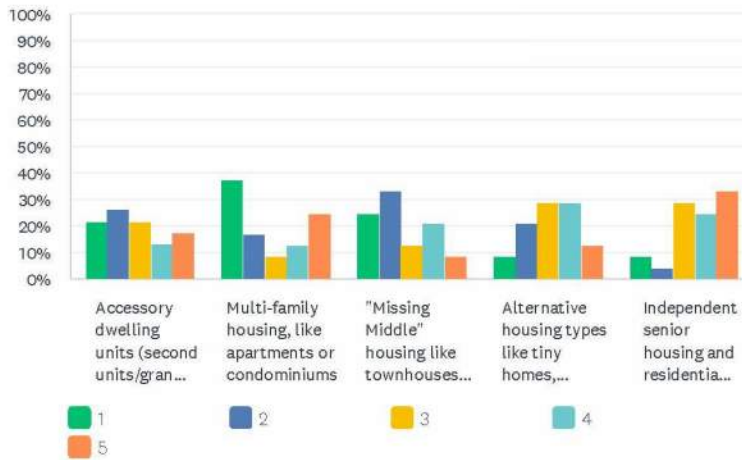
City Council Hearing Draft Housing Element
Appendix B: Community Survey Results

rental prices are too high. The majority agree that there are not enough housing options, people who work in Sebastopol often cannot afford to live here, and that more apartments need to be built.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q5 Please rank what you feel are the types of new housing that would be most successful in Sebastopol today: (1 is most important and 5 is least important)

Answered: 24 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Accessory dwelling units (second units/granny units/junior units)	21.74% 5	26.09% 6	21.74% 5	13.04% 3	17.39% 4	23	3.22
Multi-family housing, like apartments or condominiums	37.50% 9	16.67% 4	8.33% 2	12.50% 3	25.00% 6	24	3.29
"Missing Middle" housing like townhouses or smaller single-family dwellings/cottages	25.00% 6	33.33% 8	12.50% 3	20.83% 5	8.33% 2	24	3.46
Alternative housing types like tiny homes, work/live spaces, and intentional communities	8.33% 2	20.83% 5	29.17% 7	29.17% 7	12.50% 3	24	2.83
Independent senior housing and residential care facilities for seniors or persons with disabilities	8.33% 2	4.17% 1	29.17% 7	25.00% 6	33.33% 8	24	2.29

Of the types of housing options provided, highest ranked were multi-family, "Missing Middle," and accessory dwelling units.

Q6 What are some unique features of Sebastopol that can be housing opportunities for the community?

For example:

Underutilized commercial/industrial spaces that could be converted to housing

Detached Garages and other accessory structures that could be converted into housing

Large homes that could be modified to accommodate more residents

Large lots that could accommodate additional housing units

Common themes (in alphabetical order):

Needs:

- "All of the above"
- Develop underutilized commercial and industrial spaces
- Higher density downtown
- Larger homes could be divided into multi-units
- Senior housing
- Tiny homes, tiny home villages with 'green' practices such as compost toilets
- Utilize detached garages for housing

Concerns:

- High cost to build ADU's
- Sprawl
- Traffic
- Water

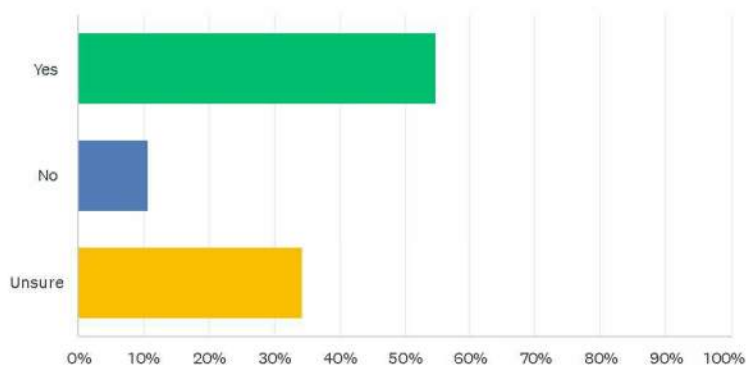
Survey 3: Policies and Programs Community Input Survey

Responses collected March 30 through April 15, 2022. 94 respondents.

Policies and Programs Community Input Survey

Q1 Early community input indicated that the design review process can sometimes act as a barrier to the development of housing. To encourage more housing in Sebastopol and respond to changes in State Law, new design standards for residential and mixed-use projects are currently being created that, when adopted, will not require interpretation, and will provide a clear review and approval process. Do you feel that adopting objective design and development standards could help overcome this community-identified constraint?

Answered: 93 Skipped: 1



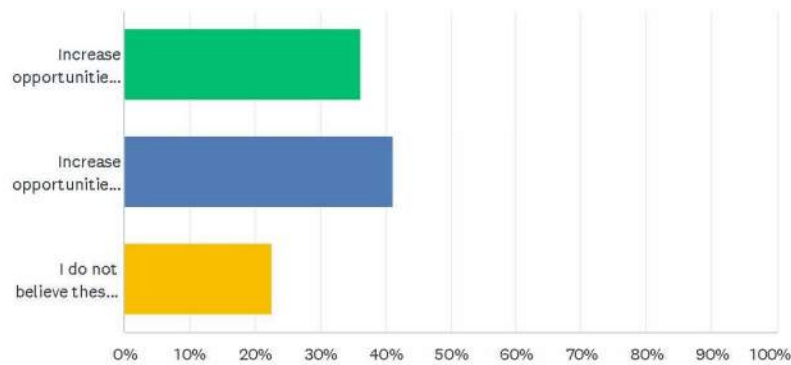
ANSWER CHOICES	RESPONSES	
Yes	54.84%	51
No	10.75%	10
Unsure	34.41%	32
TOTAL		93

Respondents generally agree that clarification of development standards the approval process is a priority. Comments indicated that it is difficult for residents to build ADU's and for developers to build multi-unit housing. There was also mention of concern of water scarcity.

Policies and Programs Community Input Survey

Q2 Early Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to meet the needs of shifting demographics in the City. Missing middle housing is a range of multi-unit or clustered housing types that maintain the streetscape that is found in existing neighborhoods. Missing middle housing can assist in both increasing the number of units built and providing units for a wide variety of price points. Through this program, The City would increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments by taking one of two actions: Which action do you think would be the most appropriate to meet the demand for missing middle housing?

Answered: 80 Skipped: 14



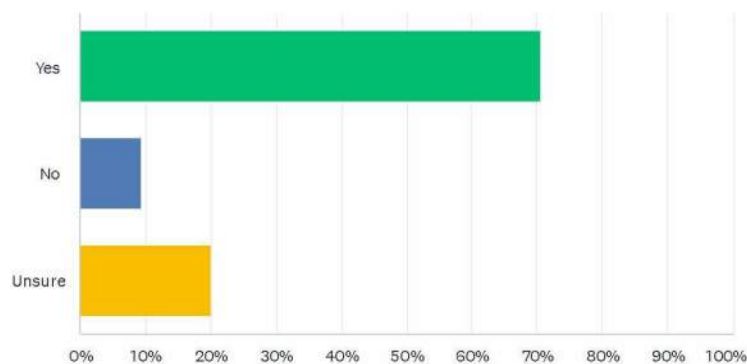
ANSWER CHOICES	RESPONSES
Increase opportunities for housing by identifying additional sites for the R-5 zoning designation which allows duplexes as well as single family homes (current parcels with R-5 designation shown in image below)	36.25% 29
Increase opportunities for housing by amending the Code to allow up to 3 units on qualifying single-family parcels, subject to objective design standards.	41.25% 33
I do not believe these action choices are appropriate to meet the demand for missing middle housing	22.50% 18
TOTAL	80

Of the options provided, allowing up to three units on qualifying single-family parcels was most popular. Comments suggested allowing both options, but that traffic is an issue and needs to be addressed. Suggesting that R-5 zoning be in areas with walkable access to shopping and transit

Policies and Programs Community Input Survey

Q3 Sebastopol has several underutilized commercial areas, parking lots, community facilities, and privately-owned buildings where additional housing units could be accommodated. Support for infill development of underutilized commercial areas was indicated in early community outreach. The Workforce Housing Overlay Program is one way to increase housing in areas near jobs and transit without replacing the existing uses. The program would allow housing to be added to underutilized commercial sites, empty parking lots, and other identified parcels near jobs, transit, or both by providing an additional set of development options for landowners. Do you believe that this approach to incentivize housing development in underutilized areas will help meet the housing needs of the community?

Answered: 85 Skipped: 9



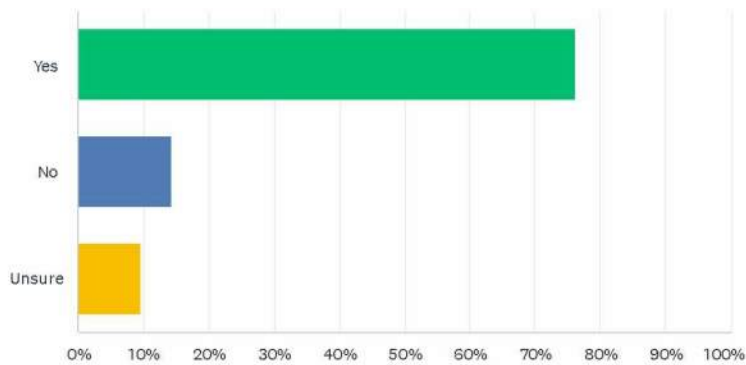
ANSWER CHOICES	RESPONSES	
Yes	70.59%	60
No	9.41%	8
Unsure	20.00%	17
TOTAL		85

Respondents overwhelmingly agreed that there should be incentives for housing development in underutilized areas. Comments suggest this housing should be developed for workforce/lower income residents.

Policies and Programs Community Input Survey

Q4 Early community input indicated robust support for Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) development as a way to increase the housing supply. Additionally, ADU and JADU development provides a unique opportunity for homeowners to increase their property value. The majority of ADUs within the City to date have been conversions of existing structures into ADUs. This program would simplify the process of converting existing structures into legal ADUs by reducing the need for qualified conversions to go through Planning Commission review for determination of a non-conforming use. Do you support the adoption of this action to make it easier to legalize existing structures as ADUs?

Answered: 84 Skipped: 10



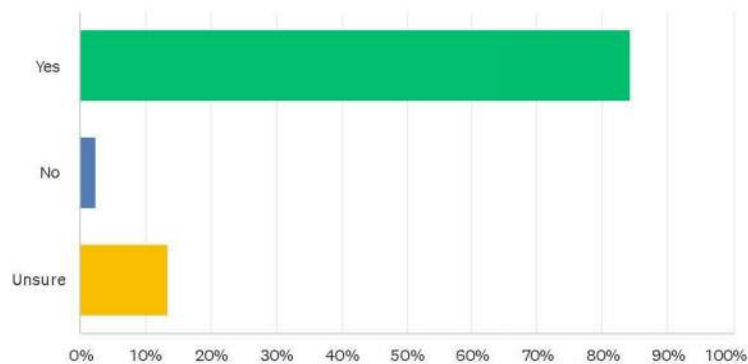
ANSWER CHOICES	RESPONSES	
Yes	76.19%	64
No	14.29%	12
Unsure	9.52%	8
TOTAL		84

Respondents overwhelmingly support the simplification of processes required to convert existing unpermitted residential structures into legal ADUs without having to go through the Planning Commission suggesting that the Building Department review for safety, but otherwise no need for the Planning Commission. Although some comments indicate there are concerns for increased density in neighborhoods and that these projects should still go through the Planning Commission siting unsightly designs and/or privacy concerns.

Policies and Programs Community Input Survey

Q5 Stakeholders and community members expressed a need for a mechanism to ensure elected officials, Commissioners, and others with authority over land use decisions maintain current knowledge about housing laws, issues, and trends. This practice would also assist the City to maintain compliance with the multitude of new State laws affecting housing. Would you support an ongoing education program to ensure City staff and decision-makers with authority over land-use decisions, as well as residents, have the most up-to-date knowledge about housing trends, laws, and issues?

Answered: 82 Skipped: 12



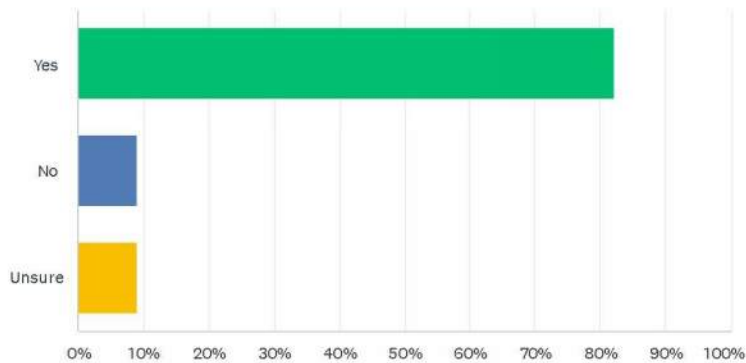
ANSWER CHOICES	RESPONSES	
Yes	84.15%	69
No	2.44%	2
Unsure	13.41%	11
TOTAL		82

Respondents overwhelmingly support ongoing education about housing trends, laws, and issues for City staff and decision-makers with availability for the public. Comments indicate some would like to include social issues and an understanding of economic ramifications of decisions made.

Policies and Programs Community Input Survey

Q6 Early community input indicated the need to maintain the aging housing stock as a top priority in the next 10 years. Older residential units may require rehabilitation or repairs more frequently than newer units. Maintenance is an issue that is typically handled by the property owner and lower income property owners may face barriers to paying for necessary repairs to their home. Under this rehabilitation assistance program, the City could provide information about available home repair program grants and loans. This Option would promote funding opportunities such as the 504 Home Repair Program on the City’s website and at the annual housing expo. Do you support this policy to meet the need to preserve Sebastopol’s aging housing stock?

Answered: 78 Skipped: 16



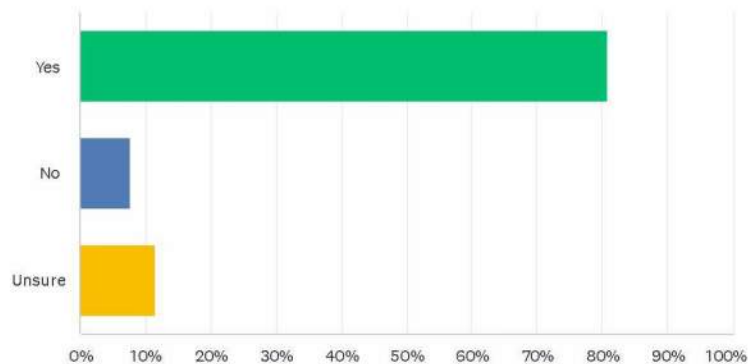
ANSWER CHOICES	RESPONSES	
Yes	82.05%	64
No	8.97%	7
Unsure	8.97%	7
TOTAL		78

This was the most skipped question in the survey, of those who responded, they overwhelmingly support a rehabilitation assistance program for older residential units for lower income property owners acknowledging neighbors that cannot afford to keep up their house and that it is less costly to maintain the existing housing stock.

Policies and Programs Community Input Survey

Q7 The availability of housing opportunities that are affordable to both an aging population and to young families are Sebastopol's two of the greatest housing needs identified by census data and by the community. Under this program, The City will seek to establish a First Time Homebuyer Program in coordination with the Housing Land Trust of Sonoma County to monitor the development of permanently affordable homeownership opportunities in the City of Sebastopol. Additionally, the City will create and maintain a webpage to connect first time homebuyers to available resources. Would you support the adoption of this program?

Answered: 78 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	80.77%	63
No	7.69%	6
Unsure	11.54%	9
TOTAL		78

Respondents overwhelmingly support a First Time Homebuyer Program coordinated with the Housing Land Trust of Sonoma County. Comments suggest that families with young children are needed in Sebastopol and to make sure the website includes this program information in Spanish.

APPENDIX C: HOUSING NEEDS DATA REPORT

**Prepared by ABAG/MTC Staff and Baird + Driskell Community Planning
2021-04-02**



1. Introduction

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Sebastopol.

2. Summary of Key Facts

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Sebastopol decreased by 0.4% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Sebastopol’s youth population under the age of 18 was 1,299 and senior population 65 and older was 1,729. These age groups represent 16.7% and 22.3%, respectively, of Sebastopol’s population.
- **Race/Ethnicity** – In 2020, 79.1% of Sebastopol’s population was White while 1.6% was African American, 3.0% was Asian, and 9.3% was Latinx. People of color in Sebastopol comprise a proportion below the overall proportion in the Bay Area as a whole.⁵⁶
- **Employment** – Sebastopol residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Sebastopol increased by 0.1 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 440 (9.8%). Additionally, the jobs-household ratio in Sebastopol has increased from 1.42 in 2002 to 1.5 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Sebastopol increased, 1.8% from 2010 to 2020, which is *above* the growth rate for Sonoma County and below the growth rate of the region’s housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Sebastopol residents to live and thrive in the community.

⁵⁶ The Census Bureau’s American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

- **Ownership** - The largest proportion of homes had a value in the range of \$500k-\$750k in 2019. Home prices increased by 75.2% from 2010 to 2020.
- **Rental Prices** – The typical contract rent for an apartment in Sebastopol was \$1,290 in 2019. Rental prices increased by 30.3% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$51,960 per year.⁵⁷
- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 63.2% of homes in Sebastopol were single family detached, 9.6% were single family attached, 10.9% were small multifamily (2-4 units), and 14.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Sebastopol, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Sebastopol, 16.6% of households spend 30%-50% of their income on housing, while 20.5% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Sebastopol live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** – 0.0% of residents in Sebastopol live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering

⁵⁷ Note that contract rents may differ significantly from, and often being lower than, current listing prices.

areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.⁵⁸

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Sebastopol, 11.1% of residents have a disability of any kind and may require accessible housing. Additionally, 2.4% of Sebastopol households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 11.7% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is “NODATA.” Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name stands for data for Sebastopol.

⁵⁸ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

3. Looking to the Future: Regional Housing Needs

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁵⁹ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year period covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has found the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.⁶⁰ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶¹ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

⁵⁹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

⁶⁰ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

⁶¹ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Sebastopol, the proposed RHNA to be planned for this cycle is 213 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for their Housing Elements will be released at the end of 2021.** The potential allocation that Sebastopol would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 54: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Sebastopol Units	Sonoma County Units	Bay Area Units	Sebastopol Percent	Sonoma County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	55	3999	114442	25.8%	27.5%	25.9%
Low Income (50%-80% of AMI)	31	2302	65892	14.6%	15.8%	14.9%
Moderate Income (80%-120% of AMI)	35	2302	72712	16.4%	15.8%	16.5%
Above Moderate Income (>120% of AMI)	92	5959	188130	43.2%	40.9%	42.6%
Total	213	14562	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021. THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4. Population, Employment and Household Characteristics

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Sebastopol’s population has decreased by 0.4%; this rate is below that of the region as a whole, at 14.8%. In Sebastopol, roughly 11.4% of its population moved during the past year, a number 2.0 percentage points smaller than the regional rate of 13.4%.

Table 55: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Sebastopol	7008	7470	7774	7760	7379	7610	7745
Sonoma County	388222	416776	458614	475703	483878	500640	492980
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Source: Universe: Total population

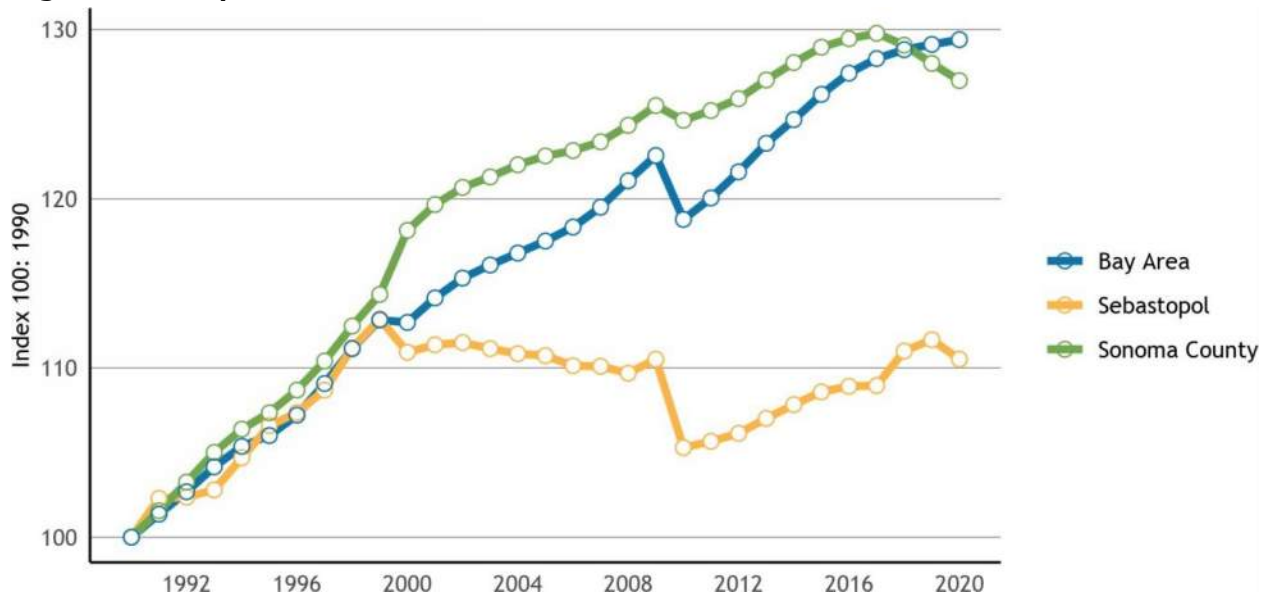
Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01

In 2020, the population of Sebastopol was estimated to be 7,745 (see Table 54). From 1990 to 2000, the population increased by 10.9%, while it decreased by 5.1% during the first decade of the 2000s. In the most recent decade, the population increased by 5.0%. The population of Sebastopol makes up 1.6% of Sonoma County.⁶²

⁶² To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

Figure 29: Population Growth Trends



Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts.

DOF uses the decennial census to benchmark subsequent population estimates.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Sebastopol, the median age in 2000 was 40.6; by 2019, this figure had increased, landing at around 47 years. More specifically, the population of those under 14 has decreased since 2010, while the 65- and-over population has increased (see Figure 30).

Figure 30: Population by Age, 2000-2019



Universe: Total population

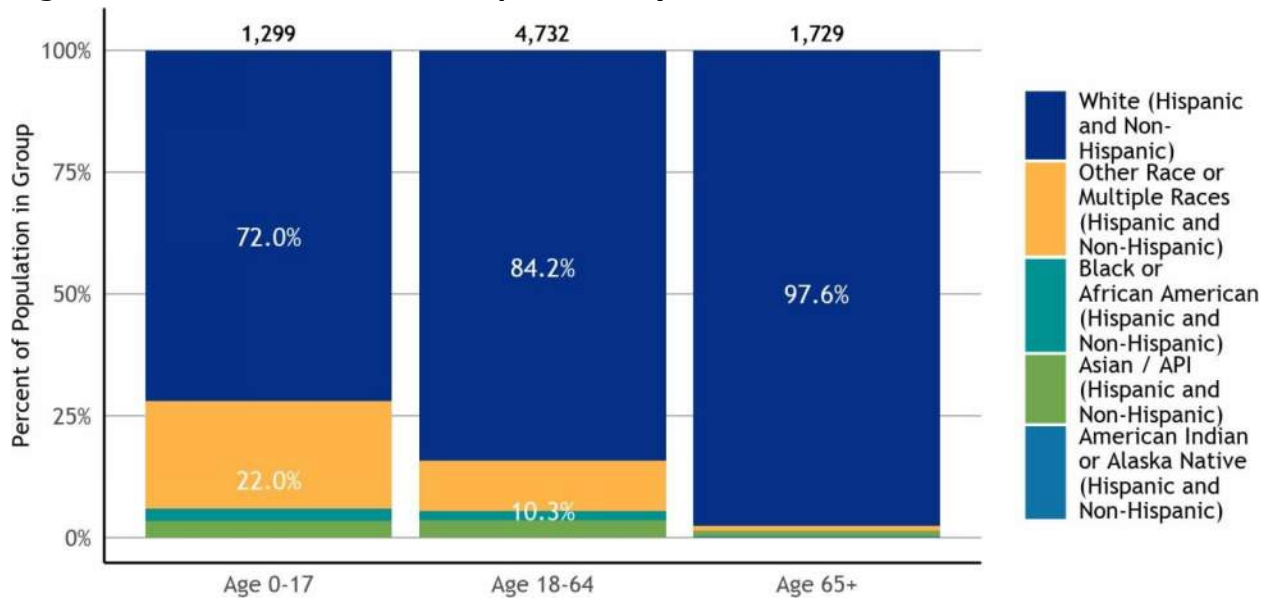
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁶³ make up 2.4% of seniors and 28.0% of youth under 18 (see Figure 31).

⁶³ Here, we count all non-white racial groups

Figure 31: Senior and Youth Population by Race



Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

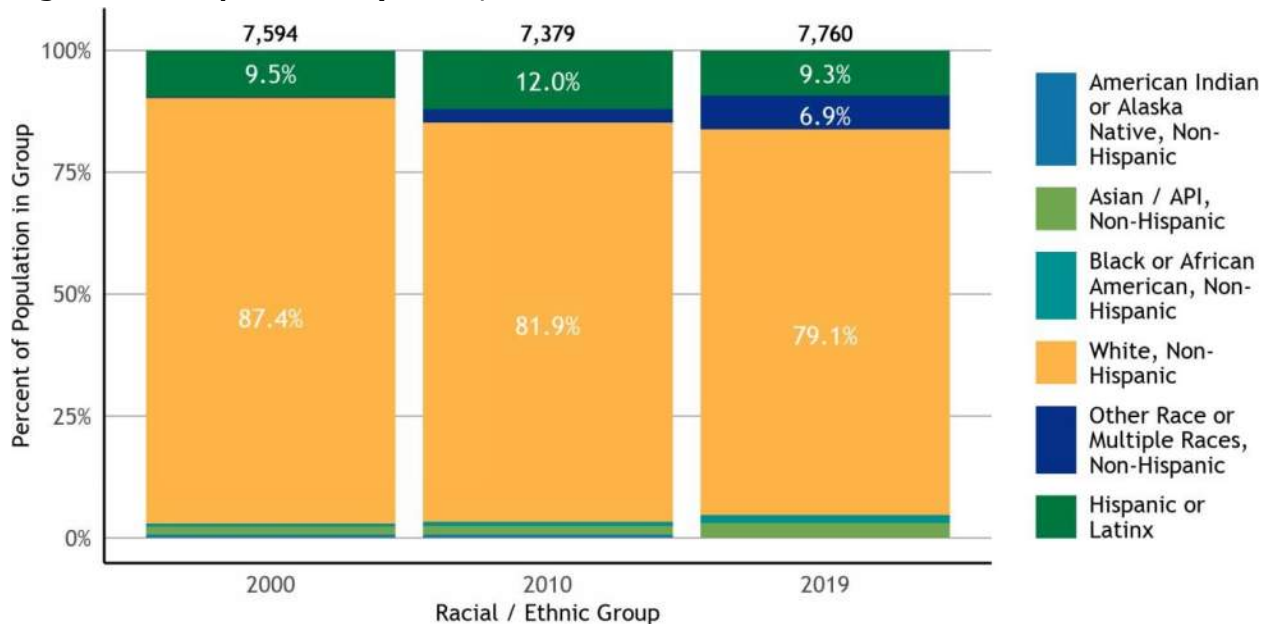
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁶⁴. Since 2000, the percentage of residents in Sebastopol identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has *increased* – by 8.2 percentage points, with the 2019 population standing at 6,141 (see Figure 32). In absolute terms, *the Other Race or Multiple Races, Non-Hispanic* population increased the most while the White, Non-Hispanic population decreased the most.

⁶⁴ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Figure 32: Population by Race, 2000-2019



Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

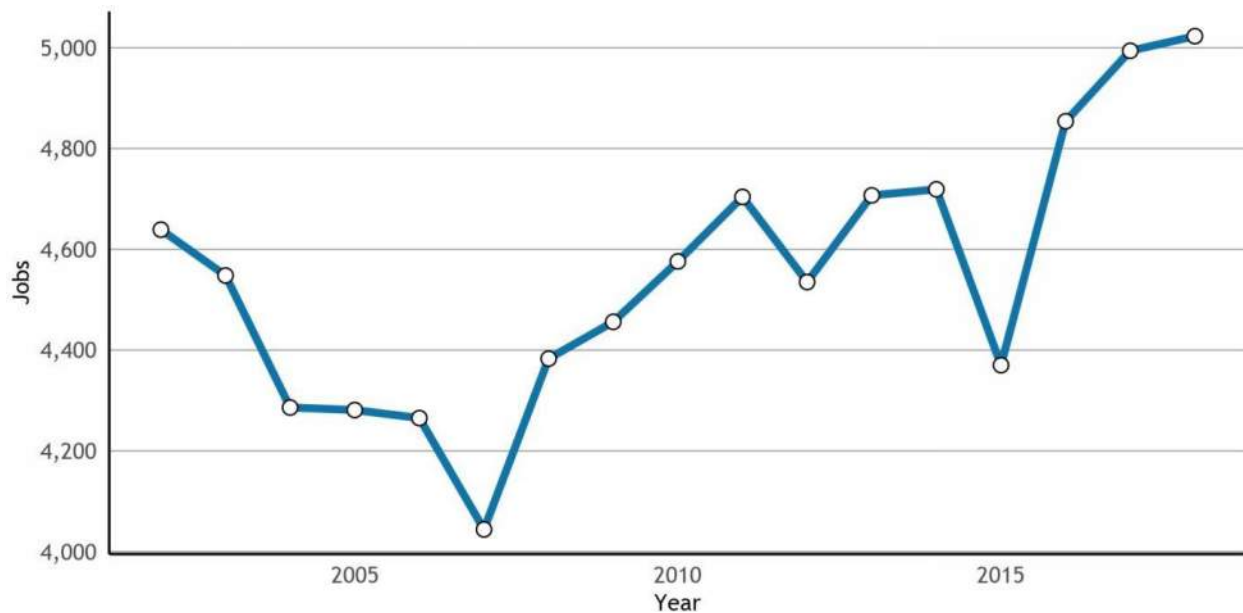
4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Sebastopol increased by 8.3% (see Figure 33).

Figure 33: Jobs in a Jurisdiction



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 4,068 employed residents, and 6,839 jobs⁶⁵ in Sebastopol - the ratio of jobs to resident workers is 1.68; Sebastopol is a *net importer of workers*.

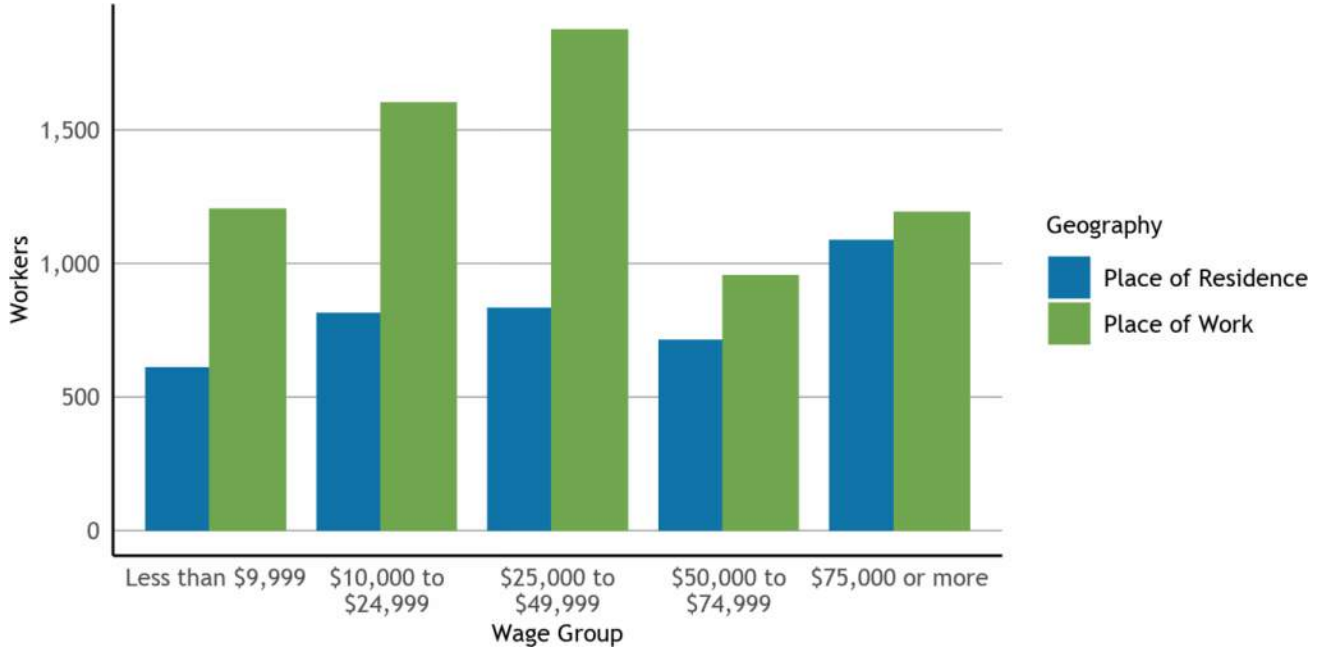
Figure 34 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low- income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Sebastopol has more low-wage *jobs* than low- wage *residents* (where low-wage refers to jobs paying less

⁶⁵ Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

City Council Hearing Draft Housing Element
 Appendix C: Housing Needs Data Packet

than \$25,000). At the other end of the wage spectrum, the city has more high-wage jobs than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 34).⁶⁶

Figure 34: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 35 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (Figure 35).

⁶⁶ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

Figure 35: Jobs-Worker Ratios, By Wage Group



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

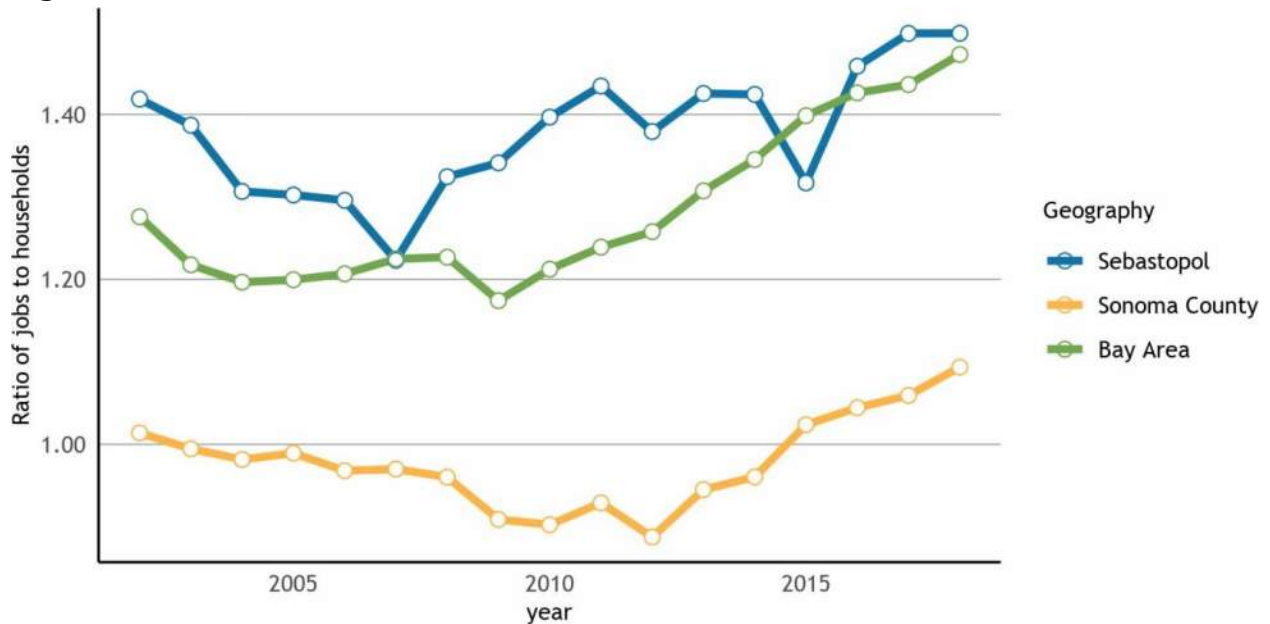
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Sebastopol has increased from 1.42 in 2002, to 1.5 jobs per household in 2018 (see Figure 36).

Figure 36: Jobs-Household Ratio



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

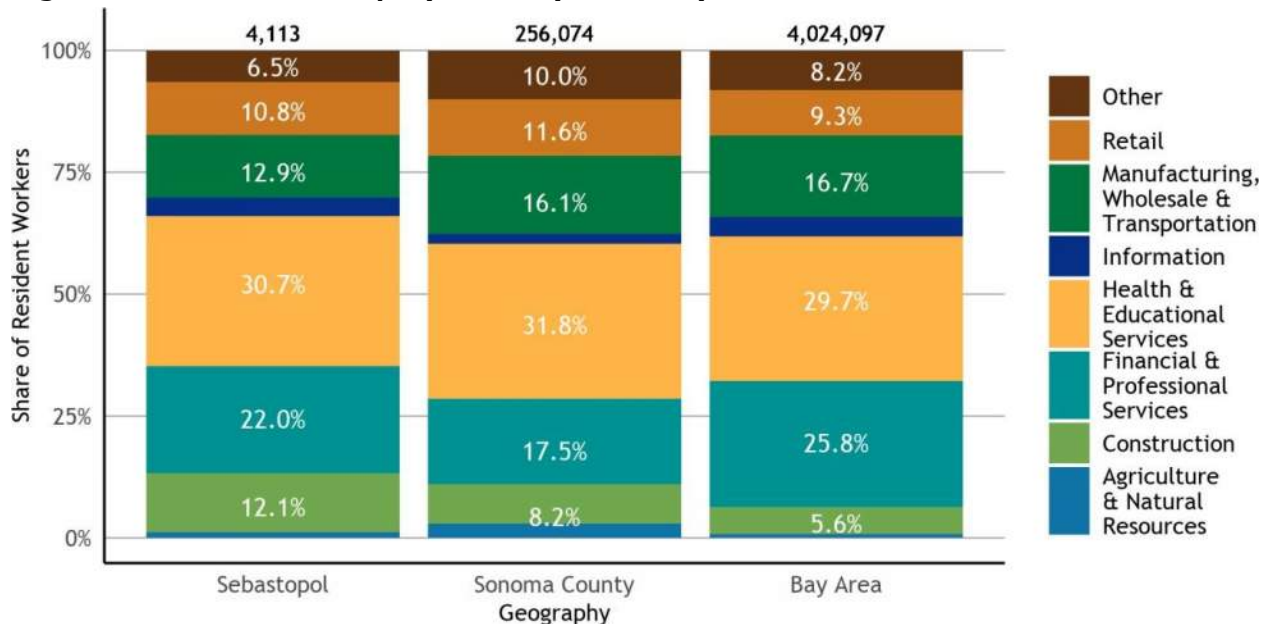
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Sebastopol residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure 37). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

Figure 37: Resident Employment by Industry



Universe: Civilian employed population age 16 years and over

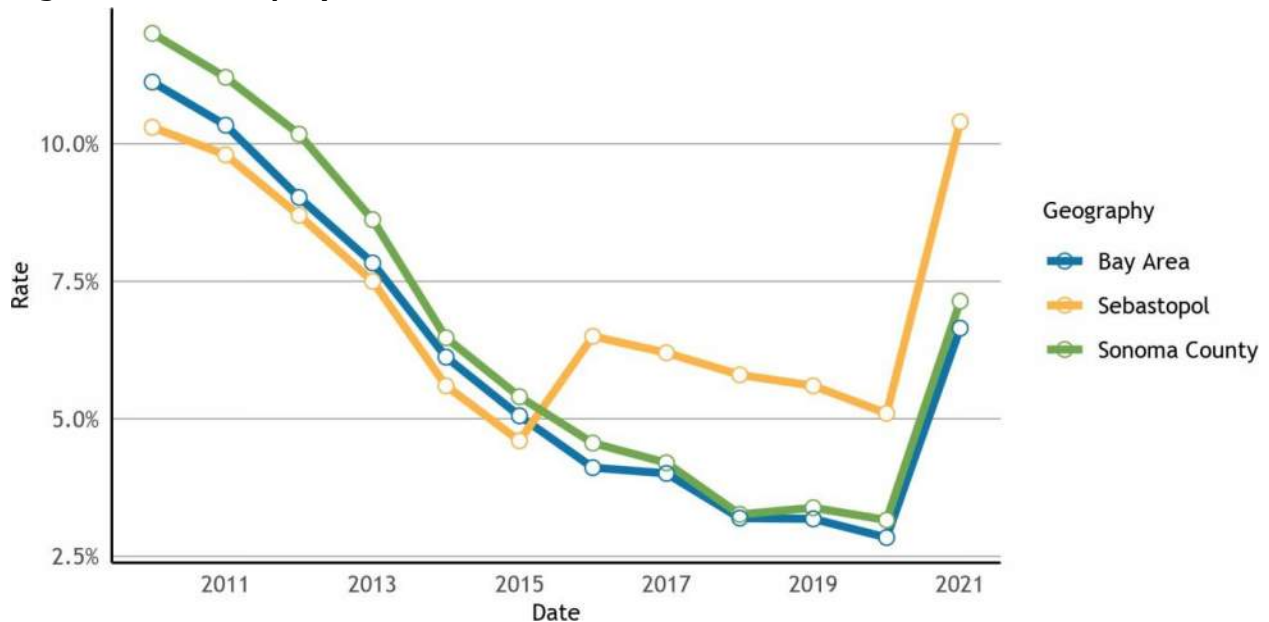
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Sebastopol, there was a 0.1 percentage point increase in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 38: Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally- adjusted labor force (unemployment rates) data are developed for cities and CDPs. Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state⁶⁷.

In Sebastopol, 50.2% of households make more than 100% of the Area Median Income (AMI)⁶⁸, compared to 14.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 39).

⁶⁷ Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

⁶⁸ 13 Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of \$29,450 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Sebastopol receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: Assume that 59.8% of Sebastopol's very low-income RHNA is for extremely low-income households.

- According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: Assume that 55.2% of Sebastopol's very low-income RHNA is for extremely low-income households.

- According to the data shown below (Figure 39), 913 of Sebastopol's households are 0-50% AMI while 504 are extremely low-income. Therefore, extremely low income households represent 55.2% of households who are 0-50% AMI, as 504

Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

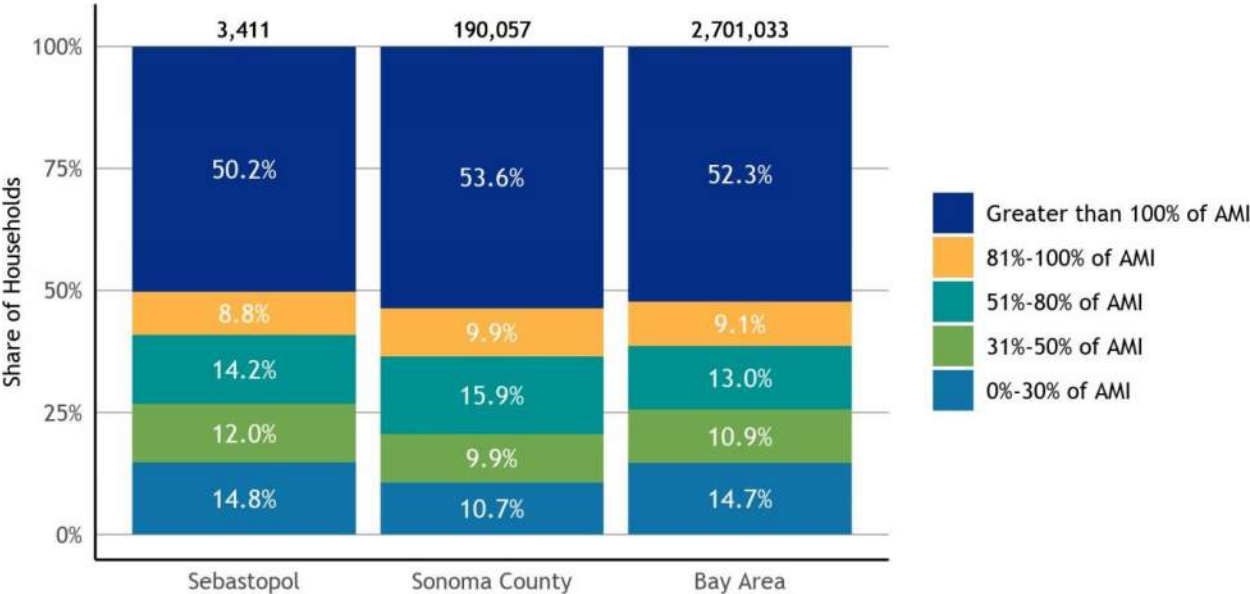
City Council Hearing Draft Housing Element
 Appendix C: Housing Needs Data Packet

divided by 913 is 55.2%. This option aligns with HCD’s guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 39 represents a tabulation of Census Bureau Data.

Option C: Assume that 50% of Sebastopol’s very low-income RHNA is for extremely low-income households.

HCD’s guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low income households qualifies for extremely low-income households.

Figure 39: Households by Household Income Level



Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

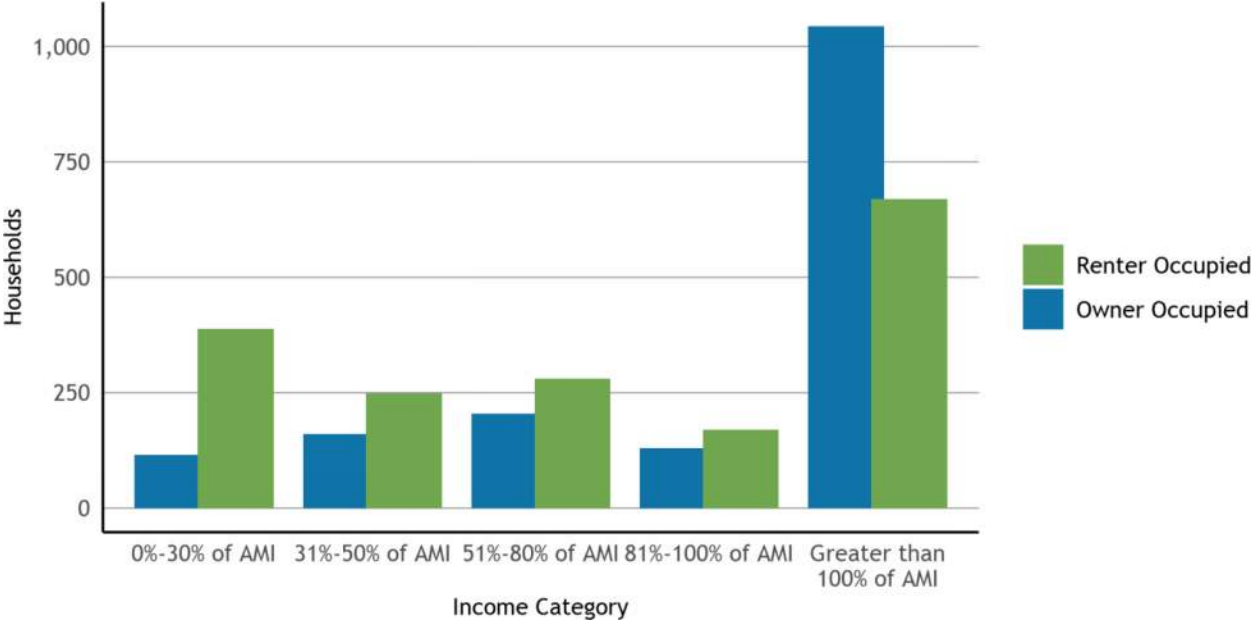
City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Sebastopol, the largest proportion of renters falls in the Greater than 100% of AMI income group, while the largest proportion of homeowners are found in the Greater than 100% of AMI group (see Figure 40).

Figure 40: Household Income Level by Tenure

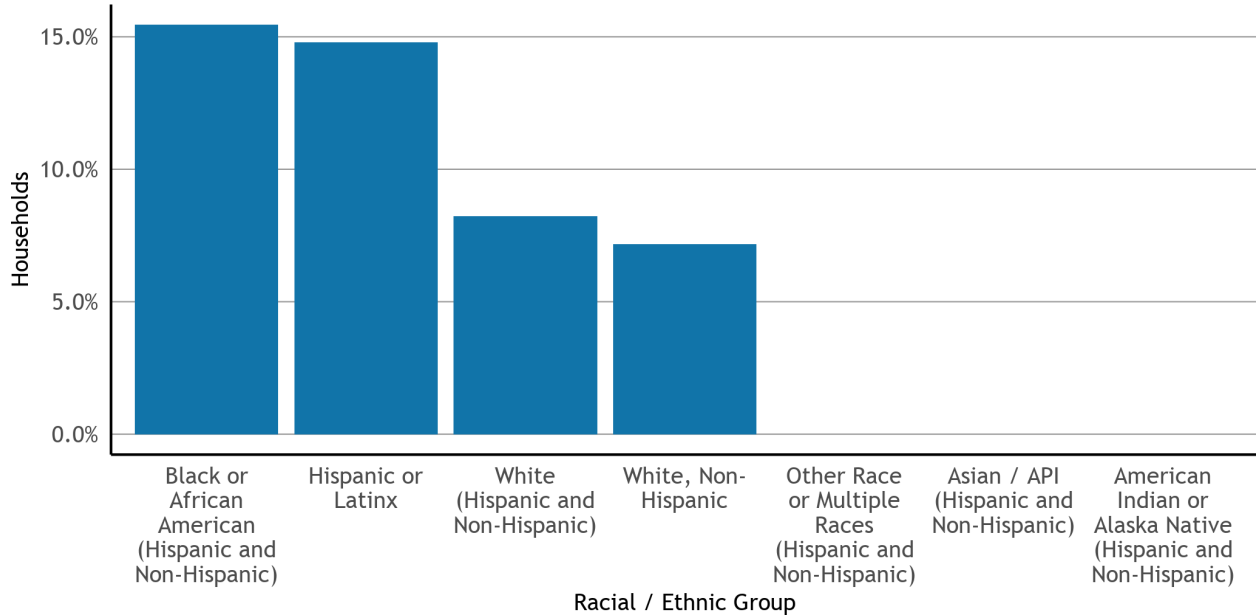


Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically

excluded them from the same opportunities extended to White residents.⁶⁹ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Sebastopol, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (see Figure 41).

Figure 41: Poverty Status by Race



Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

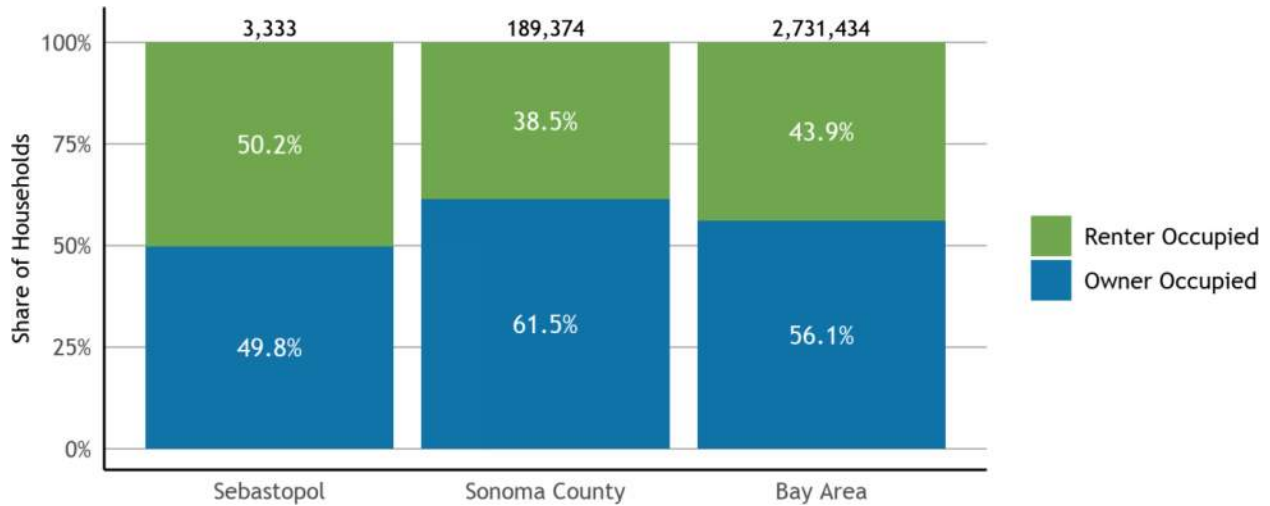
4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced

⁶⁹ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

more quickly if prices increase. In Sebastopol there are a total of 3,333 housing units, and more residents rent than own their homes: 50.2% versus 49.8% (see Figure 42). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

Figure 42: Housing Tenure



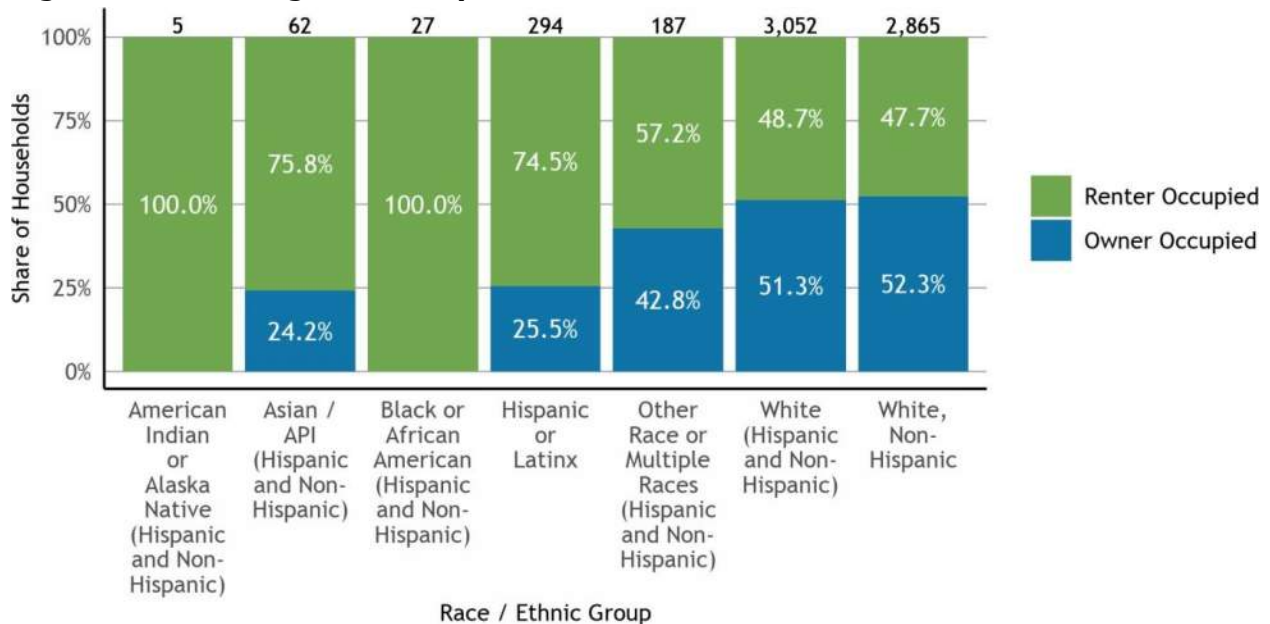
Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.*

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.⁷⁰ In Sebastopol, 0.0% of Black households owned their homes, while homeownership rates were 24.2% for Asian households, 25.5% for Latinx households, and 51.3% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

⁷⁰ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Figure 43: Housing Tenure by Race of Householder



Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Sebastopol, 83.4% of householders between the ages of 25 and 44 are renters, while 35.3% of householders over 65 are (see Figure 44).

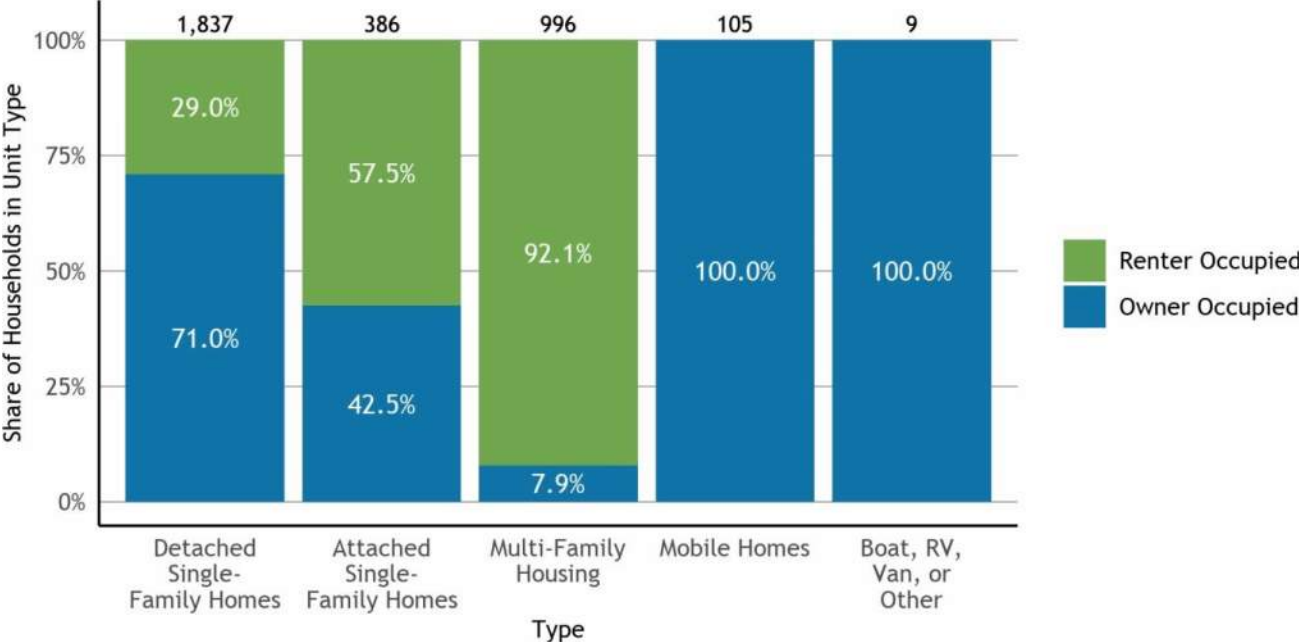
City Council Hearing Draft Housing Element
 Appendix C: Housing Needs Data Packet

Figure 44: Housing Tenure by Age



Universe: Occupied housing units
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

Figure 45: Housing Tenure by Housing Type



Universe: Occupied housing units
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22

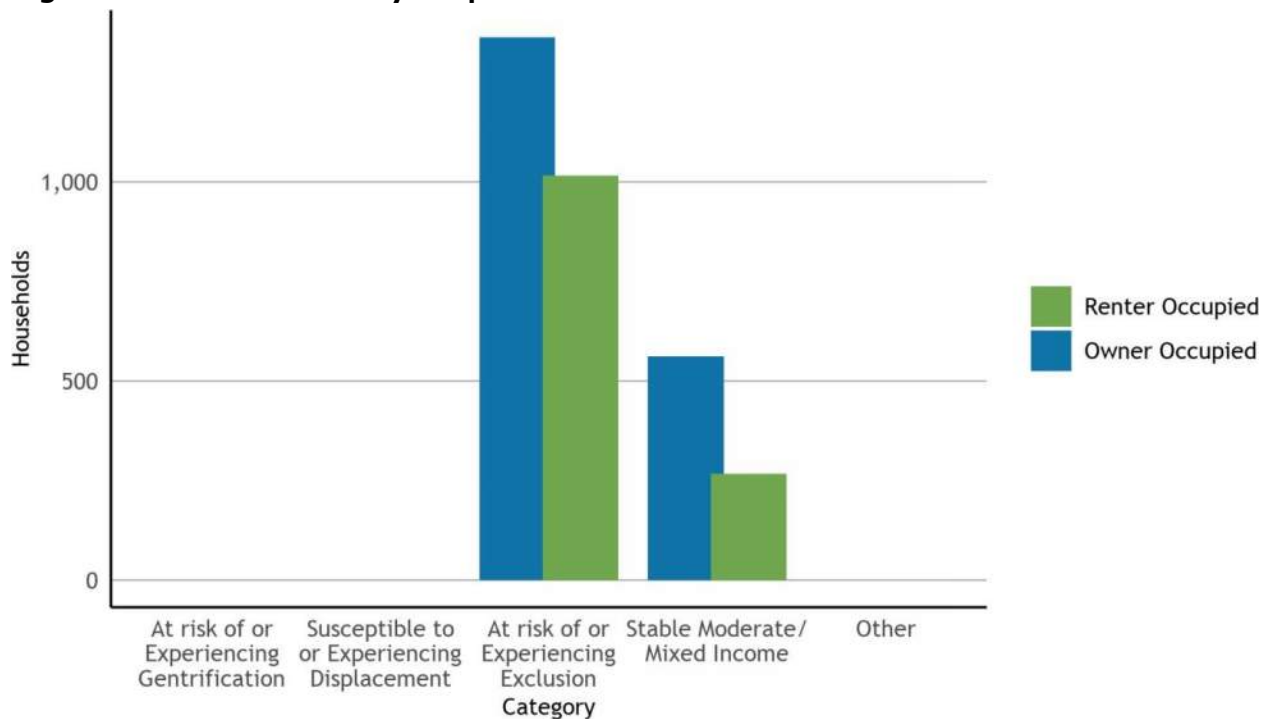
4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Sebastopol, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁷¹

Figure 46: Households by Displacement Risk and Tenure



⁷¹ More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

Universe: Households

*Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data
Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.*

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

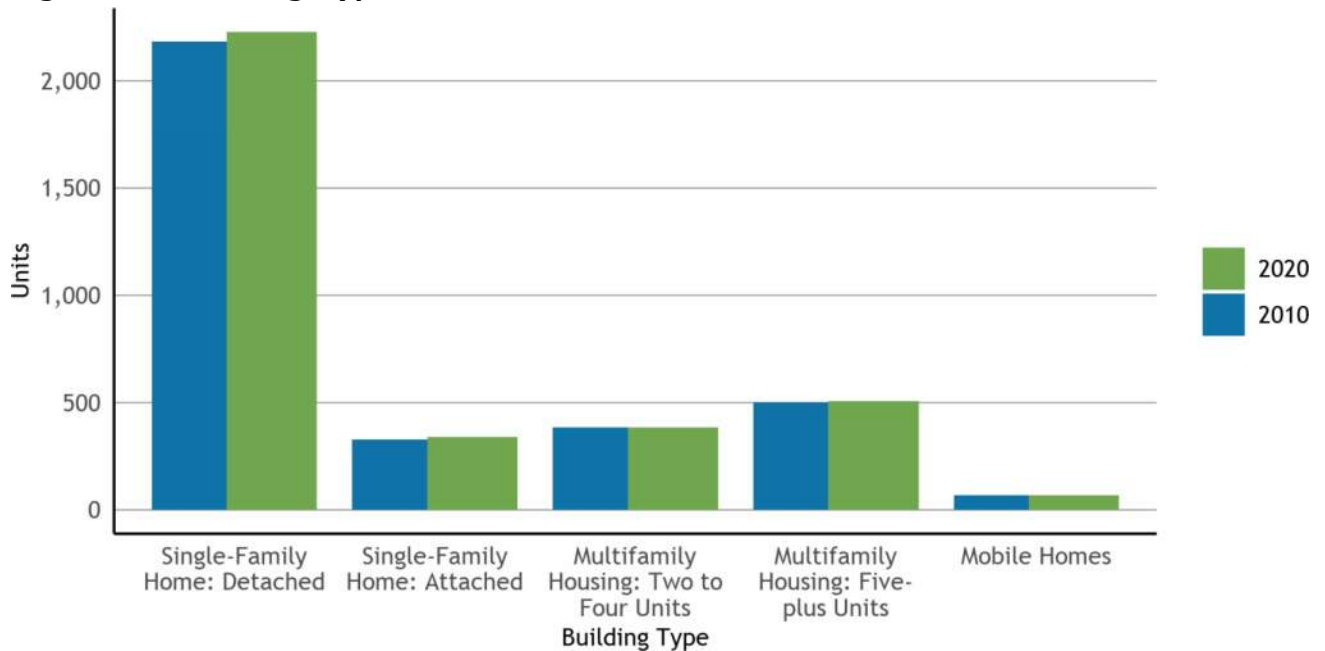
5. Housing Stock Characteristics

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Sebastopol in 2020 was made up of 63.2% single family detached homes, 9.6% single family attached homes, 10.9% multifamily homes with 2 to 4 units, 14.4% multifamily homes with 5 or more units, and 2.0% mobile homes (see Figure 47). In Sebastopol, the housing type that experienced the most growth between 2010 and 2020 was Single-Family Home: Detached.

Figure 47: Housing Type Trends



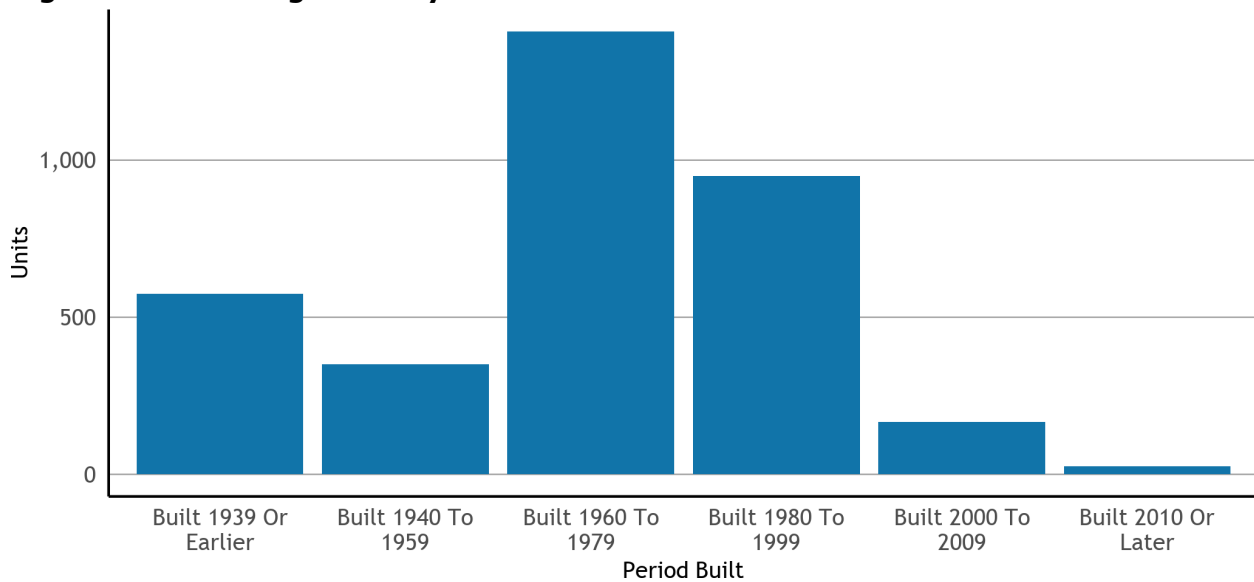
Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Sebastopol, the largest proportion of the housing stock was built 1960 to 1979, with 1,409 units constructed during this period (see Figure 48). Since 2010, 0.7% of the current housing stock was built, which is 26 units.

Figure 48: Housing Units by Year Structure Built



Universe: Housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.*

Vacant units make up 4.1% of the overall housing stock in Sebastopol. The rental vacancy stands at 3.2%, while the ownership vacancy rate is 1.5%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 49).⁷²

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.⁷³ In a region with a thriving economy and housing market like the Bay Area, units being

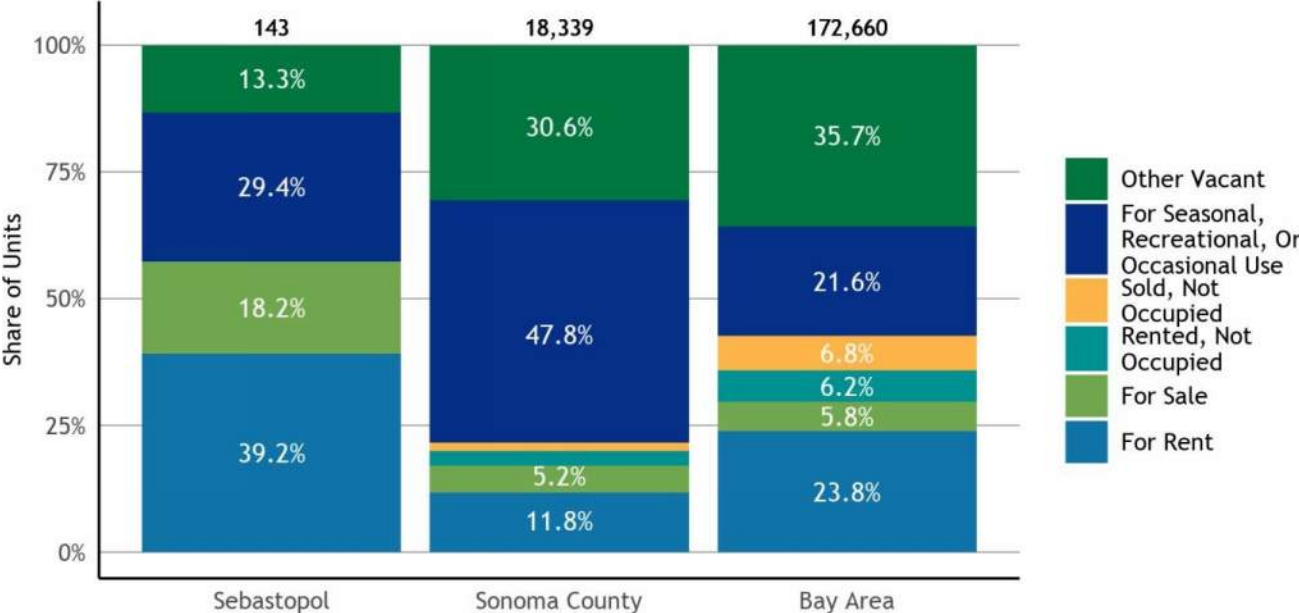
⁷² The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (4.1%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

⁷³ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>

City Council Hearing Draft Housing Element
 Appendix C: Housing Needs Data Packet

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.⁷⁴

Figure 49: Vacant Units by Type



Universe: Vacant housing units
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 59 housing units were issued permits in Sebastopol. 42.4% of permits issued in Sebastopol were for above moderate-income housing, 33.9% were for moderate-income housing, and 23.7% were for low- or very low-income housing (Table 55).

⁷⁴ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

Table 56: Housing Permitting

Income Group	value
Above Moderate Income Permits	25
Moderate Income Permits	20
Low Income Permits	10
Very Low Income Permits	4

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 253 assisted units in Sebastopol in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.⁷⁵

⁷⁵ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 57: Assisted Units at Risk of Conversion

Income	Sebastopol	Sonoma County	Bay Area
Low	253	7195	110177
Moderate	0	68	3375
High	0	267	1854
Very High	0	149	1053
Total Assisted Units in Database	253	7679	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

City Council Hearing Draft Housing Element Appendix C: Housing Needs Data Packet

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Sebastopol. For example, 0.0% of renters in Sebastopol reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

Note on Substandard Housing

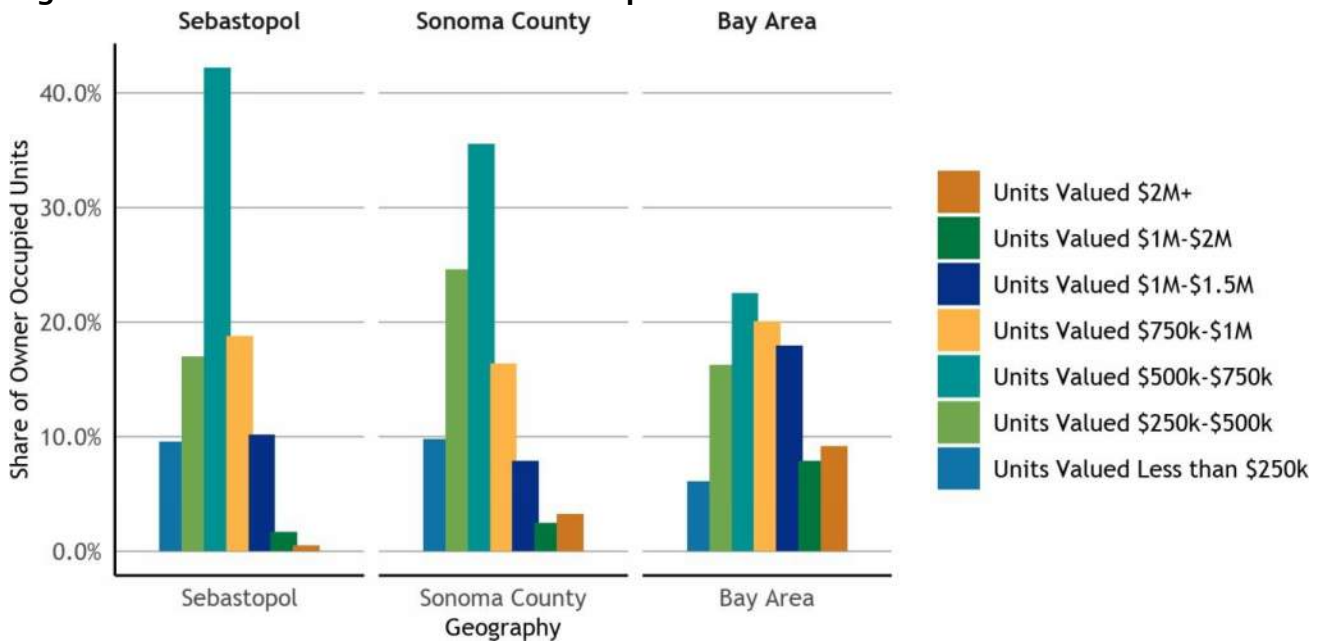
HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Sebastopol was estimated at \$956,150 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$500k-\$750k (see Figure 50). By comparison, the typical home value is \$691,580 in Sonoma County and \$1,077,230 the Bay Area, with the largest share of units valued \$500k-\$750k.

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 91.1% in Sebastopol from \$500,430 to \$956,150. This change is below the change in Sonoma County, and below the change for the region (see Figure 51).

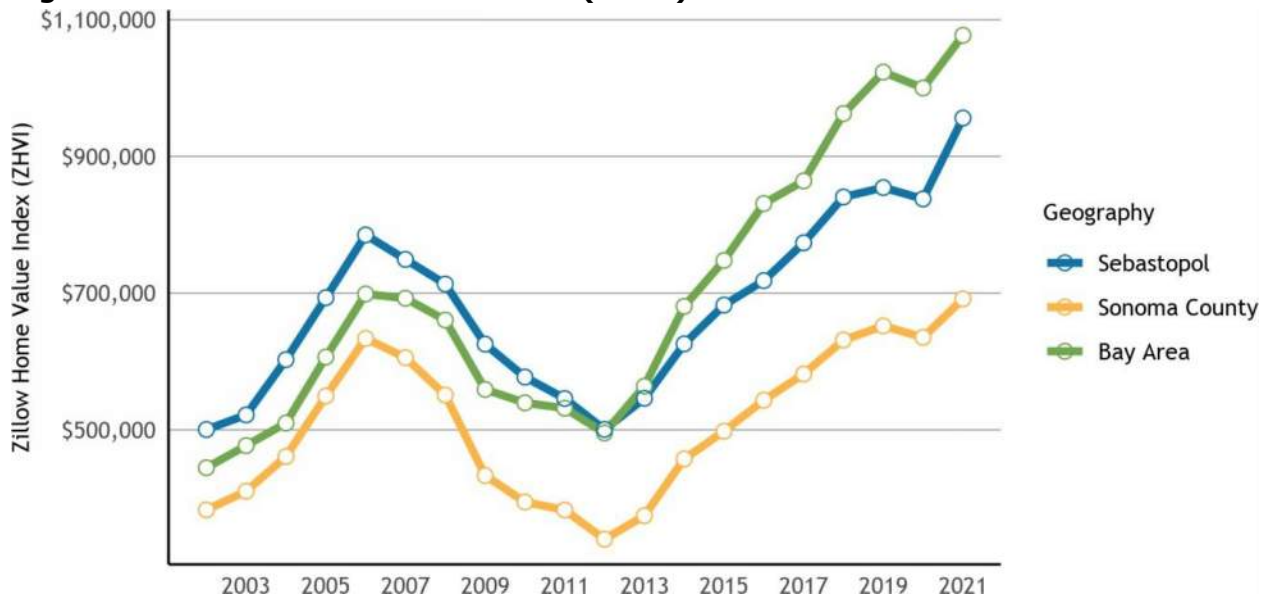
Figure 50: Home Values of Owner-Occupied Units



Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

Figure 51: Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

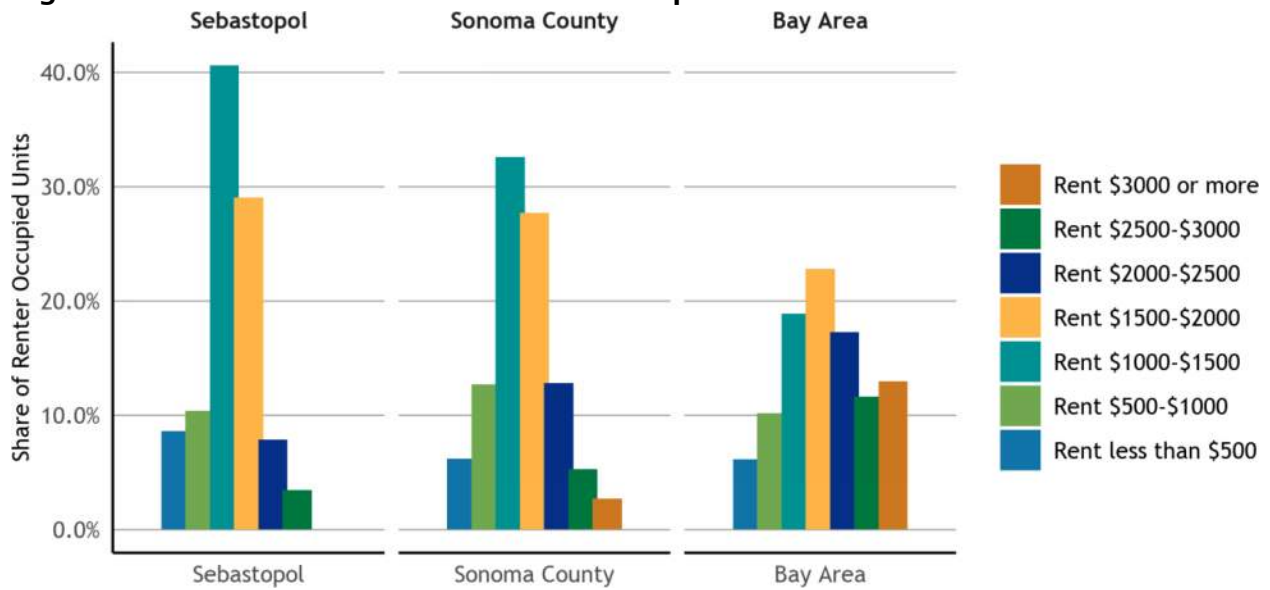
Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Sebastopol, the largest proportion of rental units rented in the *Rent \$1000-\$1500* category, totaling 40.6%, followed by 29.1% of units renting in the *Rent \$1500-\$2000* category (see Figure 52). Looking beyond the city, the largest share of units is in the *\$1000-\$1500* category (county) compared to the *\$1500-\$2000* category for the region as a whole.

Figure 52: Contract Rents for Renter-Occupied Units



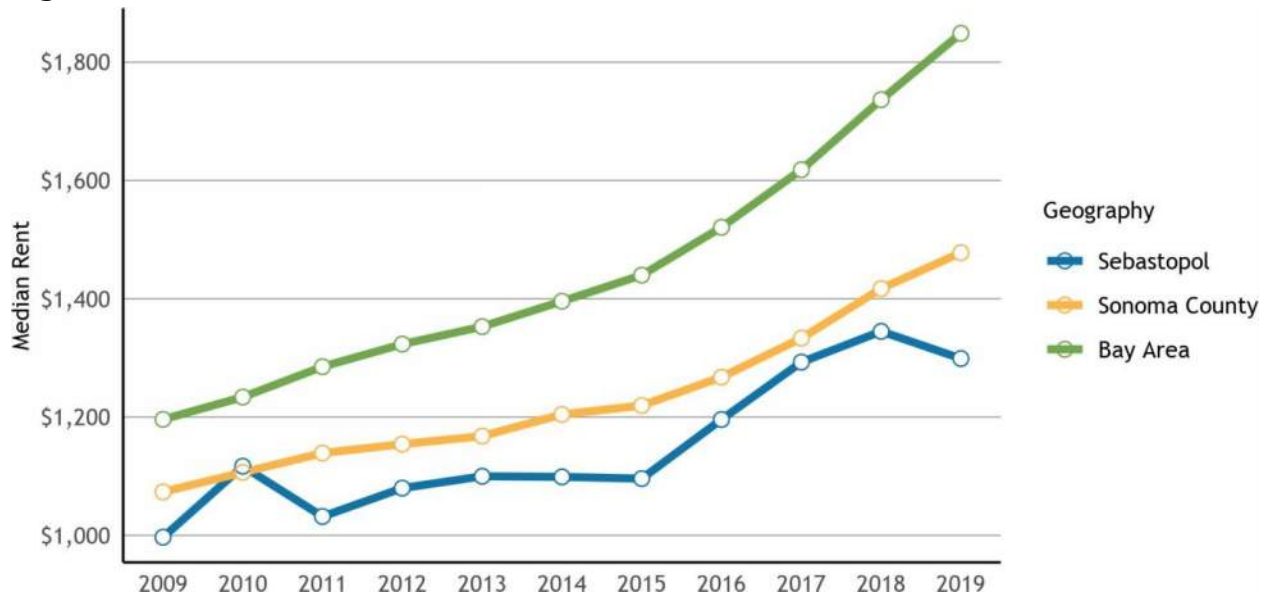
Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 30.3% in Sebastopol, from \$1,090 to \$1,290 per month (see Figure 25). In Sonoma County, the median rent has increased 22.7%, from \$1,200 to \$1,470. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.⁷⁶

⁷⁶ While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

Figure 53: Median Contract Rent



Universe: Renter-occupied housing units paying cash rent

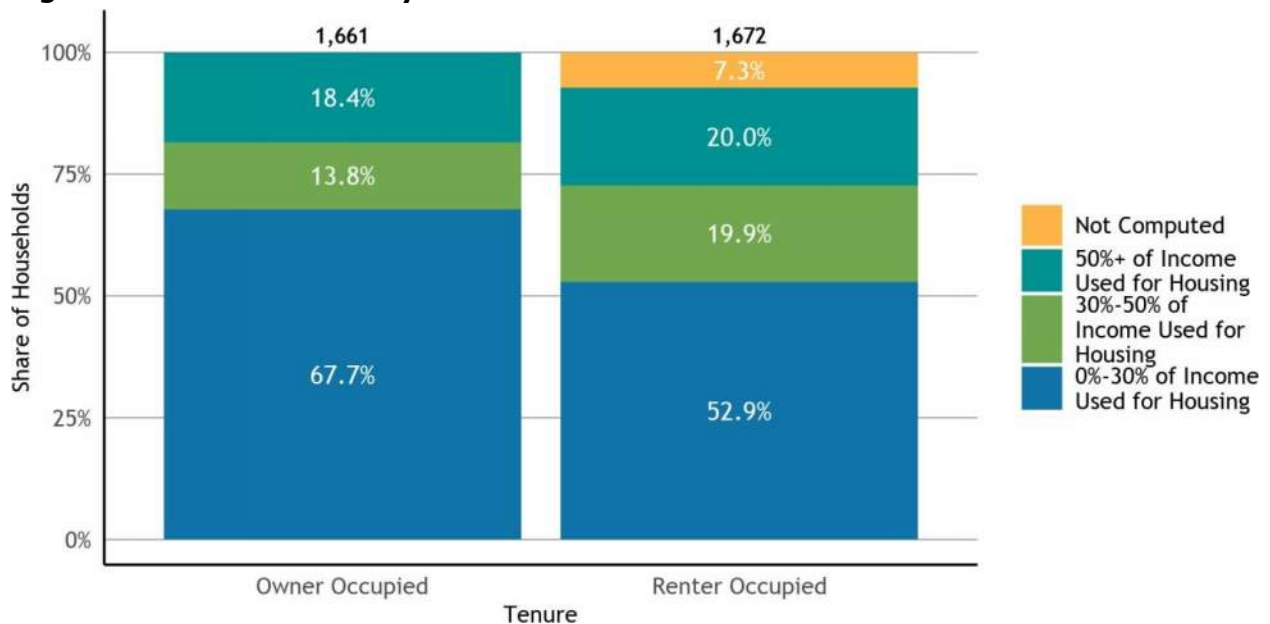
Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Figure 54: Cost Burden by Tenure



Universe: Occupied housing units

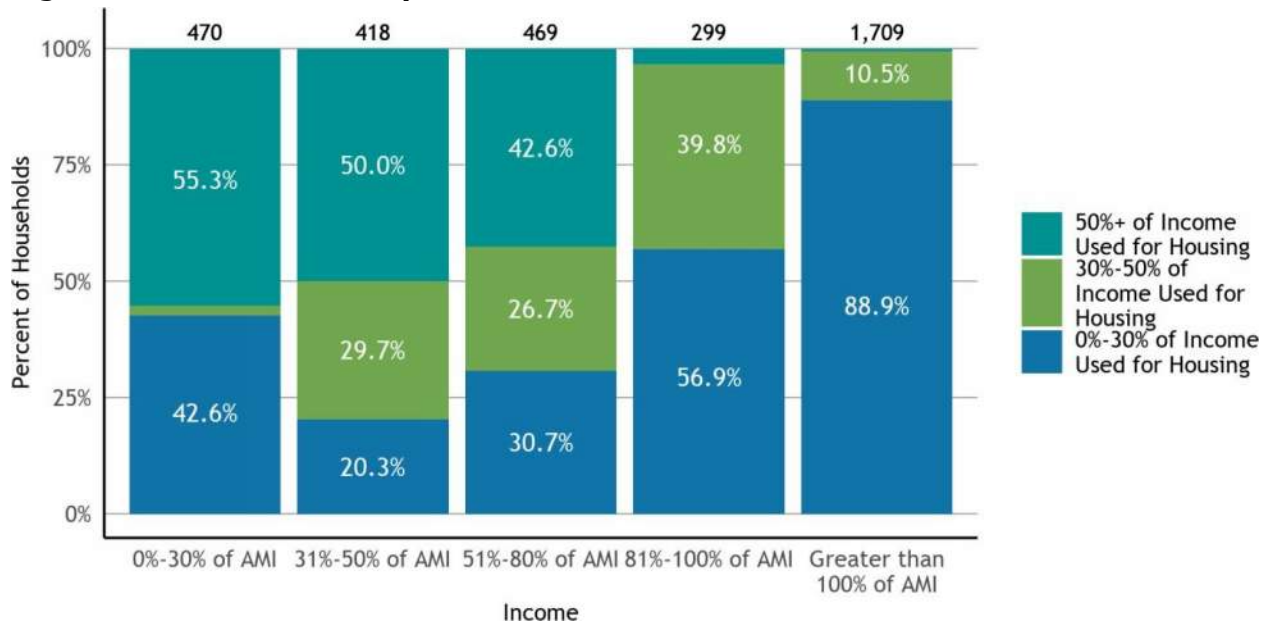
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Sebastopol, 19.9% of renters spend 30% to 50% of their income on housing compared to 13.8% of those that own (see Figure 54). Additionally, 20.0% of renters spend 50% or more of their income on housing, while 18.4% of owners are severely cost-burdened.

In Sebastopol, 20.5% of households spend 50% or more of their income on housing, while 16.6% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 55). For example, 55.3% of Sebastopol households making less than 30% of AMI spend the majority of their income on housing. For Sebastopol residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 88.9% of those making more than 100% of AMI spend less than 30% of their income on housing.

Figure 55: Cost Burden by Income Level



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

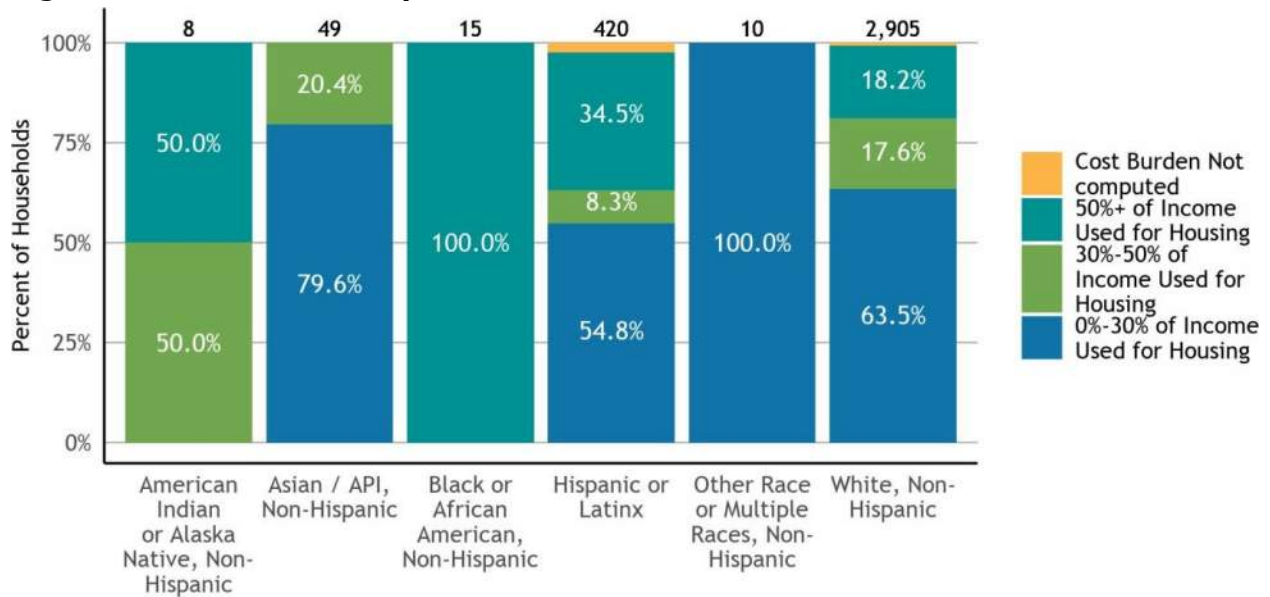
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 50.0% spending 30% to 50% of their income on housing, and Black or African American, Non-Hispanic residents are the most severely cost burdened with 100.0% spending more than 50% of their income on housing (see Figure 56).

Figure 56: Cost Burden by Race



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

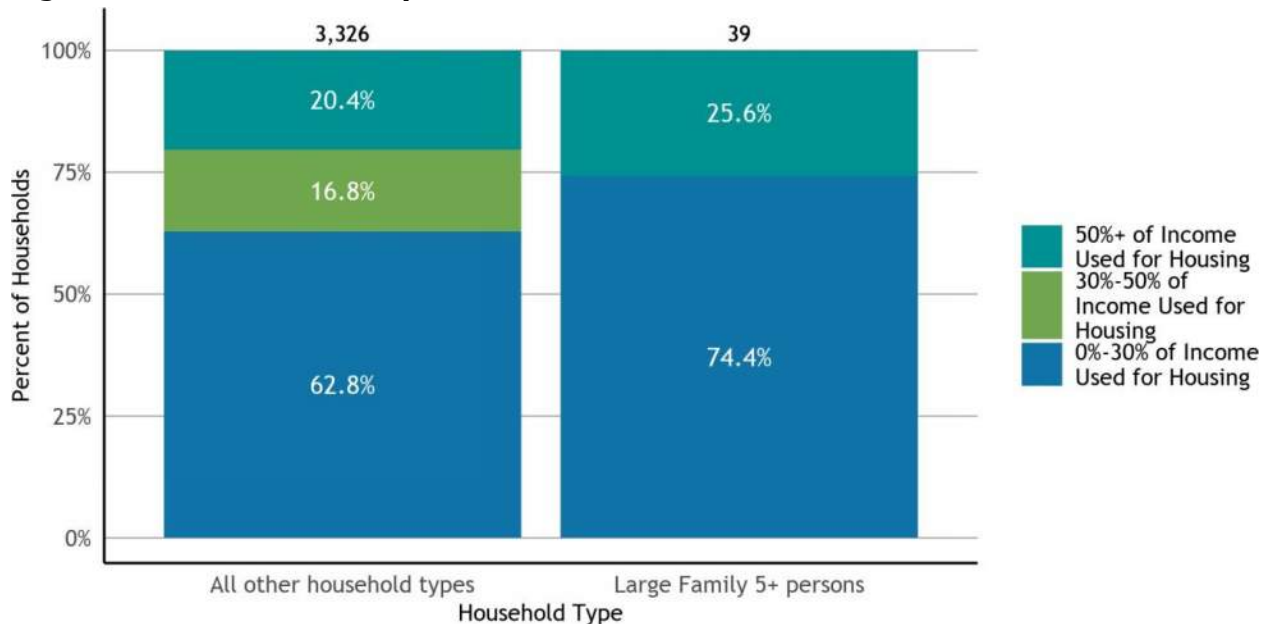
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Sebastopol, 0.0% of large family households experience a cost burden of 30%-50%, while 25.6% of households spend more than half of their income on housing. Some 16.8% of all other households have a cost burden of 30%-50%, with 20.4% of households spending more than 50% of their income on housing (see Figure 57).

Figure 57: Cost Burden by Household Size



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home.

Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 44.2% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 81.7% are not cost-burdened and spend less than 30% of their income on housing (see Figure 58).

Figure 58: Cost-Burdened Senior Households by Income Level



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens).

Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Sebastopol, 4.5% of households that rent are severely

City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

overcrowded (more than 1.5 occupants per room), compared to 0.0% of households that own (see Figure 59). In Sebastopol, 2.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.5% for those own.

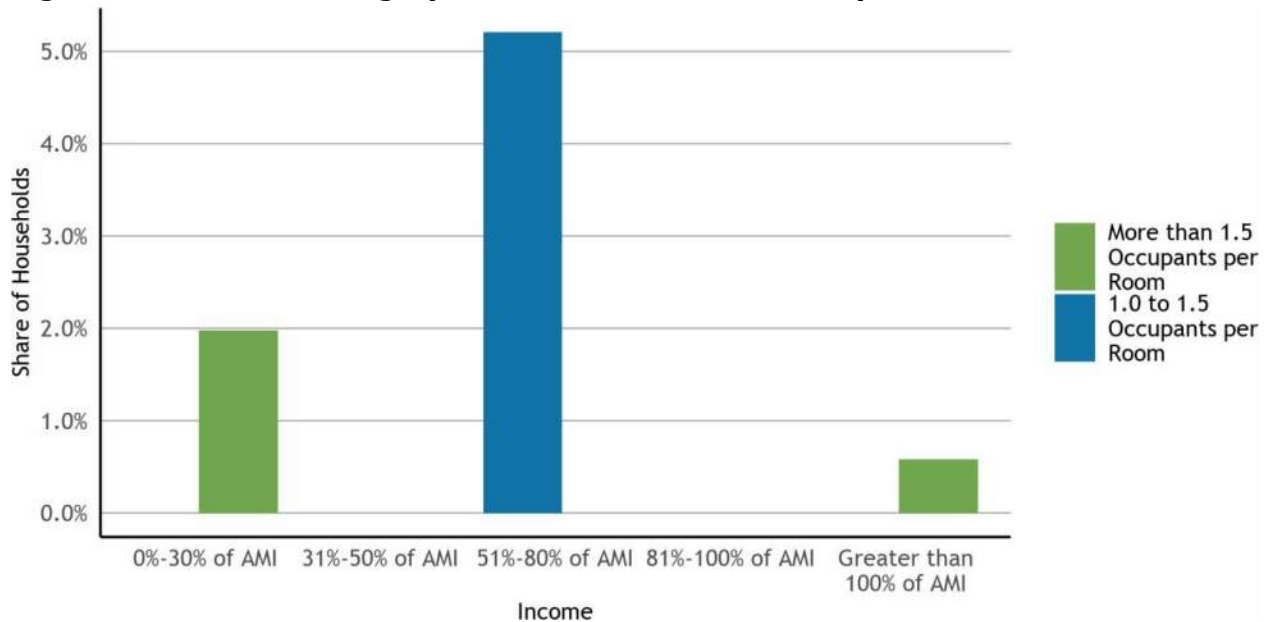
Figure 59: Overcrowding by Tenure and Severity



Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.6% of households above 100% experience this level of overcrowding (see Figure 60).

Figure 60: Overcrowding by Income Level and Severity



Universe: Occupied housing units

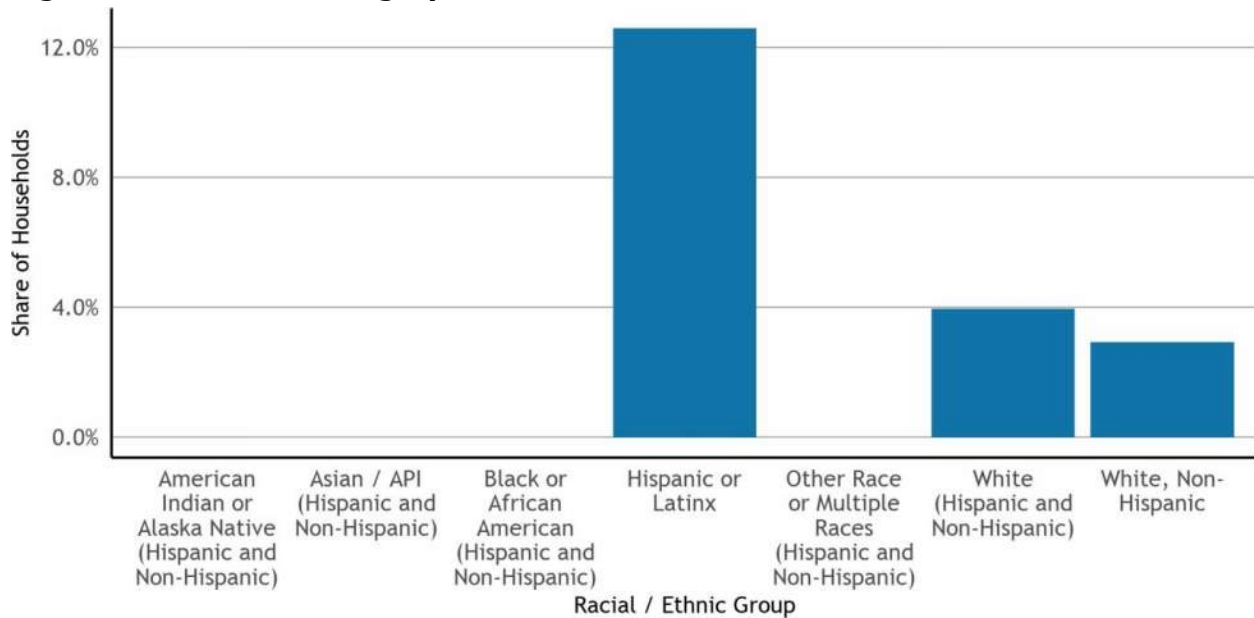
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Sebastopol, the racial group with the largest overcrowding rate is *Hispanic or Latinx* (see Figure 61).

Figure 61: Overcrowding by Race



Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non- Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

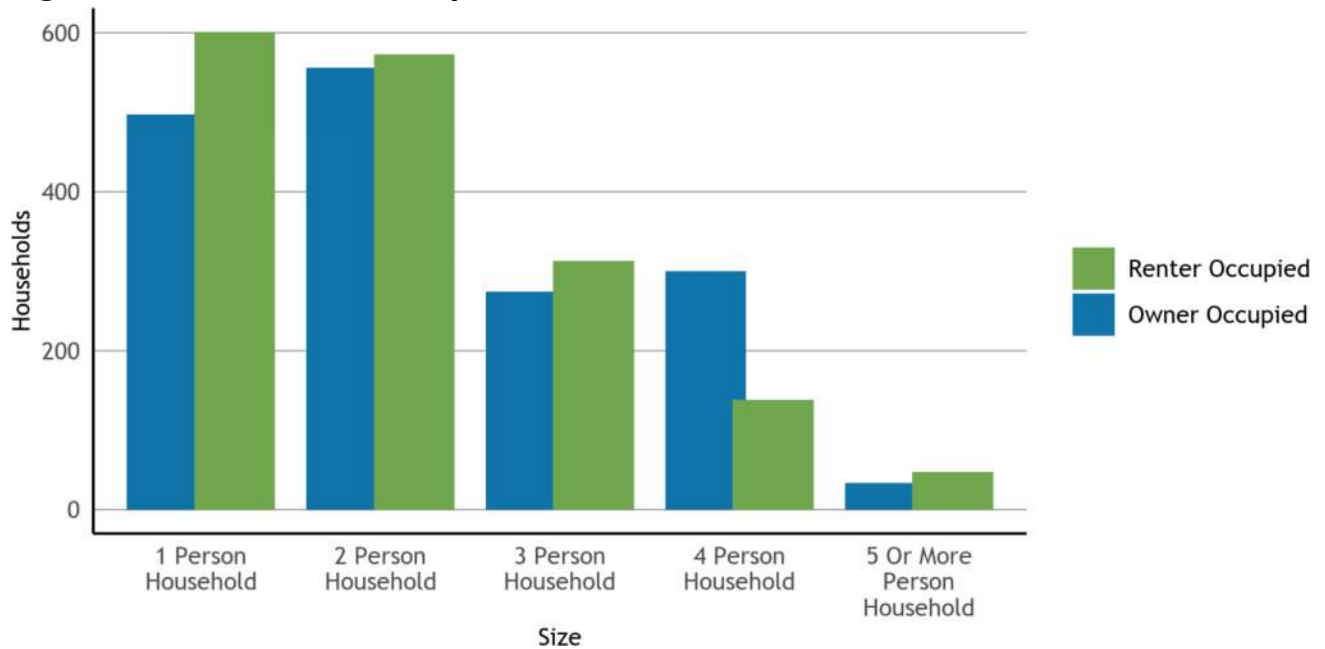
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 Special Housing Needs

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Sebastopol, for large households with 5 or more persons, most units (58.0%) are renter occupied (see Figure 62). In 2017, 0.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

Figure 62: Household Size by Tenure

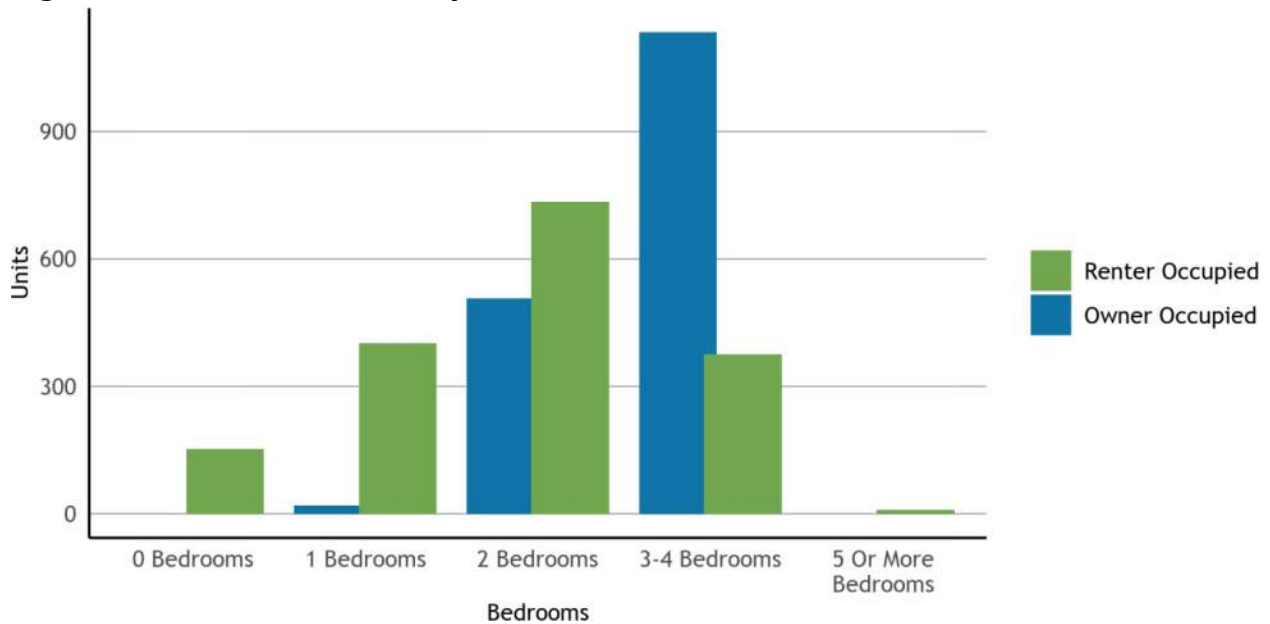


Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 1,518 units in Sebastopol. Among these large units with 3 or more bedrooms, 25.3% are owner-occupied and 74.7% are renter occupied (see Figure 63).

Figure 63: Household Size by Tenure



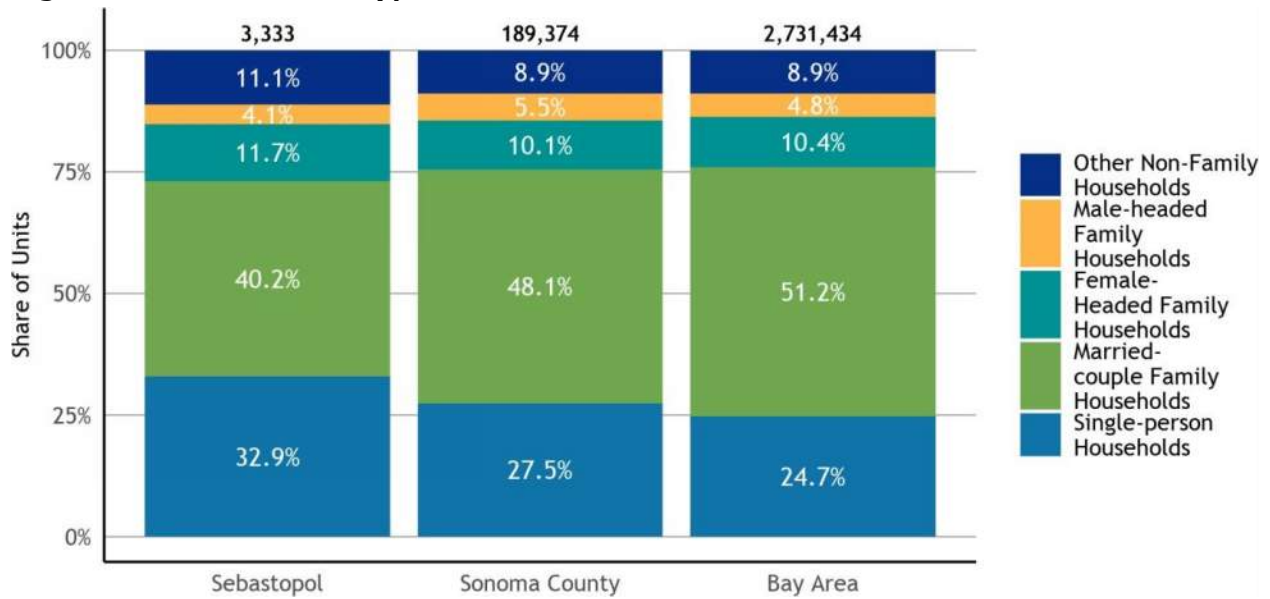
Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Sebastopol, the largest proportion of households is *Married-couple Family Households* at 40.2% of total, while *Female-Headed Households* make up 11.7% of all households.

Figure 64: Household Type



Universe: Households

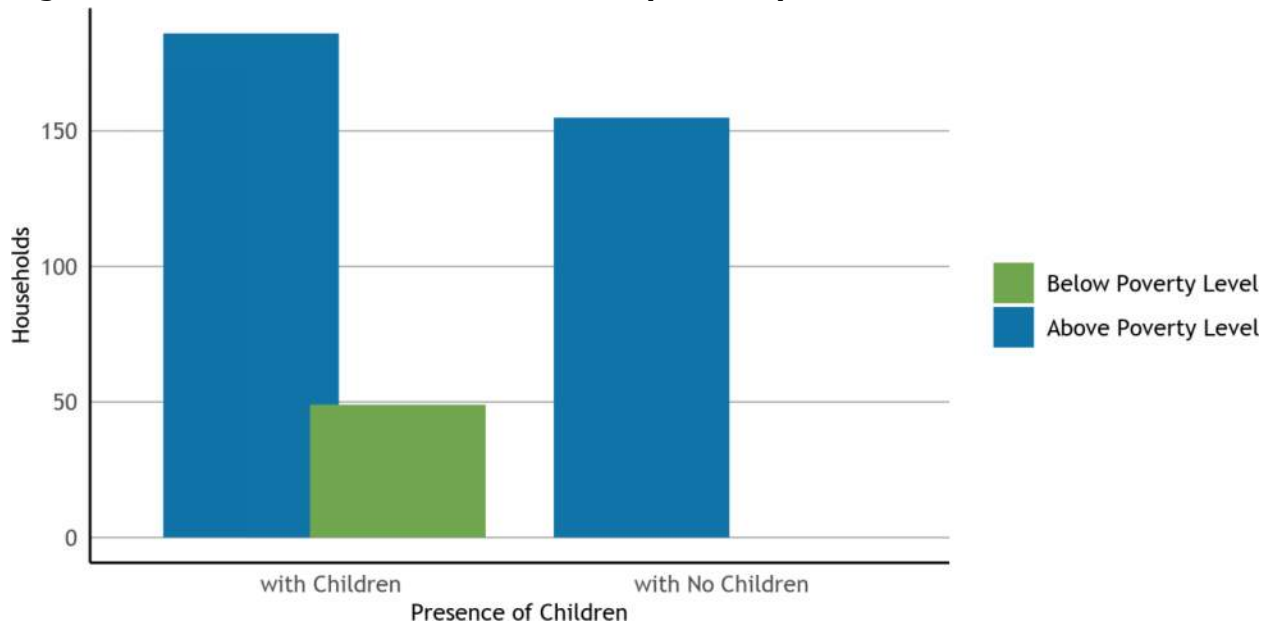
Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Sebastopol, 20.9% of female-headed households with children fall below the Federal Poverty Line, while 0.0% of female-headed households *without* children live in poverty (see Figure 65).

Figure 65: Female-Headed Households by Poverty Status



Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

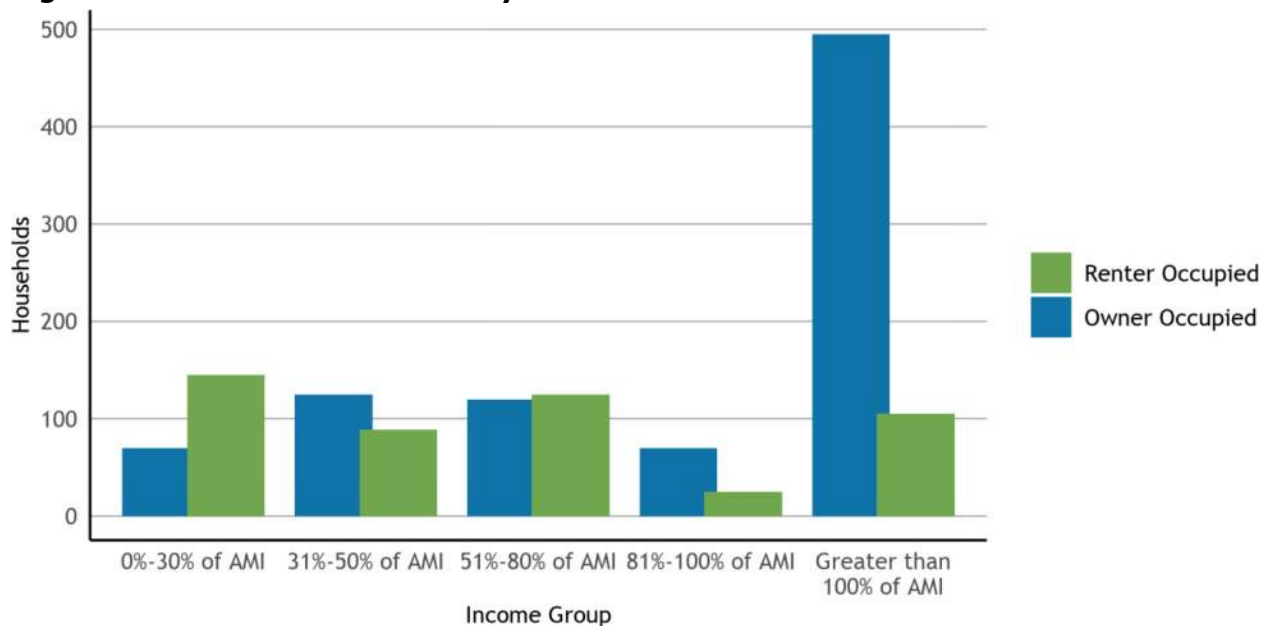
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.*

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 66).

Figure 66: Senior Households by Income and Tenure



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

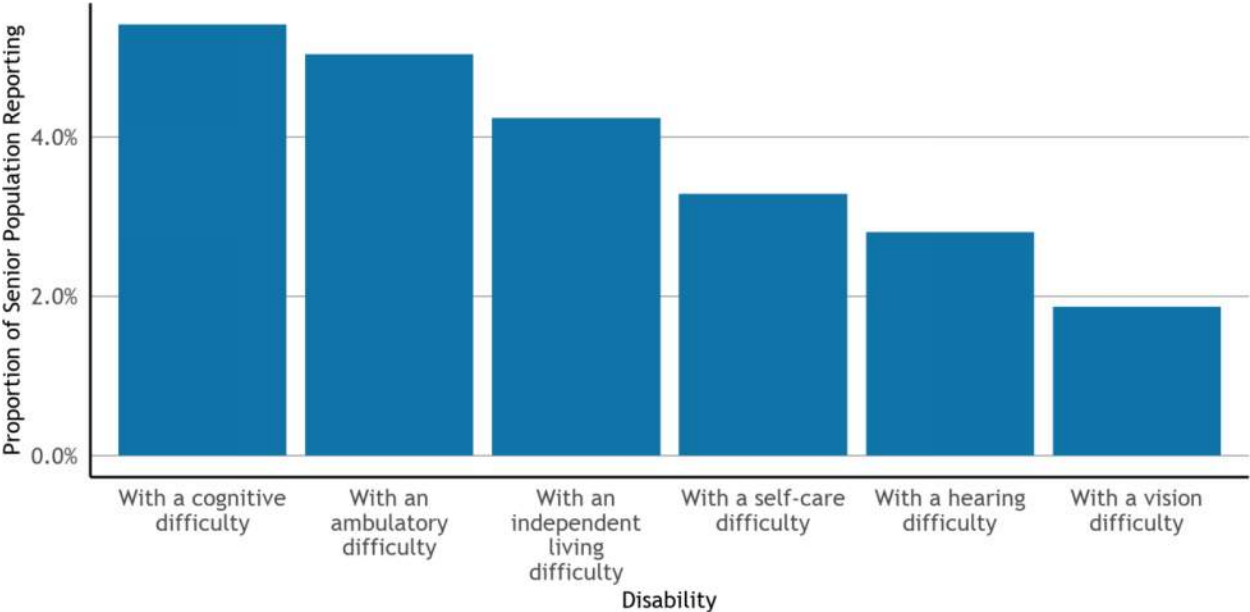
6.4 People *with* Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 67 shows

the rates at which different disabilities are present among residents of Sebastopol. Overall, 11.1% of people in Sebastopol have a disability of any kind.⁷⁷

Figure 67: Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs,

⁷⁷ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.⁷⁸

In Sebastopol, of the population with a developmental disability, children under the age of 18 make up 39.0%, while adults account for 61.0%.

Table 58: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	25
Age Under 18	16

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Sebastopol is the home of parent /family /guardian.

Table 59: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	31
Independent /Supported Living	5
Community Care Facility	4
Other	1
Foster /Family Home	1
Intermediate Care Facility	0

⁷⁸ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

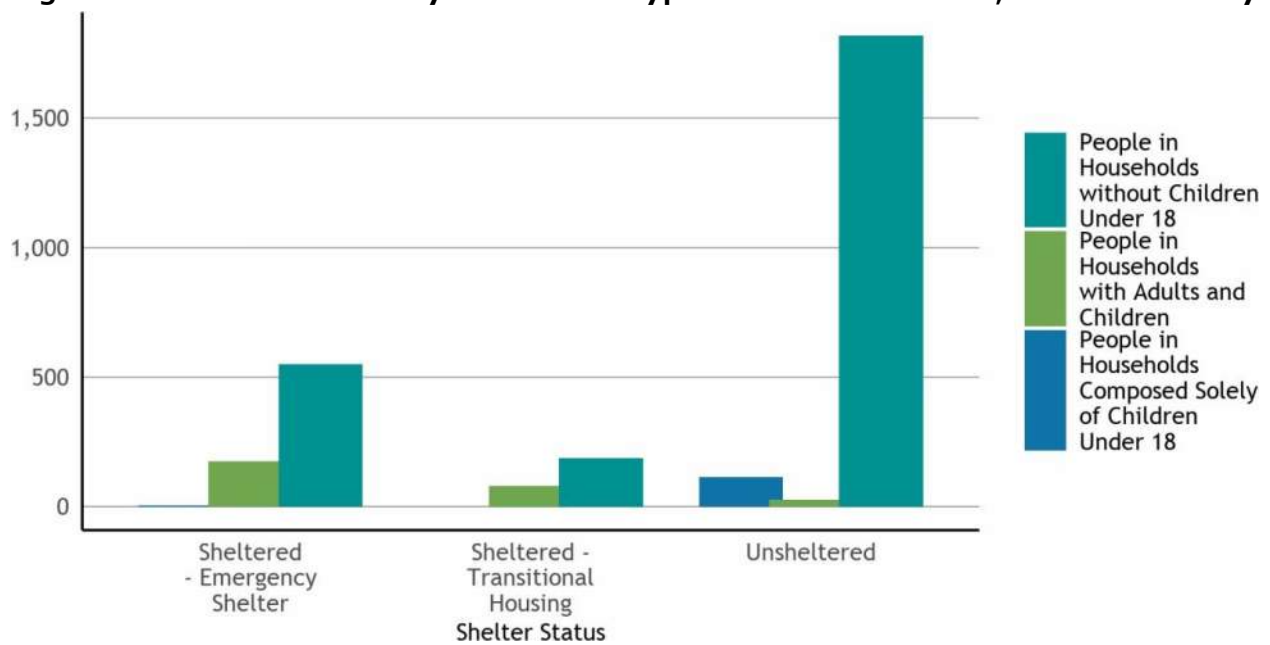
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 68).

Figure 68: Homelessness by Household Type and Shelter Status, Sonoma County



Universe: Population experiencing homelessness

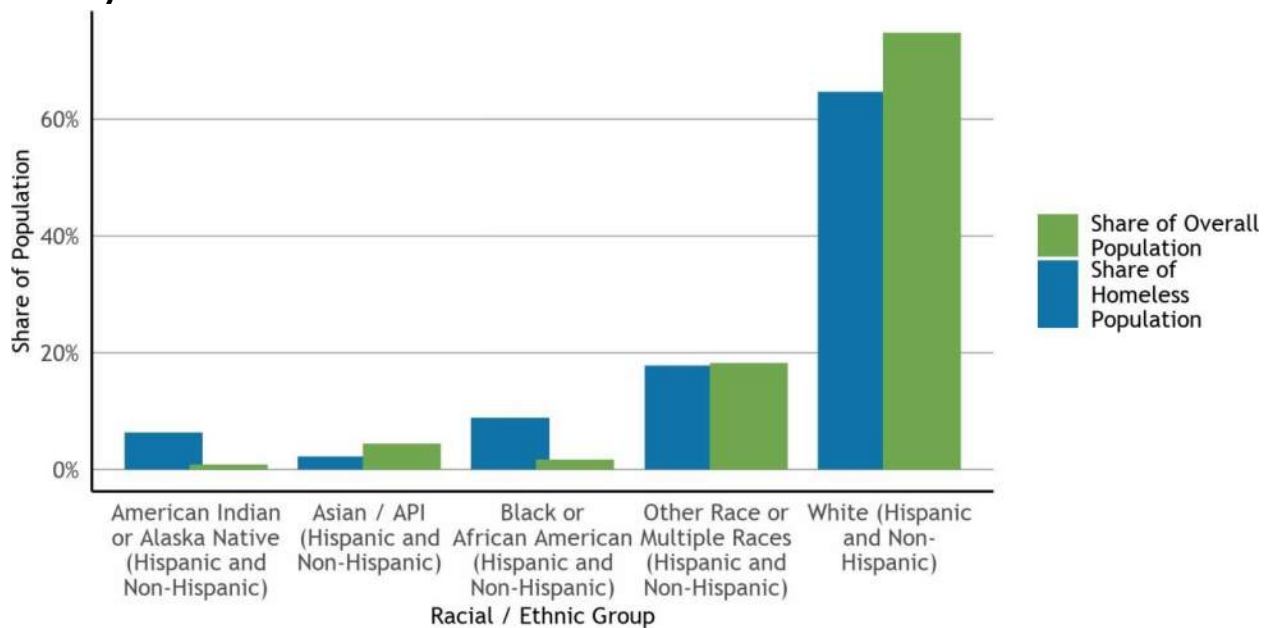
City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.*

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 69).

Figure 69: Racial Group Share of General and Homeless Populations, Sonoma County



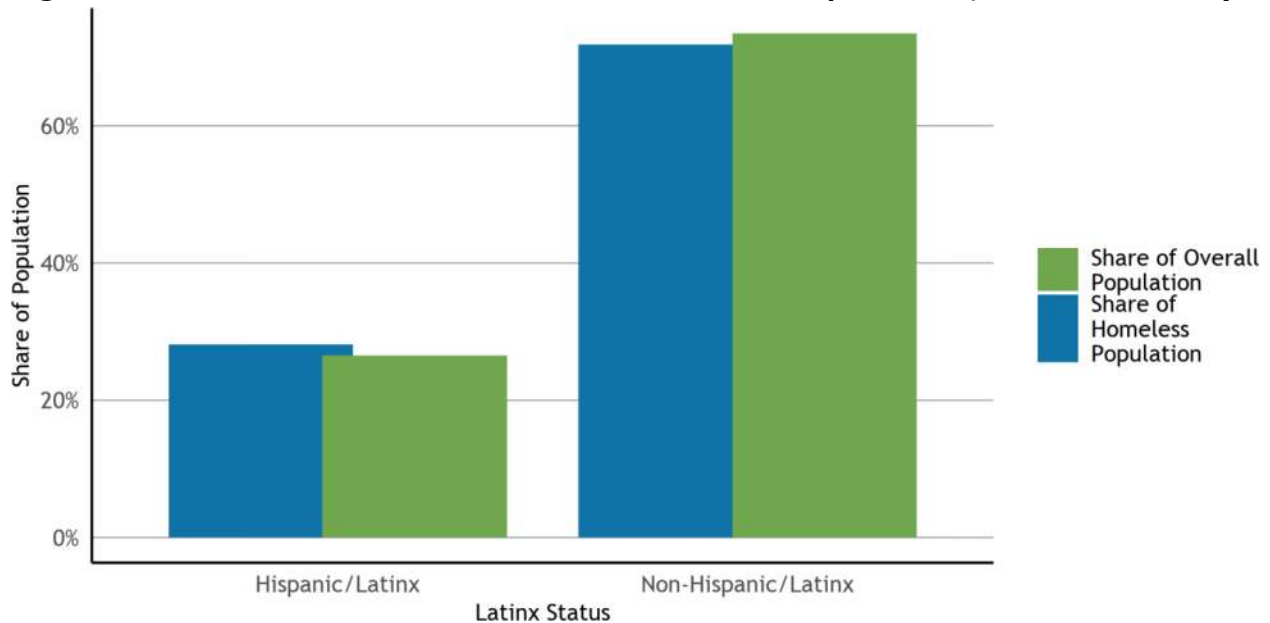
Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table 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 70).

Figure 70: Latinx Share of General and Homeless Populations, Sonoma County



Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

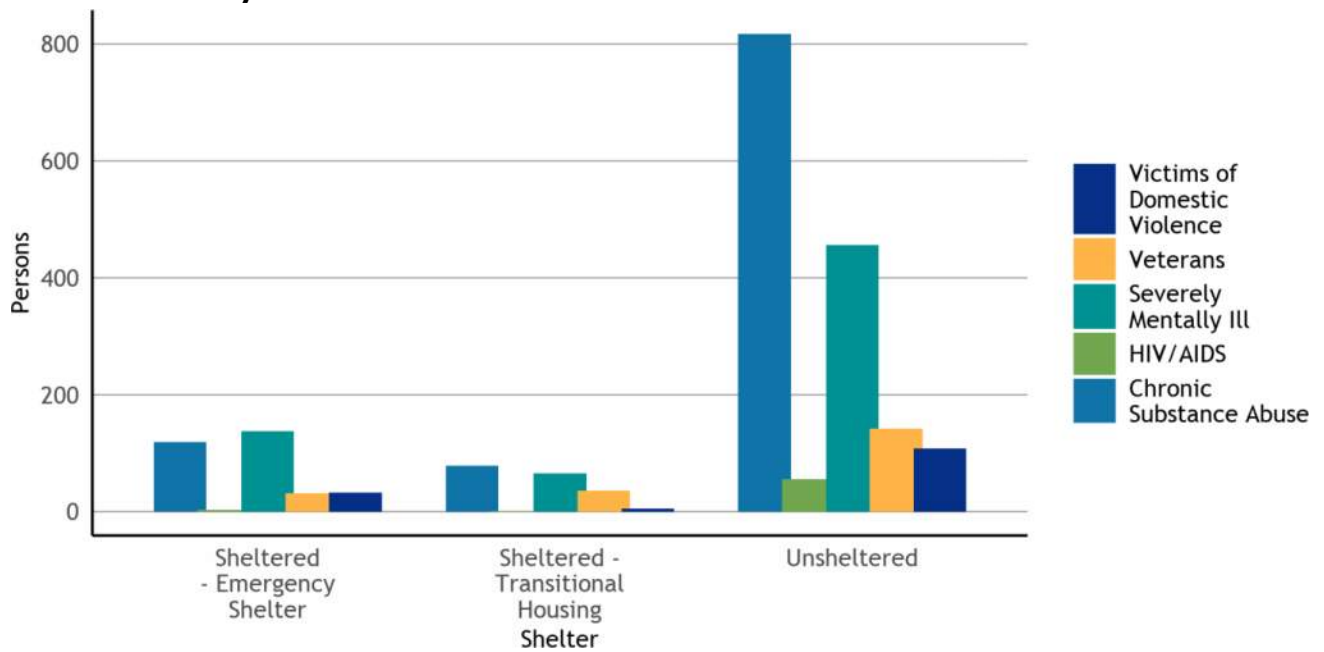
Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015

reporting this condition (see Figure 40). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development’s (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.⁷⁹

Figure 71: Characteristics for the Population Experiencing Homelessness, Sonoma County



Universe: Population experiencing homelessness

⁷⁹ For more information, see HCD’s Building Blocks webpage for People Experiencing Homelessness: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml>

City Council Hearing Draft Housing Element
Appendix C: Housing Needs Data Packet

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-04.*

In Sebastopol, the student population experiencing homelessness totaled 13 during the 2019-20 school year and decreased by 7.1% since the 2016-17 school year. By comparison, Sonoma County has seen a 12.9% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Sebastopol experiencing homelessness in 2019 represents 2.2% of the Sonoma County total and 0.1% of the Bay Area total.

Table 60: Students in Local Public Schools Experiencing Homelessness

Academic Year	Sebastopol	Sonoma County	Bay Area
2016-17	14	690	14990
2017-18	15	1445	15142
2018-19	11	345	15427
2019-20	13	601	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Sebastopol, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

Table 61: Migrant Worker Student Population

Academic Year	Sebastopol	Sonoma County	Bay Area
2016-17	0	825	4630
2017-18	0	789	4607
2018-19	0	738	4075
2019-20	0	854	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

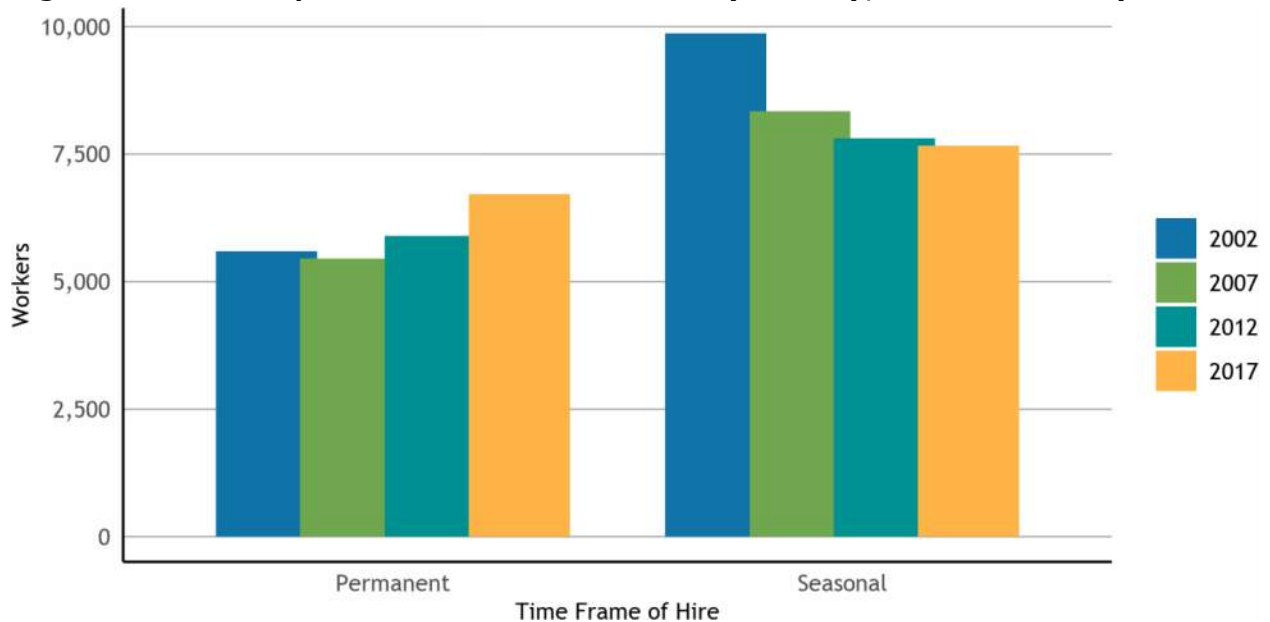
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure 72).

Figure 72: Farm Operations and Farm Labor by County, Sonoma County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

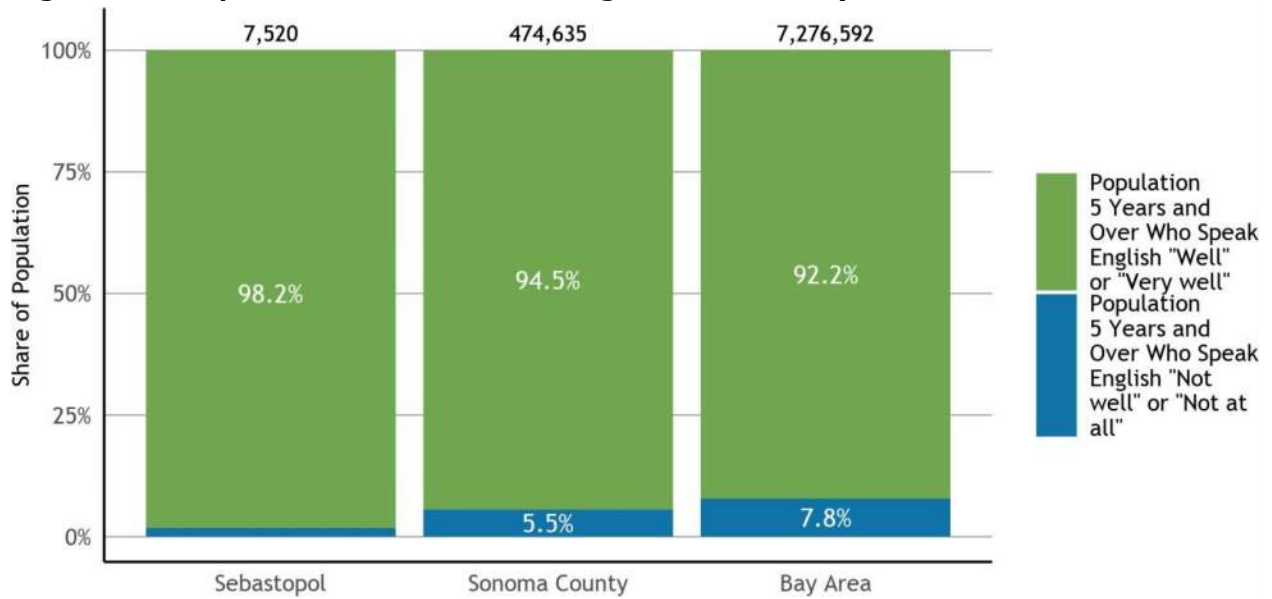
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Sebastopol, 1.8% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

Figure 73: Population with Limited English Proficiency



Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

APPENDIX D: FULL SITE INVENTORY DATA

Address	APN	Site	Gen Plan Des	Zone	Min upa	Max upa	Acres	Existing Use	Current Infra-structure	Owner-ship	Site Status	Used in Prev. Planning Cycles	Unit Capacity by Income Group			
													LI	MI	AMI	Total
911 Litchfield Ave 95472	004-134-016		MDR	R4	5.5	8.7	0.38	Vacant	Yes	Privately-Owned	Pending Project	No			1	1
773 1st St 95472	004-172-017		MDR	R3	2.6	5.4	0.42	Vacant	Yes	Privately-Owned	Pending Project	No			2	2
7716 Bodega Ave 95472	004-211-007	A	MDR	R7	12.1	25	3.59	Residential	Yes	Privately-Owned	Pending Project	Used in Two Consecutive Prior HEs	83		1	84
7760 Bodega Ave 95472	060-230-067	A	MDR	R7	12.1	25	1.36	Residential	Yes	Privately-Owned	Pending Project	No				
7095 Fellers Ln 95472	004-124-001		MDR	R4	5.5	8.7	0.19	Vacant	Yes	Privately-Owned	Pending Project	No			2	2
7950 Bodega Ave 95472	004-350-024		HDR	R7	12.1	25	0.39	Vacant	Yes	Privately-Owned	Pending Project	No			10	10
333 N Main St 95472	004-670-022		CC	CD		43.6	0.17	Vacant	Yes	Privately-Owned	Pending Project	No		4		4
7621 Healdsburg Ave 95472	004-291-019		HDR	R7	12.1	25	1.26	Residential	Yes	Privately-Owned	Pending Project	No		3	19	22
1009 – 1011 Gravenstein Hwy North 95472	060-261-026	B	OLI	OLM		21.8	2.97	Vacant	Yes	Privately-Owned	Pending Project	No		8	72	80
1009 – 1011 Gravenstein Hwy North 95472	060-261-028	B	OLI	OLM		21.8	2.94	Vacant	Yes	Privately-Owned	Pending Project	No				
7154 Fircrest Ave 95472	004-320-005		MDR	R4	5.5	8.7	1.11	Vacant	Yes	Privately-Owned	Available	No		4	4	8
940 Maytum Ave 95472	004-131-014		MDR	R4	5.5	8.7	0.9	Vacant	Yes	Privately-Owned	Available	No		3	3	6
Laguna Park Way 95472	004-041-093	C	HDR	R6	12.1	17.4	0.11	Vacant	Yes	Privately-Owned	Available	No		2	2	4
Laguna Park Way 95472	004-041-097	C	HDR	R6	12.1	17.4	0.27	Vacant	Yes	Privately-Owned	Available	No				
8086 Bodega Ave 95472	004-350-076		CO	CG		21.8	0.3	Vacant	Yes	Privately-Owned	Available	No			3	3
359 Johnson St 95472	004-041-094		HDR	R6	12.1	17.4	0.07	Vacant	Yes	Privately-Owned	Available	No			1	1

City Council Hearing Draft Housing Element
Appendix D: Full Site Inventory Data

586 Harrison St 95472	004-312-027		MDR	R4	5.5	8.7	0.27	Vacant	Yes	Privately- Owned	Available	No			2	2
7605 Washington Ave 95472	004-222-004		MDR	R4	5.5	8.7	0.03	Vacant	Yes	Privately- Owned	Available	No			1	1
400 West St 95472	004-251-012		HDR	R6	12.1	17.4	0.15	Vacant	Yes	Privately- Owned	Available	No			2	2
7860 Brookside Ave 95472	004-330-044		MDR	R4	5.5	8.7	0.3	Vacant	Yes	Privately- Owned	Available	No			2	2
1st St 95472	004-172-015		MDR	R3	2.6	5.4	0.43	Vacant	Yes	Privately- Owned	Available	No			2	2
723 Western Ave 95472	004-152-006		MDR	R4	5.5	8.7	0.09	Vacant	Yes	Privately- Owned	Available	No			1	1
485 Swain Ave 95472	004-181-014		MDR	R4	5.5	8.7	0.2	Vacant	Yes	Privately- Owned	Available	No			1	1
Springdale St 95472	004-272-052		MDR	R4	5.5	8.7	0.21	Vacant	Yes	Privately- Owned	Available	No			1	1
Springdale St 95472	004-272-054		MDR	R4	5.5	8.7	0.23	Vacant	Yes	Privately- Owned	Available	No			1	1
7850 Washington Ave 95472	004-272-055		MDR	R4	5.5	8.7	0.42	Vacant	Yes	Privately- Owned	Available	No			1	1
7776 Healdsburg Ave 95472	004-480-051		MDR	R4	5.5	8.7	0.11	Vacant	Yes	Privately- Owned	Available	No			1	1
530 Swain Woods Ter 95472	004-161-029		MDR	R4	5.5	8.7	0.23	Vacant	Yes	Privately- Owned	Available	No			1	1
561 Swain Woods Ter 95472	004-161-031		MDR	R4	5.5	8.7	0.25	Vacant	Yes	Privately- Owned	Available	No			1	1
7580 Washington Ave 95472	004-223-030		MDR	R4	5.5	8.7	0.17	Vacant	Yes	Privately- Owned	Available	No			1	1
7816 Brookside Ave 95472	004-281-021		MDR	R4	5.5	8.7	0.2	Vacant	Yes	Privately- Owned	Available	No			1	1
7801 Stefenoni Ct 95472	004-400-026		MDR	R4	5.5	8.7	0.19	Vacant	Yes	Privately- Owned	Available	No			1	1
7429 Giusti Ct 95472	004-660-031		MDR	R3	2.6	5.4	0.32	Vacant	Yes	Privately- Owned	Available	No			1	1
Robinson Rd 95472	004-410-021		LDR	R2	1.1	2.5	0.15	Vacant	Yes	Privately- Owned	Available	No			1	1
1209 Jean Dr 95472	004-470-042		LDR	R2	1.1	2.5	0.48	Vacant	Yes	Privately- Owned	Available	No			1	1
1213 Jean Dr 95472	004-470-043		LDR	R2	1.1	2.5	0.32	Vacant	Yes	Privately- Owned	Available	No			1	1
1208 Enos Ave 95472	004-470-048		LDR	R2	1.1	2.5	0.4	Vacant	Yes	Privately- Owned	Available	No			1	1

City Council Hearing Draft Housing Element
 Appendix D: Full Site Inventory Data

7605 Bodega Ave 95472	004-213-007		HDR	R6	12.1	17.4	1.2	SFD	Yes	Privately- Owned	Available	No		8	7	15
496 Vine Ave 95472	004-182-010		MDR	R4	5.5	8.7	0.49	SFD	Yes	Privately- Owned	Available	No		1	2	3
7765 Healdsburg Ave 95472	004-281-035		CO	CO		15	0.95	Office Building	Yes	Privately- Owned	Available	No		5	6	11
7765 Bodega Ave 95472	004-400-013		CO	CO		15	0.41	Office Building	Yes	Privately- Owned	Available	No		2	3	5
845 Gravenstein Hwy N 95472	060-261-030		CO	CG		21.8	0.85	Temporary RV Safe Parking Village	Yes	Privately- Owned	Available	No	18			18

APPENDIX E: GMO COMPLIANCE WITH SB 330



City of Sebastopol Planning Department

Date: November 17, 2022
To: 4LEAF, City Attorney Larry McLaughlin
From: Kari Svanstrom, Planning Director Subject:
GMO Compliance with SB330

Gov Code 66330 Section 13, CHAPTER 12. Housing Crisis Act of 2019

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(B) (i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a

City Council Hearing Draft Housing Element
Appendix E: GMO Compliance with SB 330

moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void. Imposing or enforcing design standards established on or after January 1, 2020, that are not objective design standards.

- (C) Except as provided in subparagraph (E), establishing or implementing any provision that:
- (i) Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city, as applicable.
 - (ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.
 - (iii) Limits the population of the affected county or affected city, as applicable.

(D) Notwithstanding subparagraph (D), an affected county or affected city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, “predominantly agricultural county” means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

- (i) Has more than 550,000 acres of agricultural land.
- (ii) At least one-half of the county area is agricultural land.

City of Sebastopol's GMO documentation:

- 1) History of Ordinance meets requirements of SB330 exemption (E) for adoption prior to 1/1/2005

First approved by voters/enacted Ordinance 910 Adopted in 1994.

Last renewed by voters/updated in April 2017, after the Fifth Cycle Housing element adoption and the 2016 General Plan Update Date, which modified the GMO as follows to better serve the City's focus on sustainable growth, infill development, and encouraging Affordable and Special Needs housing:

- Increased the allocation from 35 units to 50 units per year (with 'carryover provisions' for 3 years for unused allocations) to match the City's General Plan Buildout to 2035.
 - Exempted the following units from the unit cap:
 - 1. Affordable housing units.
 - 2. Accessory dwelling units.
 - 3. Replacement residential structures.
 - 4. Single-family homes on an existing lot of record as of November 1994.
 - 5. Homeless shelters, single room occupancy residences, and community care or health care facilities.
 - 6. Residential units in the Central Core (downtown core zoning district)
 - Units in senior housing and single room occupancy projects, and units of less than 500 square feet shall count as one-half of a dwelling unit. Community care or health care facilities and homeless shelters shall be counted as zero dwelling units.
- 2) Sebastopol is located within Sonoma County, which meetings Section (E) (i) and (ii) as a predominantly Agricultural County, in that the most recent California Farmland Conversion Report produced by the Department of Conservation (2014-16 report):
- a. Sonoma County has 577,735 acres of agricultural land
 - b. The total size of Sonoma County is 1,026,085 acres, so the agricultural acreage is 56.3%



2023-2031 Housing Element Update

General Plan EIR Addendum Evaluation

prepared by

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, California 95472
Contact: Kari Svanstrom, Planning Director

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

December 2022

2023-2031 Housing Element Update

General Plan EIR Addendum Evaluation

prepared by

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, California 95472
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Oakland, California 94612

December 2022



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Environmental Scientists | Planners | Engineers

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Table of Contents

Acronyms and Abbreviations.....	iii
1 Introduction and Project Summary	1
1.1 Project Title	1
1.2 Lead Agency Name and Address	1
1.3 Contact Person and Phone Number	1
1.4 Project Location.....	1
1.5 Project Sponsor’s Name and Address	1
1.6 Project Description	3
1.7 Discretionary Action	4
1.8 Prior Environmental Document(s).....	4
1.9 Location of Prior Environmental Document(s).....	4
2 Project Context	5
2.1 Purpose of the Housing Element.....	5
2.2 Updates to the Housing Element	5
2.3 Regional Housing Needs Allocation.....	6
2.4 Changes in State Law.....	6
2.5 City of Sebastopol General Plan	7
2.6 Sebastopol General Plan Update EIR	8
2.7 Housing Element Update	9
3 Overview of CEQA Guidelines Section 15164.....	11
4 Environmental Effects and Determination	13
4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR.....	13
4.2 Determination	13
5 Addendum Evaluation Methodology.....	15
5.1 General Plan Consistency	15
5.2 Preliminary Environmental Constraints	19
6 Addendum Evaluation	21
1 Aesthetics	21
2 Agriculture and Forestry Services.....	27
3 Air Quality.....	31
4 Biological Resources	35
5 Cultural Resources.....	41
6 Energy.....	45

City of Sebastopol
2023-2031 Housing Element Update

7	Geology and Soils	49
8	Greenhouse Gas Emissions	53
9	Hazards and Hazardous Materials.....	55
10	Hydrology and Water Quality.....	59
11	Land Use and Planning	65
12	Mineral Resources.....	67
13	Noise.....	69
14	Population and Housing	73
15	Public Services	75
16	Recreation	81
17	Transportation.....	85
18	Tribal Cultural Resources.....	89
19	Utilities and Service Systems.....	93
20	Wildfire	99
7	Summary of Findings	103
8	References	105
8.1	Bibliography.....	105
8.2	List of Preparers	105

Tables

Table 1	2023-2031 Regional Housing Need Allocation	6
Table 2	Summary of Areas of Potential Impact under the Sebastopol General Plan Update EIR.....	8
Table 3	Housing Unit Yield per Site Category.....	16

Figures

Figure 1	Regional Project Location, Planning Boundaries.....	2
Figure 2	Housing Opportunity Sites	18

Acronyms and Abbreviations

AB	Assembly Bill
ADU	Accessory Dwelling Unit
AMI	Area Median Income
EIR	Environmental Impact Report
ABAG	The Association of Bay Area Governments
BAAQMD	Bay Area Air Quality Management District
CAPCOA	California Air Pollution Control Officers Association
CCAP	Community Climate Action Plan
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
DOF	California Department of Finance
EIR	Environmental Impact Report
FHSZ	Fire Hazard Severity Zone
GHG	Greenhouse gas
HCD	California Department of Housing and Community Development
LOS	Level of Service
PG&E	Pacific Gas and Electric
RHNA	Regional Housing Needs Assessment
RPS	California's Renewable Portfolio Standard
SB	Senate Bill
SOI	Sphere of Influence
SR	State Route
VMT	Vehicle Miles Traveled

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1 Introduction and Project Summary

1.1 Project Title

City of Sebastopol Housing Element Update 2023-2031

1.2 Lead Agency Name and Address

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, California 95472

1.3 Contact Person and Phone Number

Kari Svanstrom, Planning Director
kvanstrom@cityofsebastopol.org
(707) 823-6167

1.4 Project Location

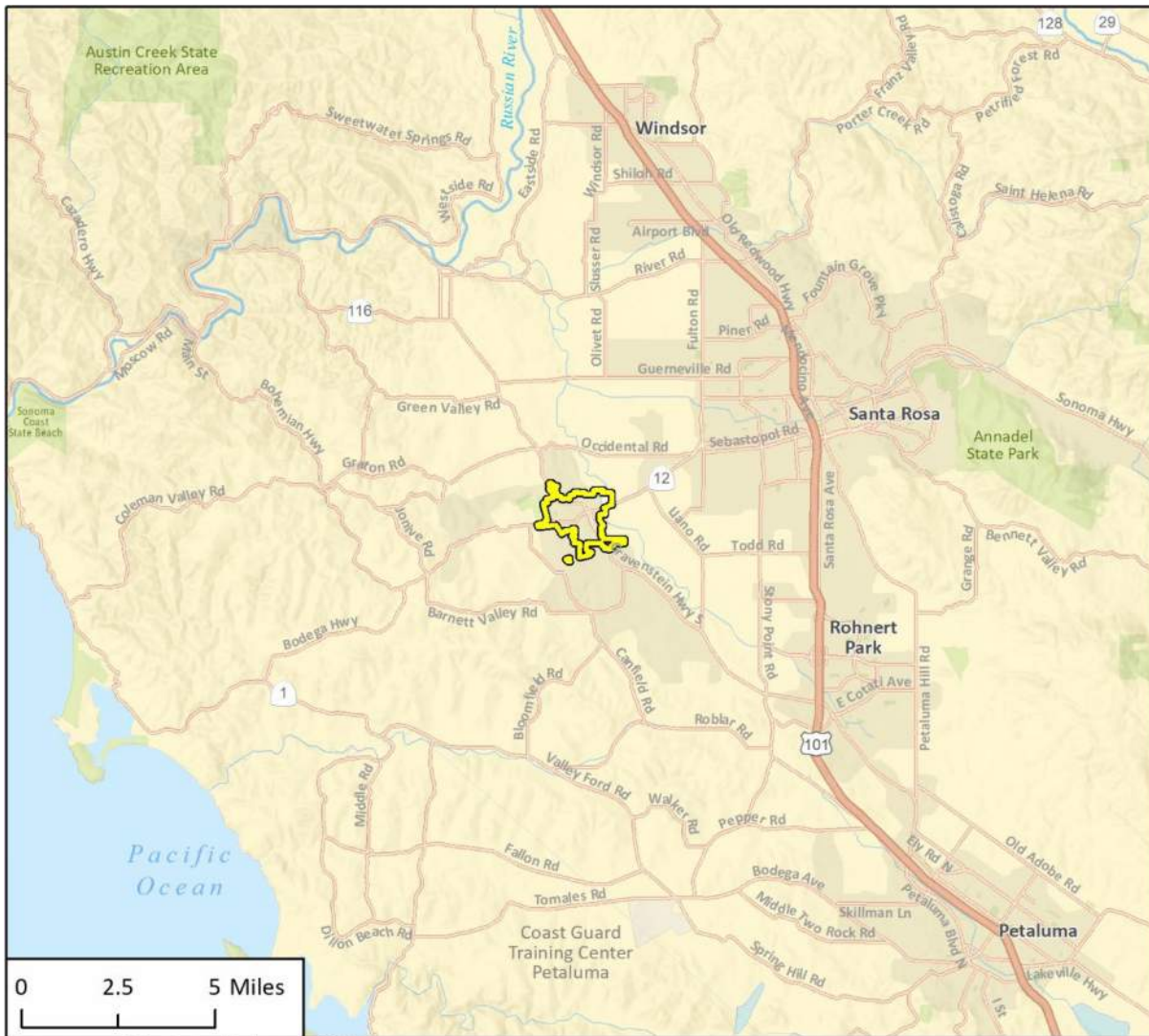
The City of Sebastopol (city) city limits and sphere of influence (SOI) encompass approximately 1,400 acres and are located in Western Sonoma County, approximately 15 miles east of the Pacific Ocean and 52 miles north of San Francisco. The City is south of the city of Graton, east of the city of Freestone, and southwest of the city of Santa Rosa. The city is largely built out and is at the crossroads of two State Highways, Highways 116 and 12. The city's SOI includes incorporated and unincorporated areas within which Sebastopol has the primary responsibility for the provision of public facilities and services. Lands within the SOI but outside existing city limits are under the jurisdiction of Sonoma County, and may be considered for development after annexation. The Housing Element Update's planning boundaries coincide with the Sebastopol city limits, both of which are depicted in Figure 1.

1.5 Project Sponsor's Name and Address

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, California 95472

City of Sebastopol
2023-2031 Housing Element Update

Figure 1 Regional Project Location, Planning Boundaries



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 City of Sebastopol 



Fig. 1 Regional Location

1.6 Project Description

The project consists of a comprehensive update to the City of Sebastopol Housing Element (herein referred to as “Housing Element Update” or “project”). The City’s 2016-2035 General Plan underwent extensive environmental review in the form of an Environmental Impact Report (EIR), which was certified on November 15, 2016 by the City Council (State Clearinghouse No. 2016032001). The EIR for the Sebastopol General Plan is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the city at the time it was developed.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City of Sebastopol Housing Element is being updated as part of the State’s 6th cycle Regional Housing Needs Assessment (RHNA) allocation. For Sebastopol, the planning period runs from January 31, 2023 through January 31, 2031.

The project would bring the City’s Housing Element into compliance with State legislation passed since the publication of the previous (5th Cycle) Housing Element (adopted in 2015). The Housing Element Update includes a housing sites inventory (Section 3 of the Housing Element) that demonstrates how the City plans to meet its 6th cycle RHNA allocation. However, no formal land use changes or physical development are proposed at the time of adoption of the Housing Element.

The Housing Element Update will not, in and of itself, result in environmental impacts as it does not propose to develop any projects. Rather, it establishes objectives and policies designed to guide future development as the City works to achieve State-mandated housing goals. Future development will require project-specific developmental review as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines/standards and it must comply with the 2016-2035 General Plan policies and actions listed in the certified 2016-2035 General Plan EIR in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(3). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the EIR (the 2016-2035 General Plan EIR and this Addendum), the lead agency must prepare additional CEQA documentation prior to project approval.

This Addendum, therefore, analyzes the changes and potential impacts related to the adoption of Housing Element Update. No physical development or land use changes are addressed or evaluated. The City would analyze land use changes separately to demonstrate compliance with the requirements of CEQA, if necessary. This Addendum is intended to demonstrate consistency of the Housing Element Update with the existing General Plan EIR to comply with the requirements of CEQA. In particular, and in line with Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element, as a policy and programs document, includes impacts not addressed or analyzed as significant effects in the General Plan EIR.

1.7 Discretionary Action

Implementation of the Housing Element would require the following discretionary actions by the City of Sebastopol Planning Commission/City Council:

- Approval of a General Plan Amendment to incorporate the 2023-2031 Housing Element Update

The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

1.8 Prior Environmental Document(s)

City of Sebastopol, General Plan Environmental Impact Report (General Plan EIR). State Clearinghouse Number 2016032001, certified May 2016.

1.9 Location of Prior Environmental Document(s)

City of Sebastopol, Planning Department website:

<https://ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/General-Plan>

2 Project Context

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State’s major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community’s housing element.

2.1 Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order.”

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element is one of the eight General Plan elements the State mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of Sebastopol is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through an established planning period.

2.2 Updates to the Housing Element

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as

defined under State law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

2.3 Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development’s determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). The Association of Bay Area Governments (ABAG) was tasked with allocating this regional housing need among the jurisdictions in the ABAG region, which includes Sonoma County. Table 1 shows the breakdown of the RHNA for Sebastopol during the 2023-2031 planning period.

Table 1 2023-2031 Regional Housing Need Allocation

Income Group	Sebastopol Unit Needs	Percent of Total Units	Regional Unit Needs (Sonoma County)	Percent of Regional Units
Very low (≤ 50% AMI)	55	25.8%	114,442	25.9%
Low (> 50-80% AMI)	31	14.6%	65,892	14.9%
Moderate (>80-120% AMI)	35	16.4%	72,712	16.5%
Above Moderate (>120% AMI)	92	43.2%	188,130	42.6%
Total	213	100%	441,176	100%

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)
 Source: ABAG 2021

The City had 3,606 households as of January 2022 (California Department of Finance [DOF] 2022). As of 2022, 72.2 percent were single-family units, which included 62.5 percent single-family detached units and 9.7 percent single-family attached units; 25.8 percent were multi-family dwelling units; and the remaining two percent were mobile homes (DOF 2022).

2.4 Changes in State Law

The following items represent substantive changes to State housing law since the City’s last Housing Element was adopted and certified in 2015. The Housing Element Update has incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)
- Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)
- No-Net-Loss Zoning: Senate Bill 166 (2017)
- Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

- Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
- Density Bonus: Assembly Bill 1763 (2019)
- Housing Crisis Act of 2019: Senate Bill 330
- Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)
- Housing Impact Fee Data: Assembly Bill 1483 (2019)
- Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
- Evacuation Routes: Senate Bill 99 and AB 747 (2019)

2.5 City of Sebastopol General Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The Sebastopol General Plan, adopted in November 2016, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a 19-year period (2016 to 2035). A General Plan reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use, and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, arts and recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, environmental justice, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community" future, such as sustainability, community design, and public art. Sebastopol's General Plan includes the following elements:

- Land Use
- Circulation
- Community Services and Facilities
- Conservation and Open Space
- Noise
- Community Design
- Safety
- Economic Vitality
- Community Health and Wellness
- Housing

2.6 Sebastopol General Plan Update EIR

The Sebastopol General Plan Update EIR (herein called the General Plan EIR) addressed the potential environmental effects of the planned buildout of the City of Sebastopol through the year 2035 and concluded that implementation of the 2016-2035 General Plan would result in levels of environmental impacts as detailed in Table 2. Proposed mitigation measures in the General Plan EIR were incorporated as policies in the General Plan to reduce potential impacts from future project development.

Table 2 Summary of Areas of Potential Impact under the Sebastopol General Plan Update EIR

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan EIR
Aesthetics and Visual Resources	Significant and Unavoidable	General Plan Policies and Actions
Agricultural Resources	Less than Significant	General Plan Policies and Actions
Air Quality	Less than Significant	General Plan Policies and Actions
Biological Resources	Less than Significant	General Plan Policies and Actions
Cultural Resources	Less than Significant	General Plan Policies and Actions
Energy ¹	Less than Significant	General Plan Policies and Actions
Greenhouse Gases and Climate Change	Less than Significant	General Plan Policies and Actions
Geology, Soils, and Mineral Resources	Less than Significant	General Plan Policies and Actions
Hazards and Hazardous Materials	Less than Significant	General Plan Policies and Actions
Hydrology and Water Quality	Significant and Unavoidable	General Plan Policies and Actions
Land Use, and Population	Less than Significant	None
Noise	Significant and Unavoidable	General Plan Policies and Actions
Population and Housing	Less than Significant	General Plan Policies and Actions
Public Services and Recreation	Less than Significant	General Plan Policies and Actions
Utilities	Significant and Unavoidable	General Plan Policies and Actions
Transportation	Significant and Unavoidable	General Plan Policies and Actions
Wildfire ²	Less than Significant	General Plan Policies and Actions

¹ Energy was discussed under Section 3.7, *Greenhouse Gas Emissions*, of the Sebastopol General Plan Update EIR.

² Wildfire was discussed under Section 3.8, *Hazards*, of the Sebastopol General Plan Update EIR.

Source: City of Sebastopol 2016a

City of Sebastopol General Plan Assumptions

The General Plan has a planning horizon year of 2035, but it does not specify or anticipate exactly when buildout would occur, as long-range demographic and economic trends are difficult to predict. The designation of a site in the General Plan for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

As detailed in General Plan EIR in Table 2.0-3, *Projected New Development – City Limits Buildout*, the General Plan would result in a potential buildout total of 750 new residential units, 341,159 square

feet of new commercial space, 59,959 square feet of new industrial space, and 137,375 square feet of new office space within City limits. During the 19-year time frame, this new growth would increase the City's population by approximately 1,658 residents¹, and the full development of new commercial, office, and industrial uses would increase employment opportunities in Sebastopol by approximately 1,545 employees². The jobs to housing ratio associated with new development in the City would be approximately 0.93, with full buildout of residential and employee-generating uses (City of Sebastopol 2016a).

2.7 Housing Element Update

The 2023-2031 Housing Element Update has the following major components:

- An **introduction** to review 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 1)
- A **Housing Strategy**, which is comprised of the Goals, Policies, and Programs that the City intends to implement over the next 8-year planning cycle. (Section 2)
- The City's **Quantified Objectives** of projected new construction of affordable and market rate units during the period 2023 – 2031 based on needs, resources, and constraints. (Section 2, Table 10)
- A detailed **Housing Sites Inventory**, including development capacity assumptions used and an analysis of recent development in the City, and a comparison of this inventory to the City's projected housing needs. (Section 3)
- A **Technical Background Report** which provides an assessment of housing needs & programs, an analysis of nongovernmental, governmental, and environmental constraints to affordable housing provision, a discussion of special needs populations, and an assessment of fair housing. This section also contains four appendices that include detailed information on public engagement and community input and. pre-certified housing and demographic data provided by ABAG (Section 4)

Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goals and policies that facilitate the development of all housing types, explore innovative housing solutions, address the needs of the City's residents, and affirmatively further fair housing. The 2023-2031 Housing Element Update goals, policies, and programs are summarized below and referenced throughout this Addendum Evaluation as appropriate.

Housing Development

State law requires that the goals and policies of the housing element shall encourage and facilitate the production of a range in types of housing affordable to households of varied income levels. The City supports this goal by providing assistance programs, adequate siting, and a variety of housing types to meet the needs of each income category.

¹ Based on the 2015 California DOF estimate of 2.21 persons per household in Sebastopol used in the General Plan.

² Assumes one employee generated for: every 350 square feet of commercial space, every 295 square feet of office space, and every 575 square feet of industrial space.

Government Constraints

Government 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 2023-2031 Housing Element Update includes programs to help the City overcome these constraints. The strategies employed would help remove government constraints to accommodate special housing needs and expedite processing for affordable housing projects.

Conservation of Existing Housing

Most of Sebastopol's housing units are more than 50 years old and rehabilitation needs will increase over the planning period. Negative effects of code enforcement can occur when compliance measures are not economically feasible for property owners. The 2023-2031 Housing Element Update contains policies and programs that aim to preserve existing housing while protecting the occupant's cultural, socio-economic, and/or accessibility needs.

Fair Housing

Equal access to housing for all is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. As defined in state and federal law, fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of protected status. Recognizing this fundamental right, the federal and State of California governments have both established fair housing as a right protected by law. The 2023-2031 Housing Element Update contains policies and programs that would ensure fair access to housing and services for all members of the community.

3 Overview of CEQA Guidelines Section 15164

CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines sections 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR.
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

The City has prepared this Addendum Evaluation, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the Sebastopol General Plan EIR (May 2016, State Clearinghouse Number 2016032001).

City of Sebastopol

2023-2031 Housing Element Update

The following Addendum Evaluation details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element Update policies and programs are within the scope of the Sebastopol General Plan EIR, do not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the EIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- None
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

4.2 Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

City of Sebastopol
2023-2031 Housing Element Update

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Sebastopol, General Plan Technical Update Environmental Impact Report (General Plan EIR). State Clearinghouse Number 2016032001 certified May 2016.



Signature

Kari Svanstrom

Printed Name

12/8/2022

Date

Planning Director

Title

5 Addendum Evaluation Methodology

5.1 General Plan Consistency

The Housing Element is a component of the City's General Plan and is periodically updated pursuant to state law. Therefore, the Housing Element Update is consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan Elements. The General Plan Elements and policies that correspond with the goals and policies of the Housing Element are summarized below:

- The **Land Use Element** designates the general distribution and intensity of residential, commercial, industrial, open space, public/semi-public, and other categories of public and private land uses. The Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the city limits and SOI/UGB.
- The **Circulation Element** correlates closely with the Land Use Element and identifies the general locations and extent of existing and proposed major thoroughfares, transportation routes, and alternative transportation facilities necessary to support a multi-modal transportation system. This element is intended to facilitate mobility of people and goods throughout Sebastopol by a variety of transportation modes, with an emphasis on bicycle, pedestrian, and transit.
- The **Community Services and Facilities Element** includes goals, policies, and actions that address public services and facilities, including: parks, trails, and recreation facilities; police services; fire protection services; schools; and civic, library, medical, and other community facilities. This element is a critical component in meeting the infrastructure and public services needs of businesses and residents.
- The **Conservation and Open Space Element** addresses the conservation, development, and use of natural resources, riparian environments, native plant and animal species, soils, mineral deposits, cultural/historical resources, air quality, and alternative energy. It also details plans and measures for preserving open space for natural resources and the managed production of resources.
- The **Noise Element** establishes standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This element includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.
- The **Community Design Element** focuses on the ways in which Sebastopol's buildings, streets, and open spaces work together to define the City's sense of place. The purpose of this Element is to provide an overall policy framework for the continued design improvement and evolution of the City.
- The **Safety Element** establishes policies and programs to protect the community from risks associated with geologic, flood, and fire hazards, as well as setting standards for emergency preparedness.
- The **Economic Vitality Element** seeks to sustain and diversify the city's economy, recognizing the importance of supporting existing and local businesses while broadening and expanding the employment base and economic opportunities within the city. Long-term fiscal sustainability will be supported by economic growth from increasing the range of business, commercial services, and high-quality jobs in the city. Providing a broader economic base is intended to

City of Sebastopol
2023-2031 Housing Element Update

improve the city’s economic vitality while increasing access for residents to local goods and services and local employment opportunities.

- The **Community Health and Wellness Element** addresses a wide range of community health topics, including access to healthy foods, substance abuse, access to medical care, and maintaining healthy lifestyles.

Adoption of the Housing Element Update will require the City to amend the General Plan’s Land Use Element, specifically the Land Use Plan, to implement the housing sites inventory associated with the City’s assigned RHNA allocation for planning period 2023-2031. This is required pursuant to California Government Code Section 65583(c)(1)(A).

Accommodation of the RHNA

Sebastopol’s RHNA for the current (2023-2031) planning period is 213 units, consisting of 55 very low-income housing units, 31 low-income housing units, 35 moderate-income housing units, and 92 above moderate-income housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. The Housing Element Update includes a housing plan that accommodates the RHNA plus a buffer of additional housing units as recommended by the HCD. The City has identified enough units through RHNA Credits (projected Accessory Dwelling Unit (ADU) development and pending, approved, or permitted projects) to meet the 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 includes an inventory of suitable sites for housing development. Table 3 shows the City’s RHNA and capacity of Housing Opportunity Sites.

Table 3 Housing Unit Yield per Site Category

	Very Low	Low	Moderate	Above Moderate	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 Sites Inventory	Vacant	0	9	38	47
	Nonvacant	0	18	16	52
	Total	0	18	25	56
Total Units (Credits + Sites)	75	56	55	178	364
RHNA Surplus	20	25	20	86	151
Percent Buffer	36%	81%	57%	93%	71%

Sources: City of Sebastopol 2022

The 213 units that would be accommodated by the Housing Element Update would not exceed the 750 units included in the City’s buildout capacity estimated under the General Plan and analyzed in the General Plan EIR. The Housing Element Update would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community. The Housing Element Update would also be submitted to HCD for

review and approval to ensure that it would adequately address the housing needs and demands of the City.

A detailed discussion of the Housing Element Update development assumptions and housing plan is provided below.

Housing Element Update Plan and Assumptions

The City would meet its RHNA through ADU development projections; planned, approved, and pending projects projected to develop during the planning period; and adequate sites identified in the Sites Inventory, including sites on vacant and non-vacant land.

ADUS

Jurisdictions may count the potential for ADU development as credits towards their RHNA. Legislation in California has recently facilitated the increased permitting and production of ADUs in many communities, including Sebastopol. From 2018 to 2021, the City permitted an annual average of 7.5 ADUs, which has helped address many of the City's identified housing needs, including special needs housing. The City used conservative affordability assumptions to ensure the distribution of affordability reflects local development trends. The distribution of affordability will be applied to the projection of 7.5 ADUs built annually, for a total of 60 units (15 units per income level) over the 8-year planning period credited towards Sebastopol's RHNA.

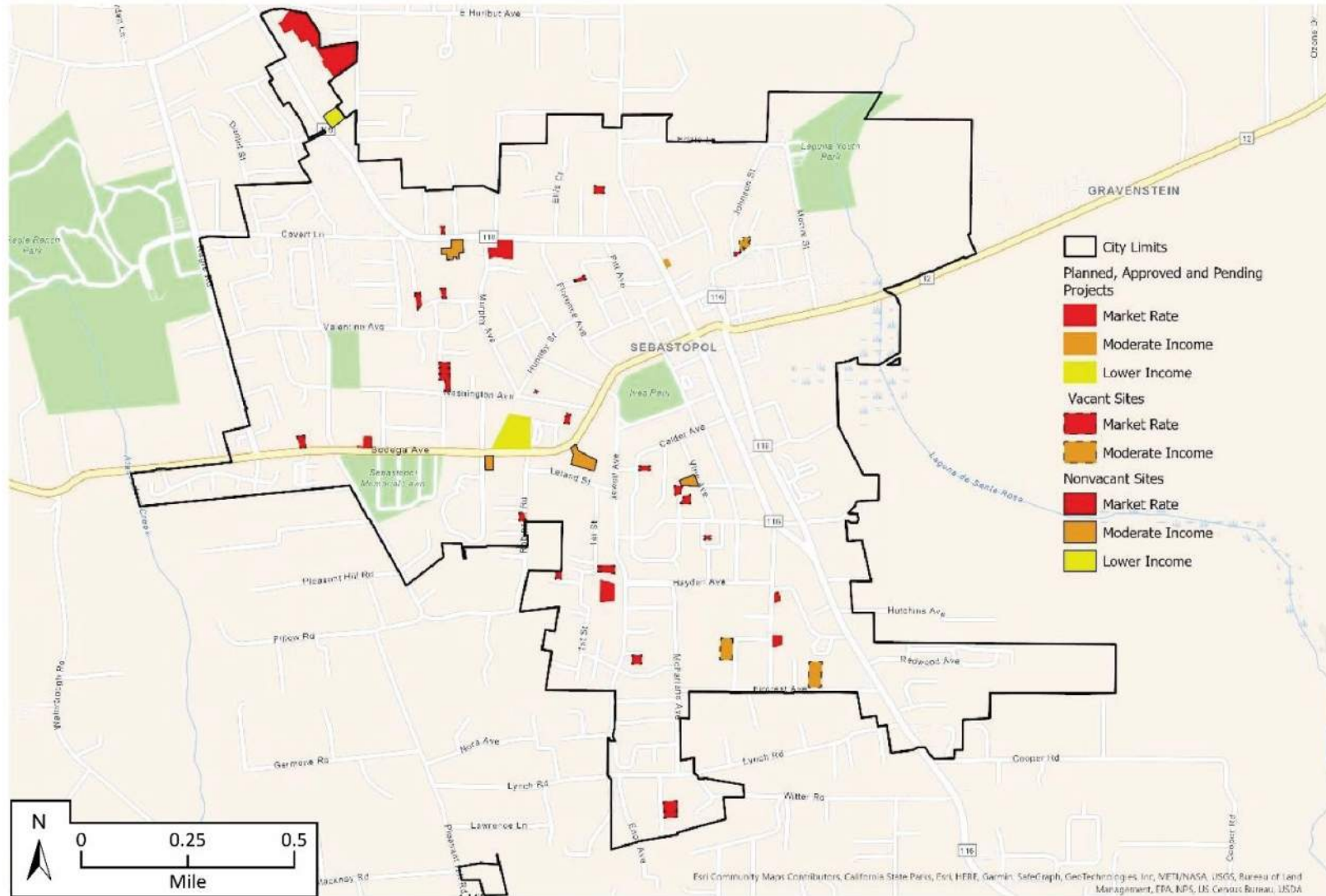
PLANNED, APPROVED, AND PENDING PROJECTS

Jurisdictions may 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. As illustrated in Figure 2, the City currently has 60 RHNA credits for extremely low- and very-low income planned projects, 23 RHNA credits for low-income planned projects, 15 RHNA credits for moderate-income planned and pending projects, and 107 RHNA credits for above moderate-income planned, approved, and pending projects.

VACANT AND NON-VACANT HOUSING OPPORTUNITY SITES

As shown in Table 3, the City has identified enough units through RHNA Credits to meet its 6th Cycle RHNA for each category except for moderate-income. Therefore, the Housing Element Update has prepared an inventory of suitable vacant and non-vacant sites for housing development. As shown in Figure 2, the City has identified 26 vacant Housing Opportunity Sites at the above moderate-income level, three of which can also be used at the moderate-income level. The City has also identified five non-vacant Housing Opportunity Sites, four of which are for moderate-income and above moderate-income, and one of which is for low-income and moderate-income. A detailed description of each site along with their residential capacities can be found in Section 3.3, *Housing Opportunity Sites*, of the Housing Element Update.

Figure 2 Housing Opportunity Sites



Source: City of Sebastopol HCD Review Draft Housing Element, September 2022.

5.2 Preliminary Environmental Constraints

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development. For purposes of the Addendum Evaluation, only the potential environmental constraints, as they relate to CEQA, were evaluated.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding and floodplains, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element Update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that support housing efforts in Sebastopol.

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6 Addendum Evaluation

1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR?	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		

Would adoption of the Housing Element Update:

a. Have a substantial adverse effect on a scenic vista?	Significant and Unavoidable	Policies: COS 1-2 through 1-4, COS 2-2, COS 2-4 through 2-6, COS 4-1 through 4-3, COS 6-1 through 6-5, COS 10-5, COS 10-6, COS 11-1 through 11-8, COS 12-3, COS 12-6, COS 12-9 through 12-13, COS 12-15 through 12-17, CD 1-1 through 1-3, CD 1-11 through 1-14, CD 2-1, CD 2-4, CD 2-6 through 2-8, LU 1-2, LU 1-3, LU 5-3, LU 5-4 Actions: COS-1a and 1b, COS-2a, COS-4f, COS-6a through 6e, COS-10e and 10f, COS-11a through 11g, COS 12b through 12d, COS 12k through 12m, CD 1a through 1c, CD 1e and 1f, CD 1k, CD 2a, CD 2e, CD 2g, LU 5a	3.1-11 through 3.1-22	No	No	No	Yes	Yes
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EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR?	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Significant and Unavoidable	<p>Policies: COS 1-2 through 1-4, COS 2-2, COS 2-4 through 2-6, COS 4-1 through 4-3, COS 6-1 through 6-5, COS 10-5, COS 10-6, COS 11-1 through 11-8, COS 12-3, COS 12-6, COS 12-9 through 12-13, COS 12-15 through 12-17, CD 1-1 through 1-3, CD 1-11 through 1-14, CD 2-1, CD 2-4, CD 2-6 through 2-8, LU 1-2, LU 1-3, LU 5-3, LU 5-4</p> <p>Actions: COS-1a and 1b, COS-2a, COS-4f, COS-6a through 6e, COS-10e and 10f, COS-11a through 11g, COS 12b through 12d, COS 12k through 12m, CD 1a through 1c, CD 1e and 1f, CD 1k, CD 2a, CD 2e, CD 2g, LU 5a</p>	3.1-11 through 3.1-22	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR?	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Significant and Unavoidable	Policies: COS 1-2 through 1-4, COS 2-2, COS 2-4 through 2-6, COS 4-1 through 4-3, COS 6-1 through 6-5, COS 10-5, COS 10-6, COS 11-1 through 11-8, COS 12-3, COS 12-6, COS 12-9 through 12-13, COS 12-15 through 12-17, CD 1-1 through 1-3, CD 1-11 through 1-14, CD 2-1, CD 2-4, CD 2-6 through 2-8, LU 1-2, LU 1-3, LU 5-3, LU 5-4 Actions: COS-1a and 1b, COS-2a, COS-4f, COS-6a through 6e, COS-10e and 10f, COS-11a through 11g, COS-12b through 12d, COS 12k through 12m, CD-1a through 1c, CD-1e and 1f, CD-1k, CD-2a, CD-2e, CD- 2g, LU-5a	3.1-11 through 3.1-22	No	No	No	Yes	Yes
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less than Significant	Policies: COS 11-7 through 11-8, CD 2-4 Actions: COS-11g, COS-12k	3.1-23 through 3.1-24	No	No	No	Yes	Yes

General Plan EIR Aesthetics Findings

The General Plan EIR determined that impacts to visual character, including scenic vistas or scenic resources would be significant and unavoidable. Implementation of the policies and programs contained in the General Plan Land Use, Community Design, and Conservation and Open Space Elements would ensure that new development is designed in a way that enhances the visual quality of the community, complements the rural character of the city, and that adverse effects on public views are minimized. However, the potential for new development to interrupt scenic views, particularly new industrial and commercial development on agricultural or undeveloped lands, would remain. The implementation of General Plan Action COS-12k and Policy COS 11-8 would reduce adverse impacts associated with daytime glare and nighttime lighting to a less than significant level.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create new sources of substantial light or glare which adversely affects views.

All future development would be subject to adopted development guidelines, including design standards that govern visual quality and community design. Specifically, future development would be required to comply with including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 1-2 through 1-4, COS 2-2, COS 2-4 through 2-6, COS 4-1 through 4-3, COS 6-1 through 6-5, COS 10-5 and 10-6, COS 11-1 through 11-8, COS 12-3, COS 12-6, COS 12-9 through 12-13, COS 12-15 through 12-17	COS-1a and 1b, COS-2a, COS-4f, COS-6a through 6e, COS-10e and 10f, COS-11a through 11g, COS-12b through 12d, COS-12k through 12m
Community Design Element	CD 1-1 through 1-3, CD 1-11 through 1-14, CD 2-1, CD 2-4, CD 2-6 through 2-8	CD-1a through 1c, CD-1e and 1f, CD-1k, CD-2a, CD 2e, CD-2g
Land Use Element	LU 1-2 and 1-3, LU 5-3 and 5-4	LU-5a

Source: City of Sebastopol 2016a

Conclusion

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of aesthetics is required.

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2 Agriculture and Forestry Services

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less than significant	Policies: COS 12-2 and COS 12-13 through 12-18 Actions: COS-12f through 12h	3.2-6 through 3.2-8	No	No	No	Yes	Yes
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than significant	Policies: COS 12-2 and COS 12-13 through 12-18 Actions: COS-12f through 12h	3.2-8 through 3.2-9	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No impact	None	3.2-6	No	No	No	Yes	Yes
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No impact	None	3.2-6	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Less than significant	Policies: COS 12-2 and COS 12-13 through 12-18 Actions: COS-12f through 12h		No	No	No	Yes	Yes

General Plan EIR Agriculture and Forestry Resources Findings

The General Plan EIR identified that Sebastopol does not have any prime farmlands, unique farmlands, or farmlands of statewide importance within the City’s Planning Area. Portions of locally important farmlands may be converted to accommodate additional residential and industrial opportunities. However, implementation of General Plan policies and actions would reduce impacts to less than significant impact.

The General Plan EIR determined no parcels within the Planning Area are under a Williamson Act Contract. Therefore, implementation of the project would have a less than significant impact relative to this topic and no mitigation is required.

There are no forest lands, timber lands or parcels zoned as forest land, timber, or timber production located within the Sebastopol Planning Area. Therefore, implementation of the proposed General Plan would have no impact on forest land, timber, or timber production.

Addendum Analysis

The General Plan goals and policies aim to focus new growth and development at infill locations and to protect open space areas and agricultural lands, as there are prime farmlands just outside of the city limits. Policies and actions in the General Plan included as mitigation in the in the General Plan EIR would be implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to farmland.

All future development would be subject to adopted development guidelines and would be required to comply with the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 12-2 and COS 12-13 through 12-18	COS-12f through 12h

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of agriculture and forestry resources is required.

3 Air Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant	Policies: CIR 1-2, CIR 1-8, CIR 1-9, LU 6-2, COS 5-7, COS 7-1 through 7-8, COS 8-1 through 8-6, COS 9-1 through 9-7, COS 9-16 Actions: CIR-1f, LU-6a, COS-7a through 7i, COS-8a through 8e, COS-9a through 9f	3.3-25 through 3.3-31	No	No	No	Yes	Yes
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable	Less than cumulatively considerable	Policies: CIR 1-2, CIR 1-8, CIR 1-9, LU 6-2, COS 5-7, COS 7-1 through 7-8, COS 8-1 through 8-6,	3.3-11, 3.3-12, 3.3-25, 3.3-26 and 4.0-7	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
federal or state ambient air quality standard?		Cos 9-1 through 9-7, COS 9-16 Actions: CIR-1f, LU-6a, COS-7a through 7i, COS-8a through 8e, COS-9a through 9f						
c. Expose sensitive receptors to substantial pollutant concentrations?	Less than significant	Policies: COS 7-2, COS 7-7, COS 7-8 Actions: COS-7a through 7c, COS-7g	3.3-31 through 3.3-33	No	No	No	Yes	Yes
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant	None	3.3-33	No	No	No	Yes	Yes

General Plan EIR Air Quality Findings

The General Plan includes policies and actions that intend to improve air quality, ensure land use patterns do not expose sensitive receptors to pollutant concentrations, and mitigate the impacts associated with Toxic Air Contaminants to a less than significant level. The General Plan EIR determined that the General Plan would not disrupt or otherwise hinder the implementation of any air quality plan control. Therefore, impacts would be less than significant.

The General Plan EIR found that the General Plan would not create objectionable odors or conflict with regional plans, therefore those impacts would be less than significant.

Addendum Analysis

The General Plan goals and policies support reduction of air quality impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. No areas in the city's SOI, where such infrastructure may not be adequate, are included in the site inventory or needed to meet the city's housing needs within this cycle.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to air quality. Potential air quality-related impacts cannot be assessed in a meaningful way until a project specific analysis is done covering the size of the development which includes construction air quality emissions, project operational emissions and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to Bay Area Air Quality Management District (BAAQMD) rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan, the Sebastopol Municipal Code, and other regulations and standards that govern air quality in Sebastopol.

All future development consistent with the Housing Element Update would be required to comply with all relevant regulations related to air quality at the time of construction including the following policies and actions from the Sebastopol General Plan:

City of Sebastopol
2023-2031 Housing Element Update

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 5-7, COS 7-1 through 7-8, COS 8-1 through 8-6, COS 9-1 through 9-7, COS 9-16, COS 7-2, COS 7-7, COS 7-8	COS-7a through 7i, COS-8a through 8e, COS-9a through 9f
Circulation Element	CIR 1-2, CIR 1-8, CIR 1-9	CIR-1f
Land Use Element	LU 6-2	LU-6a

Source: City of Sebastopol 2016a

Conclusion

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of air quality is required.

4 Biological Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 (a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	Policies: COS 1-1 through 1-4, COS 2-1 through 2-7, COS 3-1 through 3-14, COS 4-1 through 4-5 Actions: COS-1a, COS-1b, COS-2a, through 2d, COS-3a through 3p, COS-4a through 4h	3.4-21 through 3.4-31	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	Policies: COS 1-2, COS 2-1 through 2-3, COS 2-5, CPS 2-6, COS 3-1 through 3-6, COS 3-8 through 3-14, COS 4-2, COS 4-5 Actions: COS-1a, COS-2a, COS-2b, COS-2d, COS-3a through 3d, COS-3f through 3i, COS-3k through 3p, COS-4a, COS-4b, COS-4c, COS-4e, COS-4f,	3.4-31 through 3.4-38	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant	Policies: COS 2-1, COS 2-2, COS 2-5, COS 2-6, COS 3-1 through 3-6, COS 3-8, COS 3-10 through 3-14, COS 4-1, COS 4-2, COS 4-5 Actions: COS-2a, COS-2b, COS-2d, COS-3a through 3p, COS-4a through 4f, COS-4h	3.4-38 through 3.4-45	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant	Policies: COS 1-2, COS 1-4, COS 2-1 through 2-6, COS 3-1 through 3-4, COS 3-8, COS 3-10, COS 3-11, COS 3-13, COS 4-1, COS 4-2, COS 4-5 Actions: COS-1a, COS-2a, COS-2b, COS-2d, COS-3b through 3i, COS-3k, COS-3l, COS-3n, COS-3o, COS-4a through 4f, COS-4h	3.4-45 through 3.4-51	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	Policies: COS 6-1, COS 6-3, COS 6-4 Actions: COS-6a through 6d	3.4-52 through 3.4-53	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	Less than significant	None	3.4-53	No	No	No	Yes	Yes

General Plan EIR Biological Resources Findings

The General Plan EIR determined that impacts to biological resources would be less than significant with incorporation of state, federal, and local regulations and General Plan policies and actions for effects to sensitive animal and plant species, sensitive natural communities, federally protected wetlands, and wildlife movement. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources.

Addendum Analysis

The General Plan goals and policies aim to focus new growth and development at infill locations and to protect biological resources. Policies and actions in the General Plan included as mitigation in the General Plan EIR would be implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. Furthermore, protection of special status species and habitat is mandated by federal and State laws. There are no adopted Habitat Conservation Plans applicable to the City. Future development would be required to comply with General Plan policies and Sebastopol Municipal Code requirements related to species and habitat protection and tree preservation.

The Housing Element Update, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to biological resources and conservation or habitat management plans. All future development consistent with the Housing Element Update would be required to comply with applicable requirements and regulations regarding biological resources and the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 1-1 through 1-4, COS 2-1 through 2-7, COS 3-1 through 3-14, COS 4-1 through 4-5	COS-1a through 1b, COS-2a through 2d, COS-3a through 3p, COS-4a through 4h

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of biological resources is required.

5 Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less than significant	Policies: COS 10-1 through 10-3, COS 10-5 through 10-6, COS 10-8, CD 3-1 through 3-6 Actions: COS-10a through 10c, COS-10e through 10f, COS-10h, CD-3a through 3b, CD-3e through 3i	3.5-15 through 3.5-20	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less than significant	Policies: COS 10-1 through 10-3, COS 10-5 through 10-6, COS 10-8, CD 3-1 through 3-6 Actions: COS-10a through 10c, COS-10e through 10f, COS-10h, CD-3a through 3b, CD-3e through 3i	3.5-15 through 3.5-20	No	No	No	Yes	Yes
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	Policies: COS 10-2 Action: COS-10c	3.5-20	No	No	No	Yes	Yes

General Plan EIR Cultural Resources Findings

The General Plan EIR determined that the General Plan includes policies and actions that would reduce impacts to cultural, historical, paleontological, and archaeological resources, as well as human remains, to less than significant level.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to cultural resources. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to reduce impacts to the greatest possible extent. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. Although known historic and prehistoric resource sites are located throughout Sebastopol, and 111 cultural resources have been recorded within the city, future development would be evaluated for conformance with the City’s General Plan, Municipal Code, and other applicable State and local regulations.

As discussed in Section 18, *Tribal Cultural Resources*, of this Addendum, tribal consultation compliant with SB 18 and AB 52 was conducted during the Housing Element update process.

The Housing Element Update, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to cultural resources. All future development consistent with the Housing Element Update would be required to comply with applicable policies and regulations regarding cultural resources including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 10-1 through 10-3, COS 10-5 through 10-6, COS 10-8	COS-2a, COS-10b through 10c, COS-10e through 10f, COS-10h
Community Design Element	CD 3-1 through 3-6	CD-2a, CD-3a through 3b, CD-3e through 3i

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of cultural resources is required.

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6 Energy

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant	Policies: COS 8-1 through 8-3, COS 9-1 through 9-7, COS 9-16 Actions: COS-9a through 9f	3.7-15 through 3.7-24	No	No	No	Yes	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than significant	Policies: COS 8-1 through 8-3, COS 9-1 through 9-7, COS 9-16 Actions: COS 8a through 8e, COS-9a through 9f	3.7-15 through 3.7-24	No	No	No	Yes	Yes

General Plan EIR Energy Findings

The General Plan EIR discusses energy in Section 3.7, *Greenhouse Gases and Climate Change*. At the time the General Plan EIR was prepared, there were no adopted thresholds for energy use under CEQA. The General Plan EIR concluded that with compliance with the City’s Community Climate Action Plan (CCAP) and AB 32, as well as the City’s Electrical, Energy, and Green Building Standards, impacts to energy would be less than significant regarding wasteful or unnecessary energy consumption and would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

After the General Plan EIR was certified, the City updated its climate documentation. A Climate Action Framework, which updates the CCAP, was adopted by the City Council on July 19, 2022.

Addendum Analysis

The General Plan goals and policies support reduction of energy use impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. New projects would be required to adhere to the current California Energy Code and CALGreen standards, which include requirements for the use of more energy-efficient design and technologies as well as the incorporation of more renewable energy resources into building design than the 2013 CALGreen standards that were in place during the General Plan EIR analysis. New development would use electricity supplied by PG&E, which sourced 50 percent of their electricity in 2021 from renewable resources that qualify under California’s Renewable Portfolio Standard (RPS) (PG&E 2022).

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to energy resources or adopted plans for renewable or efficient energy use. Although future projects would involve the consumption of non-renewable energy resources such as electricity, natural gas, propane, gasoline, and diesel, they would be required to comply with State and local regulations pertaining to energy, such as Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations (CCR).

Future development would also be required to comply with the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 8-1 through 8-3, COS 9-1 through 9-1, COS 9-16	COS 8a through 8e COS-9a through 9f

Source: City of Sebastopol 2016a

Conclusion

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of energy is required.

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7 Geology and Soils

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				No	No	No	Yes	Yes
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less than significant	Policies: SA 1-1 through SA 1-8 Actions: SA-1a through 1q	3.6-19 through 3.6-22	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
2. Strong seismic ground shaking?	Less than significant	Policies: SA 1-1 through SA 1-8 Actions: SA-1a through 1q	3.6-19 through 3.6-22	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	Policies: SA 1-1 through SA 1-8 Actions: SA-1a through 1q	3.6-19 through 3.6-22	No	No	No	Yes	Yes
4. Landslides?	Less than significant	Policies: SA 1-1 through SA 1-8 Actions: SA-1a through 1h, SA-1m	3.6-23 through 3.6-26	No	No	No	Yes	Yes
b. Result in substantial soil erosion or the loss of topsoil?	Less than significant	Policies: SA 1-4 Actions: SA-1e through 1h, SA-2d	3.6-22 through 3.6-23	No	No	No	Yes	Yes
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	Less than significant	Policies: SA-1 through SA-9	3.6-23 through 3.6-26	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		Actions: SA-1a through 1h, SA-1m						
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	Policies: SA 1-4, SA 1-5, SA 1-7 Actions: SA-1a through 1c, SA-1h	3.6-26 through 3.6-28	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	Policies: CSF 4-8, CSF 4-9	3.6-28 through 3.6-29	No	No	No	Yes	Yes
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	Action: COS-10c	3.5-21	No	No	No	Yes	Yes

General Plan EIR Geology and Soils Findings

The General Plan EIR determined that potentially significant impacts to geology and soils for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; and installing septic tanks and alternative wastewater disposal systems in expansive soils would be mitigated to less than significant levels.

The General Plan EIR addressed paleontological resources in Section 3.5, *Cultural Resources*, and determined that potentially significant impacts to paleontological resources would be mitigated to less than significant levels.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to geology and soils. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to reduce impacts to the greatest possible extent. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update, in and of itself, does not include specific projects involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to cultural resources. All future development consistent with the Housing Element Update would be required to comply with relevant policies and regulations regarding geology and soils including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Safety	SA 1-1 through 1-8	SA-1a through 1q, SA-2d
Conservation and Open Space Element		COS-10c
Community Services and Facilities	CSF 4-8 through 4-9	

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of geology and soils is required.

8 Greenhouse Gas Emissions

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant	Policies: COS 5-7, COS 7-1 through 7-6, COS 8-1 through 8-6, COS 9-1 through 9-7, COS 9-16 Actions: COS-7a through 7e, COS-7h, COS-7i, COS-8a through 8e, COS-9a through 9f	3.7-15 through 3.7-24	No	No	No	Yes	Yes
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant	Policies: COS 5-7, COS 7-1 through 7-6, COS 8-1 through 8-6, COS 9-1 through 9-7, COS 9-16 Actions: COS-7a through 7e, COS-7h, COS-7i, COS-8a through 8e, COS-9a through 9f	3.7-24 through 3.7-25	No	No	No	Yes	Yes

General Plan EIR Greenhouse Gas Emissions Findings

The General Plan EIR determined that development allowed under the General Plan would result in new projects that would increase greenhouse gas emissions in the Sebastopol Planning Area. The General Plan is consistent with the policy guidance provided by California Air Pollution Control Officers Association (CAPCOA) and the BAAQMD and would assist the state in meeting the greenhouse gas reduction goals established by AB 32. Therefore, this impact is less than significant. Impacts relating to conflicts with plans, policies, and regulations adopted to reduce greenhouse gases would also be less than significant.

Addendum Analysis

The General Plan goals and policies support reduction of greenhouse gas emissions impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

Potential greenhouse gas emission impacts cannot be assessed in a meaningful way until a project-specific analysis that takes into account factors including the size of the development, construction greenhouse gas emissions, project operational emissions, and potential vehicle miles traveled is conducted. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to greenhouse gas emissions or adopted plans for the purpose of reducing greenhouse gases. Future development consistent with the Housing Element Update would be required to adhere to applicable climate and greenhouse gas emissions policies and regulations including consistency with SB 32, AB 32, SB 97, and SB 375. Future development would also be required to comply with the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 5-7, COS 7-1 through 7-6, COS 8-1 through 8-6, COS 9-1 through 9-7, COS 9-16	COS-7a through 7e, COS-7h, COS-7i, COS-8a through 8e, COS-9a through 9f

Source: City of Sebastopol 2016a

Conclusion

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of greenhouse gas emissions is required.

9 Hazards and Hazardous Materials

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	
Would adoption of the Housing Element Update:								
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	Policies: SA 6-1 through 6-5 Actions: SA-6a through 6h	3.8: 18-20	No	No	No	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	Policies: SA 6-1 through 6-5 Actions: SA-6a through 6h	3.8: 18-20					

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant	Policies: SA 6-1 through 6-5 Actions: SA-6a through 6h	3.8: 20-21	No	No	No	Yes	Yes
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	Policies: SA 6-1 through 6-5 Actions: SA-6a through 6h	3.8: 21-23	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in a safety hazard for people residing or working within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or public use airport?	Less than significant	None	3.8: 23-24	No	No	No	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	Policies: SA 1-8, SA 3-1 through 3-7 Actions: SA-3a through 3e	3.8: 24-26	No	No	No	Yes	Yes
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Less than significant	Policies: SA 4-1 through 4-9 Actions: SA-3f, SA-4a through 4n	3.8: 26-29	No	No	No	Yes	Yes

General Plan EIR Hazards and Hazardous Materials Findings

The General Plan EIR determined that impacts would be less than significant regarding the potential to create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials; emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or location of projects on sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The General Plan EIR found that the General Plan Area is not located within an airport land use plan, two miles of a public airport or public use airport, or within the vicinity of a private airstrip, and implementation of the General Plan does not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The General Plan EIR found that impacts regarding the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires would be less than significant.

Addendum Analysis

The General Plan goals and policies support reduction of hazards and hazardous materials impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. The City requires new projects to analyze potential site-specific hazardous waste impacts pursuant to State regulations.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to hazards or hazardous materials. All future development consistent with the Housing Element Update would be required to comply with applicable policies and guidelines regarding hazards and hazardous materials including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Safety	SA 1-8, SA 3-1 through 3-7, SA 4-1 through 4-9, SA 6-1 through 6-5	SA-3a through 3f, SA-4a through 4n, SA-6a through 6h

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of hazards and hazardous materials is required.

10 Hydrology and Water Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	Policies: COS 3-1 through 3-14 Actions: COS-3a through 3p	3.9-15 through 3.9-20, 3.9-29 through 3.9-33	No	No	No	Yes	Yes
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant	Policies: CSF 3-1 through 3-10, COS 5-1 through 5-10 Actions: CSF-3a through 3j, COS-5a through 5k	3.9-20 through 3.9-26	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems impede or redirect floodflows?	Less than significant	Policies: CSF 1-4, CSF 1-5, CSF 4-4, COS 3-4 through 3-8, COS 3-11, COS 5-4, COS 9-14, SA 2-1, through 2-13 Actions: COS-3a. COS-3d through 3f, COS-3j, COS-3o through 3p, COS-9n, CSF-1c, SA-2a through 2o	3.9-26 through 3.6-29, 3.9-33 through 37	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Significant and Unavoidable	Policies: CSF 1-4, CSF 1-5, CSF 4-4, COS 3-4 through 3-8, COS 3-11, COS 5-4, COS 9-14, SA 2-1, through 2-13 Actions: COS-3a. COS-3d through 3f, COS-3j, COS-3o through 3p, COS-9n, CSF-1c, SA-2a through 2o	3.9-26 through 3.9-29, 3.9-33 through 3.9-38	No	No	No	Yes	Yes
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	Policies: COS 3-1 through 3-14 Actions: COS-3a through 3p	3.9-17	No	No	No	Yes	Yes

General Plan EIR Hydrology and Water Quality Findings

The General Plan EIR addresses the potential for General Plan implementation to place housing and structures within a 100-year flood hazard area, which was included as an environmental factor on the 2016 CEQA Environmental Checklist form. The General Plan EIR determined that implementation of the General Plan could result in additional people and structures placed within a delineated flood hazard area. This impact would be mitigated to the greatest extent feasible through the General Plan policies and actions listed in the table above (criterion d). However, this impact would be significant and unavoidable.

The General Plan EIR found that implementation of the General Plan policies and actions would ensure that the General Plan would have a less than significant impact regarding water quality standards or waste discharge requirements; groundwater supplies or groundwater recharge; water quality; and erosion, siltation, flooding, or polluted runoff. The General Plan policies and actions would also ensure that the General Plan would not expose people or structures to a significant risk from dam failure, tsunamis, seiches, or mudflow, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Addendum Analysis

The General Plan goals and policies support reduction of hydrology and water quality impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development and none of the non-vacant sites in the Housing Sites Inventory are located within the floodplain area, housing that may be built on these sites would not create a substantial change from current conditions. The Housing Element Update includes three vacant parcels located within a floodplain area that were included previously in the 2015-2023 Housing Sites Inventory. The Housing Element update does not include any new sites that are located within a floodplain area. Furthermore, the City of Sebastopol adopted a Local Hazard Mitigation Plan on June 7, 2022 to minimize new development in hazard-prone areas including floodplains (City of Sebastopol 2021).

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to hydrology or water quality. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to hydrology and water quality including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 3-1 through 3-14, COS 5-1 through 5-10, COS 9-14	COS-3a through 3p, COS-9n
Community Services and Facilities Element	CSF 1-4, CSF 1-5, CSF 4-4	CSF-1c, CSF-3a through 3j, CSF-5a through 5k
Safety Element	SA 2-1, through 2-13	SA-2a through 2o

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of hydrology and water quality is required.

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11 Land Use and Planning

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Physically divide an established community?	Less than significant	None	3.10-13	No	No	No	Yes	Yes
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	3.10-13 through 3.10-14	No	No	No	Yes	Yes

General Plan EIR Land Use Planning Findings

The General Plan EIR determined that impacts to land use and planning would be less than significant as they pertain to conflicts with applicable land use plans, population growth, and potential to displace people or existing housing. It found that the General Plan does not include any new areas designated for urbanization or new roadways, infrastructure, or other features that would divide existing communities and would have a less than significant impact associated with the physical division of an established community.

Addendum Analysis

The General Plan goals and policies support reduction of impacts due to land use and planning. No formal land use changes or physical development are proposed at the time of adoption of the Housing Element, and no rezoning is required for the Housing Inventory Sites included in the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts due to land use or planning. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to land use and planning.

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of land use and planning is required.

12 Mineral Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less than significant	None	3.6-29 through 3.6-30	No	No	No	Yes	Yes
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Less than significant	None	3.6-29 through 3.6-30	No	No	No	Yes	Yes

General Plan EIR Mineral Resources Findings

The General Plan EIR discusses mineral resources in Section 3.6, *Geology, Soils, and Minerals*. The General Plan EIR determined that the City is not mapped as having a known mineral resource of value to the region. Additionally, the City is not designated as a locally important mineral resource recovery site. Therefore, this impact would be less than significant.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts due to mineral resources. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to mineral resources.

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of mineral resources is required.

13 Noise

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	
Would adoption of the Housing Element Update:								
a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and unavoidable	Policies: N 1-1 through 1-10, N 2-2, N 2-4 Actions: N-1a, N-1c through N-1e	3.11-20 through 3.11-27	No	No	No	Yes	Yes
b. Generate excessive vibration of groundborne noise levels?	Less than significant with mitigation incorporated	Policies: N 1-1, N 1-3 through N 1-7, N 1-11, N-13 through N-19, N 2-1, N 2-3 Actions: N-1a through 1d, N1-f, N-2a, N-2b	3.11-35 through 3.11-36	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Result in a project that exposes people residing or working in the project area to excessive noise levels due to the project's location within an airport land use plan area or within two miles of a public airport or public use airport?	No Impact	None	3.11-20	No	No	No	Yes	Yes

General Plan EIR Noise Findings

The General Plan EIR determined that buildout of the General Plan may contribute to an exceedance of the City’s transportation noise standards and/or result in significant increases in traffic noise levels at existing sensitive receptors. Implementation of the proposed policies and actions of the General Plan would reduce noise and land use compatibility impacts from vehicular traffic noise sources and would ensure that new development is designed to include noise-attenuating features; however, some traffic noise impacts cannot be mitigated to a less-than-significant level due the proximity of sensitive receivers to major roadways, and because noise attenuation may not be feasible in all circumstances. Therefore, the General Plan would have a significant and unavoidable impact relative to traffic noise. Impacts from stationary noise sources, construction, and construction vibration would be mitigated to a less than significant level through implementation of General Plan policies and actions.

Addendum Analysis

The General Plan goals and policies support reduction of noise-related impacts. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce noise-related impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. Potential noise impacts for projects requiring discretionary approval cannot be assessed in a meaningful way until a project specific analysis, if required, is done covering the size of the development which includes construction noise, project operational noise and traffic-related noise.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in noise-related impacts. All future development consistent with the Housing Element Update would be required to comply with all relevant policies and guidelines regarding noise including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Noise Element	N 1-1 through 1-19, N 2-1 through 2-4	N-1a, N-1c through 1f, N-2a, N-2b

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of noise is required.

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14 Population and Housing

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 (a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	3.10-14 through 3.10-16	No	No	No	Yes	Yes
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant	None	3.10-16	No	No	No	Yes	Yes

General Plan EIR Population and Housing Findings

The General Plan EIR discusses population and housing in Section 3.10, *Land Use, Population, and Housing*. The General Plan EIR determined that residences may be removed as part of future development activities allowed under the proposed General Plan; however, the proposed General Plan would accommodate approximately 750 to 1,185 new housing units which would provide adequate replacement housing opportunities for any displacement that occurs. New growth due to the full buildout of the General Plan would increase the City's population by approximately 2,619 residents. Sections 3.1 through 3.9 and 3.11 through 4.0 of the General Plan EIR provide a discussion of environmental effects associated with development allowed under the proposed General Plan and provide mitigation measures, where appropriate, to reduce or eliminate potentially significant impacts associated with specific environmental issues associated with growth.

Therefore, implementation of the General Plan would result in a less than significant impact relating to population growth and the displacement of people or housing.

Addendum Analysis

The 213 units that would be accommodated by the Housing Element Update would not exceed the 750 units included in the City's buildout capacity estimated under the General Plan and analyzed in the General Plan EIR. Assuming an average of 2.13 persons per household, the Housing Element Update would result in a population growth of approximately 1,598 residents which is within the General Plan buildout analyzed in the General Plan EIR (DOF 2022). The Housing Element Update would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community and the City's Growth Management Ordinance which limits the annual increase of residential allocations to 50 units per year outside the Central Core designation.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. All future development would be required to comply with applicable guidelines and regulations including policies and actions outlined in Sections 1, *Aesthetics*, through 13, *Noise*, and 15, *Public Services*, through 20, *Wildfire*, of this Addendum.

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of population and housing is required.

15 Public Services

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	Policies CSF 1-1 through 1-7, CSF 1-12, CSF 2-4, CSF 2-15, CSF 2-17, CSF 5-2, CSF 5-4, CSF 5-5 through 5-8, CSF 6-3, CSF 6-4, CSF 6-12, CSF 6-16 Actions: CSF-1a through 1i, CSF-2e, CSF-2n, CSF-5a through 5m, CSF-6a, CSF-6b, CSF-6h, CSF-6j	3.12-11 through 3.12-17	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	Policies CSF 1-1 through 1-7, CSF 1-12, CSF 2-4, CSF 2-15, CSF 2-17, CSF 5-2, CSF 5-4, CSF 5-5 through 5-8, CSF 6-3, CSF 6-4, CSF 6-12, CSF 6-16 Actions: CSF-1a through 1i, CSF-2e, CSF-2n, CSF-5a through 5m, CSF-6a, CSF-6b, CSF-6h, CSF-6j	3.12-11 through 3.12-17	No	No	No	Yes	Yes
c. Result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for	Less than significant	Policies CSF 1-1 through 1-7, CSF 1-12, CSF 2-4, CSF 2-15, CSF 2-17, CSF 5-2, CSF 5-4,	3.12-11 through 3.12-17	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?		CSF 5-5 through 5-8, CSF 6-3, CSF 6-4, CSF 6-12, CSF 6-16 Actions: CSF-1a through 1i, CSF-2e, CSF-2n, CSF-5a through 5m, CSF-6a, CSF-6b, CSF-6h, CSF-6j						
d. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service	Less than significant	Policies: CSF 2-1 through CSF 2-22 Actions: CSF-2a through 2t	3.12-18 through 3.12-23	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15164(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
ratios or other performance objectives?								
e. Result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	Policies: CSF 1-1 through 1-7, CSF 1-12, CSF 2-4, CSF 2-15, CSF 2-17, CSF 5-2, CSF 5-4 through 5-8, CSF 5-10, CSF 6-3, CSF 6-5, CSF 6-12, CSF 6-16 Actions: CSF-1a through 1i, CSF-2e, CSF-2n, CSF-5a through 5m, CSF-6a, CSF-6b, CSF-6h, CSF-6j	3.12-11 through 3.12-17	No	No	No	Yes	Yes

General Plan EIR Public Services Findings

The General Plan EIR identifies policies and actions to reduce the impact of potentially significant or significant impacts of development that may occur under the General Plan and discloses which impacts cannot be reduced to a less than significant impact. Expanded government and public facilities would be primarily provided on sites with land use designations that allow such uses and the environmental impacts of constructing and operating the governmental facilities would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the General Plan. No additional significant adverse environmental impacts, apart from those disclosed in the relevant chapters of the General Plan EIR, are anticipated to occur associated with existing or new public service development. Therefore, this impact would be less than significant.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to public services and recreation facilities. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. The 213 units that would be accommodated by the Housing Element Update would not exceed the 750 units included in the City’s buildout capacity estimated under the General Plan and analyzed in the General Plan EIR and can be accommodated within the existing city limits. Therefore no new or expanded public services would be required beyond those included in the buildout of the General Plan. Since the sites are already served by fire, police, and emergency services, housing that may be built on these sites would not create a substantial change from current conditions.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to public services. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to public services including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Community Services and Facilities Element	CSF 1-1 through 1-7, CSF 1-12, CSF 2-1 through CSF 2-22, CSF 5-2, CSF 5-4 through 5-8, CSF 5-10, CSF 6-3, CSF 6-5, CSF 6-12, CSF 6-16	CSF-1a through 1i, CSF-2a through 2t, CSF-5a through 5m, CSF-6a, CSF-6b, CSF-6h, CSF-6j

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the

City of Sebastopol
2023-2031 Housing Element Update

General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of public services and recreation is required.

16 Recreation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant	Policies: CSF 2-1 through CSF 2-22 Actions: CSF-2a through 2t	3.12-18 through 3.12-23	No	No	No	Yes	Yes
b. Include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	Policies: CSF 2-1 through CSF 2-22 Actions: CSF-2a through 2t	3.12-18 through 3.12-23	No	No	No	Yes	Yes

General Plan EIR Recreation Findings

The General Plan EIR discusses recreational facilities in Section 3.12, *Public Services and Recreation*. The General Plan EIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant with implementation of the General Plan policies and actions and no additional mitigation is necessary. The General Plan EIR also stated that as future parks and recreation projects are considered by the City, each project will be evaluated for conformance with the General Plan, Municipal Code, and other applicable regulations.

Addendum Analysis

The 213 units that would be accommodated by the Housing Element Update would not exceed the 750 units included in the City’s buildout capacity estimated under the General Plan and analyzed in the General Plan EIR. The General Plan goals and policies support reduction of impacts to parks and recreation facilities. The General Plan requires five (5) acres for every 1,000 residents. Under the General Plan methodology, (which counts 100 percent of active park land, and 25 percent for open space parks), the city currently has a total ‘counted’ parkland of 46 acres. With 7,489 residents, the total parkland ratio is 6.14 acres for each 1,000 residents. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible, and impact fees are assessed to most new residential development (excluding units exempt under State Law from impact fees), which will allow the City to obtain and develop additional parkland as needed to accommodate new housing and associated population. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area.

The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to recreation facilities. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to recreation including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Community Services and Facilities Element	CSF 2-1 through CSF 2-22	CSF-2a through 2t

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of recreation is required.

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17 Transportation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Significant and unavoidable	Policies: CIR 1-1, CIR 1-6, CIR 1-7, CIR 1-9, CIR 1-14, CIR 1-16, CIR 1-17, CIR 1-19, CIR 3-6, CIR 5-2 Actions: CIR-1a through 1d, CIR-1g, CIR-1i, CIR-1j, CIR-1m through 1o, CIR-3e, CIR-5b	3.13-20 through 3.13-26	No	No	No	Yes	Yes
b. Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Substantially increase hazards due to a geometric design feature or incompatible uses?	Less than significant	Policies: CIR 1-11, CIR 3-9, CIR 3-11 Actions: CIR-1k, CIR-3b, CIR-3c	3.13-27 through 3.13-28	No	No	No	Yes	Yes
d. Result in inadequate emergency access?	Less than significant	Policies: CIR 1-15, CIR 3-7 Actions: CIR-1f	3.13-28 through 3.13-29	No	No	No	Yes	Yes

General Plan EIR Transportation Findings

The General Plan EIR analyzed Level of Service (LOS) instead of Vehicle Miles Traveled (VMT), and found that the intersection of McKinley Street/Laguna Park Way/Petaluma Avenue would operate at LOS F on the Laguna Park Way and McKinley Street stop-controlled approaches. It is recommended that a HAWK (High Intensity Activated Crosswalk) beacon be installed at the south leg crossing while also narrowing the northbound approach to one lane. Since there is no identified funding source for this improvement and the intersection is controlled by Caltrans, outside the control of the City of Sebastopol, this would be a significant and unavoidable impact.

The General Plan EIR found that the intersections of Sebastopol Avenue (SR 12)/Petaluma Avenue (SR 116) and Sebastopol Avenue (SR 12)/Morris Street would be expected to experience unacceptable LOS E to LOS F conditions during peak hours under General Plan growth conditions. Two mitigation options were presented, however, the impacts would remain significant and unavoidable even with mitigation.

The General Plan EIR does not address consistency with *CEQA Guidelines* Section 15064.3, subdivision (b), since the General Plan EIR was prepared and certified prior to the adoption of Senate Bill (SB) 743.

The General Plan EIR determined that development allowed under buildout of the Sebastopol General Plan would result in increased use of SR 12 and SR 116, regional highway facilities owned and operated by Caltrans that also serve local traffic within Sebastopol. The General Plan EIR analyzed the following unsignalized intersections projected to operate unacceptably in the future:

- Healdsburg Avenue (SR116) at Covert Lane
- Healdsburg Avenue (SR116) at Murphy Avenue
- Gravenstein Highway South (SR116) at Fircrest Avenue

The General Plan EIR found that the installation of traffic controls at these intersections would reduce the impacts to a less than significant level. However, because the City does not control the funding or timing of these improvements, the City cannot determine that the improvements will be made in time to accommodate regional and local growth, this impact would remain significant and unavoidable and no alternative mitigation is available.

The General Plan EIR determined that there would be no impact to air traffic patterns or applicable congestion management programs. Other impacts related to hazardous roadway design features, emergency access, and public transit were determined to be less than significant.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to transportation and traffic. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some

City of Sebastopol
2023-2031 Housing Element Update

type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to transportation and traffic.

By supporting urban infill, the Housing Element Update would encourage development in areas near transit, services, and jobs, which would reduce future residents’ reliance on single-occupancy vehicles and thereby reducing VMT. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to transportation including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Circulation Element	CIR 1-1, CIR 1-6, CIR 1-7, CIR 1-9, CIR 1-11, CIR 1-14, CIR 1-15, CIR 1-16, CIR 1-17, CIR 1-19, CIR 3-6, CIR 3-7, CIR 3-9, CIR 3-11, CIR 5-2	CIR-1a through 1f, CIR-1g, CIR-1i, CIR-1j, CIR-1k, CIR-1m through 1o, CIR-3b, CIR-3c, CIR-3e, CIR-5b

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of transportation and traffic is required.

18 Tribal Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less than Significant	Policies: COS 10-1 through 10-3, COS 10-5 through 10-6, COS 10-8, CD 3-1 through 3-6 Actions: COS-10a through 10c, COS-10e through 10f, COS-10h, CD-3a through 3b, CD-3e through 3i	3.5-9 through 3.5-10	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	Less than Significant	Policies: COS 10-1 through 10-3, COS 10-5 through 10-6, COS 10-8, CD 3-1 through 3-6 Actions: COS-10a through 10c, COS-10e through 10f, COS-10h, CD-3a through 3b, CD-3e through 3i	3.5-9 through 3.5-10	No	No	No	Yes	Yes

General Plan EIR Tribal Cultural Resource Findings

The General Plan EIR does not include a chapter or section dedicated to analysis of impacts to tribal cultural resources. However, it does analyze general impacts to historical and cultural resources (including archeological resources that may originate from Native American tribes) in Section 3.5, *Cultural Resources*, and concludes that impacts to historic and cultural resources would be less than significant.

Furthermore, as part of the outreach efforts associated with the General Plan Update, letters were sent to the following tribes and tribal contacts, in compliance with Senate Bill 18, to request information regarding the General Plan Area:

- The Native American Heritage Commission;
- Ms. Patricia Hermosillo, Chairperson, Cloverdale Rancheria of Pomo Indians;
- Mr. Mario Hermosillo, Jr., Tribal Environmental Planner, Cloverdale Rancheria of Pomo;
- Indians; Mr. Harvey Hopkins, Chairperson, Dry Creek Rancheria of Pomo Indians;
- Ms. Marjorie Mejia, Chairperson, Lytton Rancheria of California;
- Ms. Lisa Miller, Tribal Administrator, Lytton Rancheria of California;
- Mr. Emilio Valencia, Chairperson, Stewarts Point Rancheria;
- Ms. Nina Hapner, Environmental Planning Department, Stewarts Point Rancheria;
- Mr. Otis Parish, Tribal Historic Preservation Office, Stewarts Point Rancheria;
- Mr. Greg Sarris, Chairperson, The Federated Indians of Graton Rancheria; Mr. Gene Buvelot;
- The Federated Indians of Graton Rancheria;
- Ya-Ka-Ama; and
- Western Sonoma County Historical Society.

The Native American Heritage Commission responded with a letter dated February 21, 2014. On June 3, 2014, Mr. Otis Parish, Tribal Historic Preservation Office, Stewarts Point Rancheria, responded via email stating: "This letter constitutes our answer to your letter regarding The City of Sebastopol General Plan Study Area consultation. The City of Sebastopol is out of The Kashia Band of Pomo Indians of the Stewarts Point Rancheria's aboriginal cultural area of concern. Thus, we have no interest."

On January 12, 2016, the Sebastopol Planning Director and representatives from the General Plan Update consultant team met with representatives from the Federated Indians of the Graton Rancheria to discuss General Plan policies and local approaches towards the projection of cultural and historical resources within the Planning Area. No specific resources or previously unknown cultural or historical resources within the Planning Area were identified during the consultation meeting. As discussed in Section 3.5, *Cultural Resources*, of the General Plan EIR, the Sebastopol General Plan has been developed to include extensive policies and actions aimed at reducing potential impacts to cultural and historical resources, and the policies included in the General Plan were developed to be responsive and respectful of the concerns and priorities raised by the Federated Indians of the Graton Rancheria during consultation with the City.

Addendum Analysis

As part of its tribal cultural resource identification process under SB 18, the City of Sebastopol sent letters regarding the Housing Element Update to 13 Native American tribe contacts that have requested notice of projects within the City’s jurisdiction on June 27, 2022. The Federated Indians of Graton Rancheria (FIGR) requested a consultation meeting, which took place on November 30, 2022. As of the drafting of this Addendum, consultation has not been completed. However, the City must complete consultation prior to adoption of the Housing Element.

During the 2016 consultation with representatives from the Federated Indians of the Graton Rancheria, no specific resources or previously unknown cultural or historical resources within the Planning Area were identified.

The General Plan goals and policies support reduction of impacts to tribal and cultural resources. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure already exist throughout the area. The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to tribal cultural resources.

All future development consistent with the Housing Element Update must comply with General Plan policies and programs that would minimize impacts to tribal and cultural resources and must comply with all applicable regulations regarding tribal cultural resources and the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 10-1 through 10-3, COS 10-5 through 10-6, COS 10-8	COS-2a, COS-10b through 10c, COS-10e through 10f, COS-10h
Community Design Element	CD 3-1 through 3-6	CD-2a, CD-3a through 3b, CD-3e through 3i

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City’s RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of tribal cultural resources is required.

19 Utilities and Service Systems

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant	Policies: CSF 3-1 through 3-10, CSF 4-2 through 4-4, CSF 4-6 through 4-8 Actions: CSF-3a through 3j, CSF-4a through 4f, CSF-4h	3.14-18 through 3.14-19 (water) 3.14-30 through 3.14-32 (wastewater)	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant	Policies: CSF 3-1 through 3-10 Actions: CSF-3a through 3j	3.14-14 through 3.14-17	No	No	No	Yes	Yes
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Significant and Unavoidable	Policies: CSF 4-1 through 4-10 Actions: CSF-4a through 4h	3.14-27 through 3.14-30	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant	Policies: COS 9-12, COS 9-13 Actions: COS-9h through 9j	3.14-39 through 3.14-40	No	No	No	Yes	Yes
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	Policies: COS 9-12, COS 9-13 Actions: COS-9h through 9j	3.14-39 through 3.14-40	No	No	No	Yes	Yes

General Plan EIR Utilities and Service Systems Findings

The General Plan EIR determined that the potential to exceed wastewater treatment capacity would be significant and unavoidable. The General Plan policies and actions would assist in reducing wastewater generation flows to the greatest extent feasible and would ensure that new development is not approved until it can be demonstrated that wastewater treatment capacity exists to meet new and existing development demands. At the time of preparation of the General Plan EIR, an increase in permitted capacity cannot be guaranteed. Therefore, this impact would be significant and unavoidable under cumulative buildout conditions.

The General Plan EIR found that other impacts to utilities and service systems are less than significant including environmental impacts from the construction or expansion of water and wastewater treatment facilities and ensuring that adequate water supplies are available to serve new growth projected under the General Plan.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to utilities and service systems. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to utilities and service system to the greatest extent possible. These policies and actions would be required with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element Update also includes ADUs as well as housing inventory sites consisting of vacant and non-vacant properties that could accommodate new or additional housing units. Since non-vacant sites already contain some type of development, housing that may be built on these sites would not create a substantial change from current conditions. Similarly, most vacant sites are urban infill sites where development and infrastructure for utilities already exists throughout the city. The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to utilities and service systems. All future development consistent with the Housing Element Update would be subject to adopted development guidelines and other regulatory requirements concerning water, wastewater, storm drains, solid waste, and other infrastructure; water supply; and wastewater treatment systems including the following policies and actions from the Sebastopol General Plan:

General Plan Element	Policies	Actions
Conservation and Open Space Element	COS 9-12, COS 9-13	COS-9h through 9j
Community Services and Facilities Element	CSF 3-1 through 3-10 CSF 4-1 through 4-10	CSF-3a through 3j CSF-4a through 4h

Source: City of Sebastopol 2016a

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of utilities and service systems is required.

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20 Wildfire

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element Update:								
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?	No Impact	None	3.8-8 and 3.8-26 through 3.8-29	No	No	No	Yes	Yes
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant	No Impact	None	3.8-8 and 3.8-26 through 3.8-29	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
concentrations from a wildfire or the uncontrolled spread of a wildfire?								
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No Impact	None	3.8-8 and 3.8-26 through 3.8-29	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	Where was the Impact Analyzed in the EIR	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan EIR?
				Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No Impact	None	3.8-8	No	No	No	Yes	Yes

General Plan EIR Wildfire Findings

The General Plan EIR discusses wildfire in Section 3.8, *Hazards*. At the time the General Plan EIR was prepared, there were no adopted thresholds for wildfire impacts under CEQA.

The General Plan EIR determined that the City of Sebastopol is not categorized as a "Very High" Fire Hazard Severity Zone (FHSZ) by CalFire. The closest "Very High" FHSZ is located north of SR 116 in Guerneville, approximately 9 miles north of city limits. State Responsibility Areas within the vicinity of Sebastopol are primarily found to the south and west of the city limits. Approximately 4 miles to the west of the city limits is a combination of "Moderate" and "High" FHSZs. Additionally, there are some parcels within city limits in the 'moderate' FHSZ; these parcels are all near the city limit lines. This area is generally rolling to steep slopes with increased vegetation. There are no Federal Responsibility Areas within the vicinity of City of Sebastopol.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to wildfire. Policies and actions in the General Plan included as mitigation in the General Plan EIR are implemented to help reduce impacts to the greatest extent possible. These policies and actions would remain in practice with implementation of the Housing Element Update.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Opportunity Sites included in the Housing Element Update remain approximately 9 miles from a "Very High" FHSZ and impacts regarding wildfire would not change significantly from current conditions. No housing sites within the "moderate" FHSZ zones are included in the housing site inventory. The Housing Element Update, in and of itself, does not include a specific project involving a new housing development, but puts forth goals and policies that support housing efforts in Sebastopol. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to wildfire. All future development consistent with the Housing Element Update would be required to comply with applicable regulations and requirements related to wildfire.

Conclusions

The adoption of the Housing Element Update does not involve changes to the current adopted land uses and the City's RHNA does not exceed the buildout capacity specified in the General Plan EIR. The Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental assessment of wildfire is required.

7 Summary of Findings

The Housing Element Update is part of the City's General Plan, and like other elements within the General Plan, it includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. These programs are usually implemented over time after the element is adopted.

The Housing Element Update does not involve site-specific projects nor changes in the currently adopted General Plan land uses, therefore the adoption of the Housing Element would be consistent with the General Plan EIR certified in November 2016. The General Plan EIR analyzed full buildout of the City's General Plan. Future development facilitated by the Housing Element would be subject to applicable development standards and reviews established by City ordinances. Additionally, future development requiring discretionary review may be subject to CEQA compliance if it is not consistent with the General Plan or Housing Element.

It has been determined through this analysis that the adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR, nor does the Housing Element Update present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Housing Element Update and no additional environmental compliance is required.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

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8.2 List of Preparers

Rincon Consultants, Inc. prepared this EIR Addendum under contract to the City of Sebastopol. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Darcy Kremin, Director
Katherine Green, Senior Planner/Project Manager
Nichole Yee, Environmental Planner
Amber McEldowney, Environmental Planner

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 1, 2022

Kari Svanstrom, Director
Planning Department
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

Dear Kari Svanstrom:

RE: City of Sebastopol's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Sebastopol's (City) housing element received for review on September 2, 2022, along with revisions received on November 29, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on November 16, 2022, with City's consultants Jane Riley and Elliott Pickett. In addition, HCD considered comments from, YIMBY Law and Greenbelt Alliance, Legal Aid of Sonoma County and Katherine Austin pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). See enclosed Appendix.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Kari Svanstrom, Director
Page 2

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community/development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD is committed to assisting Sebastopol in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at Fidel.Herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

Enclosure

APPENDIX CITY OF SEBASTOPOL

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle (pages 29-45), the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers and persons experiencing homelessness). In addition, the element should evaluate the effectiveness of Program D-6. The element states the program was successful but should include a description of the actual results or outcomes.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Disproportionate Housing Needs, Including Displacement: The element did not include trends and patterns on a regional level for displacement. The element included a map of the region but did not include a discussion to adequately compare displacement to the City.

Local Data and Knowledge: The element should incorporate local data and knowledge of the jurisdiction into the Affirmatively Furthering Fair Housing (AFFH) section. To assist in meeting this requirement, the element should complement federal, state, and regional data with local data and knowledge to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers or information obtained through community participation or consultation, such as narrative descriptions of people's lived experiences.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Emergency Shelter: The element must list and evaluate development standards and modify programs as appropriate. The housing element must demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. In particular, the element must describe any development standards for emergency shelters and evaluate them for consistency with Government Code section 65583 (a)(4)(A).

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Processing and Permit Procedures: While the element describes the design review findings and process; it must analyze the requirements. As shown on page 52, many of the findings for approval are subjective and must be evaluated for impacts on housing cost, supply, timing and approval certainty. This is particularly critical as it appears that every development with three or more new units must go through a design review board hearing prior to planning commission and city council approval. In addition, it appears that all multifamily projects require a master planning permit. The element should describe the master planning permit and application process including approval bodies for multifamily development.

SB 35 Streamlined Ministerial Approval Process: The element must describe the availability of written procedures for the SB 35 streamlined, ministerial approval process or include a program as appropriate. The element states that SB 35 Project Supplemental Application is submitted concurrently with the Master Planning Application (standard application). However, the element should clarify if the Master Planning Application is submitted as part of the notice of intent to submit an application to the City or as part of the full development application once the tribal consultation has been complete.

Inclusionary Housing: While the element describes the framework of inclusionary requirements and available alternatives, it must also analyze their impact as potential constraints on the development of housing for all income levels. The element includes

information on the balance of in-lieu fees; however, it does not include the amount of in lieu fees that a developer would pay if this option was chosen.

4. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Housing for Persons with Disabilities: While the element includes information on two nonprofits that provide services for persons with disabilities including The North Bay Regional Center; however, it does not include the type of services that are provided (i.e. transportation). The element should include a discussion of resources including services available that can accommodate people with disabilities.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs that need to be revised are as follows:

Program B-1-2 Code Enforcement and Reasonable Accommodation Procedures: The program should include a metric, milestone or geographic area for code enforcement (i.e., how many code enforcements is the City estimating).

Program C-2.1 Rehabilitation Assistance: Program commits to applying annually for funding on timeline, but then included objective to apply for three grants throughout the planning period. The element should clarify what is the commitment in applying for funds. In addition, the program should include a metric or milestone (i.e., how many rehab units in the planning period).

Program D-2.1 Landlord Education: The program states that one of the goals is to expand the location of the participating Section 8 Housing Choice Voucher properties; however, the element should clarify how the City is expanding Section 8 Housing Choice Voucher properties (i.e., increase Housing Choice Voucher properties by how many).

Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources:
The Program did not include how often the City will apply for funding and what the geographic targeting is.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of January 18, 2022 housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, Program D-2.2 was revised to eliminate the 2-story limit and set a height limit of 35 feet in the R6 and R7 zones; however, this Program should also clarify if three stories are allowed in those zones. In addition, Program D-2.2 should also include the R5 zone which also allows multifamily to eliminate the 2-story limit, set a 35 feet height limit and allow three stories.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. In addition, while the element includes actions to address fair housing issues, the element must add quantifiable outcomes or metrics to commitments in Program B-1-2 (Code Enforcement and Reasonable Accommodation Procedures), Program C-2.1 (Rehabilitation Assistance), Program D-2.1 (Landlord Education), and Program D-3.1 (First Time Homebuyer Program and Affordable Homeownership Resources) to measure how the programs will facilitate meaningful change overcome patterns and evaluate progress on programs, actions, and fair housing results.

RESOLUTION NO. 2022-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL
RECOMMENDING THE CITY COUNCIL CERTIFY THE GENERAL PLAN ADDENDUM
AND ADOPT THE DRAFT HOUSING ELEMENT GENERAL PLAN AMENDMENT

WHEREAS, the City of Sebastopol completed a comprehensive General Plan update with adoption of a new General Plan on November 15, 2016; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 *et seq.*) and the State CEQA Guidelines (14 CCR, § 15000 *et seq.*), on November 15, 2016, the City Council certified and adopted an Environmental Impact Report (EIR) for the Sebastopol General Plan (the “Project”; State Clearinghouse No. 2016032001); and

WHEREAS, an Addendum to the General Plan EIR was prepared in accordance with the California Environmental Quality Act (CEQA) Section 15164(a), which allows for the preparation of an Addendum to a previously certified EIR where there are no changes to the conditions or new significant environmental effects, where the changes undertaken are not substantial, and where no new mitigation measures are needed; and

WHEREAS, the City of Sebastopol City council and Planning Commission held a joint meeting on September 28, 2021 to discuss the Housing Element update and hear public comment; and

WHEREAS, the City of Sebastopol conducted public outreach throughout the process to garner input from the public, including surveys, tabling at events,

WHEREAS, the Planning Commission held a public meeting on December 14, 2021, to take common on and discuss the results of public participation including the public survey, and discuss and take public comment on preliminary strategies for meeting the requirements of the Housing Element and planning for future housing in the City; and

WHEREAS, the City Council held a public meeting on March 1, 2022 to discuss preliminary strategies and proposed policies and programs to meet the requirements of the Housing Element and planning for future housing in the City, heard public comment, and provided direction to staff; and

WHEREAS, the Draft Housing Element was released for public comment on July 21, 2022; and

WHEREAS, the Planning Commission held a public meeting on July 26, 2022 to hear a presentation on the Draft Housing Element, hear public comment, and provide direction to staff; and

WHEREAS, the City Council held a public meeting on August 2, 2022 to hear a presentation on the Draft Housing Element, hear public comment, and provide direction to staff; and

WHEREAS, the Draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) on September 1, 2022 for review; and

WHEREAS, the City released a revised draft on November 22, 2022 and, after a period of seven days, submitted this draft to the State Department of Housing and Community Development (HCD); and

WHEREAS, HCD comments were received on December 1, 2022, which resulted in a revised draft Housing Element; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on December 13, 2022, at which it heard a staff report on the revised Draft Housing Element, heard public testimony, and considered a Resolution recommending the City Council certify the CEQA Addendum and adopt the draft Housing Element.

NOW, THEREFORE, the Planning Commission of the City of Sebastopol hereby recommends the City Council of the City of Sebastopol certify the General Plan CEQA Addendum and adopt the proposed Housing Element General Plan Amendment.

Approved on December 13, 2022 by the following vote:

AYES: Chair Oetinger, Vice Chair Fernandez, Commissioners Burnes, Fritz, Kelly

NOES:

ABSTAIN:

ABSENT:

Certified: _____



Kari Svanstrom, Planning Director

City of Sebastopol Housing Element



Public Review
City Council Hearing Draft
~~July 21, 2022~~ **January 3, 2023**



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 4

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

 1.9.2 Household Incomes and Housing Affordability 12

 1.9.3 Special Needs Populations 14

1.10 CHARACTERISTICS OF HOUSING STOCK 18

1.11 SUMMARY OF CONSTRAINTS 23

1.12 SUMMARY OF FAIR HOUSING ASSESSMENT 25

1.13 REGIONAL HOUSING NEEDS ALLOCATION 26

1.14 REVIEW OF 2015 HOUSING ELEMENT 28

 Progress Implementing Programs 29

 Progress in Achieving RHNA and Quantified Objectives 29

 Progress in Meeting Special Housing Needs 30

1.15 Program Changes in 2023 Housing Element 31

Section II: Housing Strategy 50

2.1 HOUSING GOALS AND POLICIES 51

 Goal A: Facilitate the Development of Housing 51

 Goal B: Remove Governmental Constraints 51

 Goal C: Housing Conservation 52

 Goal D: Fair Housing 53

2.2 HOUSING ACTION PLAN 54

2.3 QUANTIFIED OBJECTIVES 72

SECTION III: HOUSING SITES 74

3.1 CONTEXT 74

3.2 RHNA CREDITS 75

 3.2.1 Accessory Dwelling Units 75

 3.2.2 Planned, Approved, and Pending Projects 76

3.3 HOUSING OPPORTUNITY SITES 81

 3.3.1 Vacant Sites 83

 3.3.2 Nonvacant Sites 86

3.3.3 Lower-Income Suitability Analysis 88

3.4 DEVELOPMENT TRENDS AND Realistic Capacity Analysis 89

 3.4.1 Development Trends..... 89

 3.4.2 Developer Input 91

 3.4.3 Likelihood of Non-Residential Uses..... 94

3.5 SUMMARY OF RHNA STRATEGY 94

 3.5.1 RHNA Surplus Table 94

 3.5.2 Map of Sites 95

3.6 PROGRAMS TO ENSURE ADEQUATE SITES/MEET RHNA..... 95

3.7 FAIR HOUSING CONSIDERATIONS 96

 3.7.1 Relationship of Sites to Fair Housing Analysis..... 96

 3.7.2 Improved and Exacerbated Conditions 103

3.8 INFRASTRUCTURE CONSIDERATIONS..... 104

 3.8.1 Water 104

 3.8.2 Sewer 104

 3.8.3 Other Utilities..... 104

3.9 ENVIRONMENTAL CONSIDERATIONS 104

 3.9.1 Seismic Hazards 104

 3.9.2 Flood Hazards 105

 3.9.3 Fire Hazards 105

CONCLUSION 106

TABLES

Table 1: Income Limits for 2022 for Sonoma County 13

Table 2: Cost Burden by Income Level 14

Table 3: Cost Burden by Tenure..... 14

Table 4: Female-Headed Households by Poverty Level 17

Table 5: Housing Tenure by Housing Type 19

Table 6: Sebastopol’s Regional Housing Needs Assessment (RHNA) Allocation 27

Table 7: Strategy to Address RHNA..... 27

Table 8: Progress in Achieving 2015 Quantified Objectives by Income Group 29

Table 9: 2015-2023 Housing Element Program Implementation Status 31

Table 10: Quantified Objectives 73

Table 11: Non-Unit Quantified Objectives 73

Table 12: Sebastopol’s Regional Housing Need Allocation (RHNA)..... 74

Table 13: Sebastopol RHNA Credits 75

Table 14: ADUs Permitted by Year in Sebastopol 76

Table 15: Assumed Affordability for 6th Cycle ADUs 76

Table 16: Planned, Approved, and Pending Projects for RHNA Credit 77

Table 17: RHNA and Capacity of Housing Opportunity Sites 82

Table 18: Vacant Housing Opportunity Site Information..... 83

Table 19: Lower-Income Housing Development Trends 89

Table 20: Market Rate Development Trends..... 90

Table 21: Developer Panel Site Feedback..... 92

FIGURES

Figure 1: Location of Sebastopol within Sonoma County 8

Figure 2: Populations of Sebastopol and Sonoma County over Time 10

Figure 3: Population by Age over Time..... 11

Figure 4: Race and Ethnicity of Population by Region 12

Figure 5: Households by Household Income Level..... 13

Figure 6: Disability by Type in Sebastopol 16

Figure 7: Senior Households by Income and Tenure 17

Figure 8: Housing Tenure by Household Type..... 18

Figure 9: Household Type Trends..... 19

Figure 10: Household Units by Year Structure Built 20

Figure 11: Vacant Units by Type..... 21

Figure 12: Zillow Home Value Index 2000-2020 22

Figure 13: Sebastopol Average Rental Listing Price, 2015-2021 22

Figure 14: Planned, Approved, and Pending Projects for RHNA Credit..... 78

Figure 15: Rendering of Woodmark Apartments..... 79

Figure 16: Rendering of Huntley Square Townhomes..... 80

Figure 17: Rendering of Habitat for Humanity Townhomes..... 81

Figure 18: Housing Opportunity Sites for RHNA 82

Figure 19: Barlow Crossings Townhomes 91

Figure 20: Housing Sites 95

Figure 21: Housing Sites and Percent Nonwhite Population 97

Figure 22: Housing Sites and Population with a Disability 98

Figure 23: Housing Sites and LMI Population 99

Figure 24: Housing Sites and Urban Displacement Typology 100

Figure 25: Site Distribution by 2022 HCD/TCAC Resource Level 101

Figure 26: Unit Distribution by 2022 HCD/TCAC Resource Level..... 102

Figure 27: Housing Sites and 2022 HCD/TCAC Resource Level 103

Section I: Introduction & Summary

1.1 INTRODUCTION

The Housing Element of the Sebastopol General Plan presents goals, policies, programs, and supporting information related to the provision of housing for existing and future residents of the City. The purpose of the Housing Element is twofold:

1. to present specific policies and actions for housing development to meet Sebastopol's specific, identified housing needs; and
2. to meet regional standards and achieve State certification, pursuant to statutory requirements.

1.2 DEFINITION AND PURPOSE

The Housing Element of the General Plan is a detailed statement of the housing goals, policies, programs, and quantified objectives for the City. The Element is based on a comprehensive technical assessment of existing housing policies and programs; current and projected housing needs, especially related to low-income households and special needs populations; an analysis of market, environmental, governmental, and other factors which constrain housing production; an assessment of fair housing; an inventory of sites available for housing development; and programs and policies that can enhance housing production and access to housing.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials. Specifically, the Housing Element sets forth how the City will address the need for housing, especially by low- and moderate-income families, and special needs families and individuals. The Housing Element also provides housing-related data and information to the public.

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

State law requires that the General Plan include an integrated, consistent set of goals and policies. The City of Sebastopol's General Plan contains elements relating to land use, circulation, community services and facilities, conservation and open space, noise, community design, safety, economic vitality, community health and wellness, and housing. The 2022 Housing Element provides goals, policies, and implementation measures that are consistent with all other elements of the General Plan. As the General Plan is amended in the future, the City will ensure the Housing Element remains consistent with the General Plan.

New State law requires that the Safety Element be updated to address climate adaptation upon revision of the Housing Element. The City updated its Local Hazard Mitigation Plan in 2021 to address climate adaptation and incorporates this into the Safety Element by reference to ensure compliance with this requirement. The City

will provide a copy of the Housing Element to the water and sewer service providers and has coordinated with these agencies regarding the State-mandated water and sewer service priority for housing projects that will help Sebastopol in meeting its regional housing need for lower-income households (Government Code Section 65589.7).

1.4 PUBLIC PARTICIPATION

Housing issues affect the entire community and can be confusing and contentious. State requirements about what Housing Elements must allow may seem at odds with long-standing community values. The public participation requirement of Housing Element law presents an opportunity to engage constituents in defining housing issues, and in creating solutions that both meet the needs of the community and the requirements of state law.

The 6th Cycle Housing Element Update has been undertaken during the COVID-19 global pandemic. Public outreach, which is the cornerstone of the preparation process, had to be adjusted to allow and encourage meaningful public participation and input without requiring community members to meet or gather in-person. Staff and consultants made use of multiple in-person and digital platforms to facilitate public input throughout the update process and carefully considered community input in the development of the Housing Element.

Through this outreach, City staff received nearly 300 survey participants, written and verbal public comments, and engaged in-person with local residents. Most agree that housing affordability, traffic, and homelessness are urgent concerns that need to be addressed and that strategies to solving these issues is to encourage a variety of types of housing focusing on creating affordable and senior housing downtown, and infrastructure improvements to address the traffic issues. Public participation opportunities were provided as outlined below:

The City conducted a series of public presentations to the Planning Commission discussing new housing laws and the Regional Housing Need Allocation process on the following dates:

- April 28, 2020: Housing Law Presentation, providing context and information on new laws.
- October 13, 2020: Regional Housing Need Allocation Update
- December 8, 2020: Regional Housing Need Allocation Update

The City conducted workshops with housing developers as part of a series of presentations on innovative housing models and new housing development. These presentations included the following:

- April 13, 2021: EAH, a non-profit affordable housing developer based in Marin County
- April 27, 2021: Burbank Housing, a non-profit affordable housing developer based in Sonoma County, with two housing communities in Sebastopol
- May 11, 2021: MidPen Housing, the developer for the San Francisco Sunset District teacher housing project

- May 25, 2021: Eden Housing, an affordable housing developer and operator based in Hayward, CA, that has partnered with several Sonoma County communities.

The City conducted two virtual community workshop meetings open to the public:

- September 28, 2021: where major elements of the Housing Element Update process, updates to Housing Element law, and the City's current Regional Housing Need Allocation were presented via a PowerPoint presentation. The public was invited to provide initial comments regarding the Housing Element Update process and general housing needs in the City.
- March 7, 2022: workshop at the City Council meeting to discuss the draft housing strategy where the Planning Director and the consultant presented information about the Draft Housing Strategy and state laws, the public had an opportunity to provide comments and feedback.

Stakeholder interviews were conducted in January with separate meetings for representatives of educational employees, health services, and developers.

Surveys were conducted for the public and stakeholders to participate:

- October 22 through December 27, 2021: Community survey on housing needs, 179 respondents.
- December 6 through January 17, 2022: Stakeholder survey on housing and development needs. 24 respondents.
- March 30 through April 15, 2022: Policies and Community Input survey. 94 respondents.

Outreach to equitably promote the Housing Element update surveys, stakeholder interviews, and public meetings included:

- Email contact lists provided by the City, plus survey respondents
- Social media postings on City of Sebastopol Facebook and Nextdoor pages in English and Spanish
- [Housing Element Update webpage](#) which provides information and links to active surveys and upcoming meetings, information about past update activities, and the [Housing 101 video](#) with versions in English and Spanish
- Bilingual flyers, with short URLs and QR codes posted at a variety of businesses and organizations in the city
- Tabling event at the Sebastopol Farmers Market on November 21, 2021

The public draft Housing Element was made available on July 21, 2022 and distributed through the City newsletter on July 22, 2022. Throughout the public comment period, the City conducted outreach through public workshops at the City Council and Planning Commission, email reminders to the public and stakeholders, and through in-person tabling at the local Gravenstein Apple Fair. A revised draft Housing Element was released on November 22, 2022 for an additional seven day public comment period. 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 45 appendices that include detailed information on public engagement and community input and pre-certified housing and demographic data provided by the Association of Bay Area Governments (ABAG).

1.6 DEFINITION OF TERMS

Throughout the Housing Element, a variety of technical terms related to income levels are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

- **Above Moderate-Income Households** – Households earning over 120 percent of the County AMI, adjusted for household size.
- **Affordable Housing** – Housing which costs no more than 30 percent of a low-, very low-, or extremely low-income household's gross monthly income. For rental housing, the residents may pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.
- **Area Median Income (AMI)** – The income figure representing the middle point of County household incomes, adjusted for household size. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the

household. For the year 2022, the AMI for a four-person household in County of Sonoma was \$112,800.

- **Extremely Low-Income Households (ELI)** – households earning not more than 30 percent of the County AMI, adjusted for household size.
- **Federal Poverty Threshold** – issued by the Census Bureau and varies by family size, number of children, elderly. There is no geographic variation. For 2021, the poverty threshold for a single person under age 65 was 14,097, for a three-family unit with two children, it was \$21,831. (Note: this differs from the Federal Poverty *Guidelines* issued by Health & Human Services).
- **Low-income Households** – households earning between 51 and 80 percent of the County AMI, adjusted for household size.
- **Missing-Middle Housing** – a range of house-scale buildings with multiple units compatible in scale and form with detached single-family homes.¹
- **Moderate-income Households** – households earning 81 to 120 percent of the County AMI, adjusted for household size.
- **Low Barrier Navigation Center** - a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing.
- **Plexes** – a single structure that contains more than one dwelling unit. The units share common walls, and each typically has an outside entrance. Examples include duplex, triplex, quadruplex, etc.
- **Supportive Housing** - permanent housing that is paired with comprehensive services and case management
- **Very Low-Income Households (VLI)** – Households earning between 31 and 50 percent of the County AMI, adjusted for household size.

1.7 DATA SOURCES

The 2021 Housing Element Update makes full use of the pre-certified data package provided by the Association of Bay Area Governments (ABAG), which is contained in its entirety in the Section 4 Technical Background Report. In addition to the ABAG dataset, the following sources of data were used to help identify historic patterns of segregation, assess constraints to housing and the market conditions in Sebastopol, and to better identify specific housing needs:

- U.S. Census Bureau, Decennial Census; 2010, 2019, 2020
- U.S. Census Bureau, American Community Survey [2019](#) 5-Year [Data](#), [2015-2019](#) Estimates

¹~~(Source: MissingMiddleHousing.com)~~

- 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
- U.S. Department of Housing and Urban Development, Section 202/811 Supportive Housing Programs, 2010 Program Fact Sheet
- U.S. House of Representatives, US Code Low-Income Housing Preservation and Resident Homeownership, accessed January 1, 2022
- U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
- California Tax Credit Allocation Committee, Opportunity Area Index, 2020, [2022](#)
- California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022
- California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
- California Department of Housing and Community Development, 5th Cycle Annual Progress Report Permit Summary, 2020
- California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)
- California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020
- Association of Bay Area Governments, 2021
- UC Berkeley, Urban Displacement Project
- County of Sonoma, Sonoma County Affordable Housing Inventory, 2022
- County of Sonoma, Homeless Census Comprehensive Report, 2020
- County of Sonoma, Sonoma County Housing Authority Programs, 2022
- County of Sonoma, Income and Rent Limits, 2022
- County of Sonoma, Sebastopol City Profile and Projection Report, 2019
- County of Sonoma, Grand Jury Report, 2022
- City of Sebastopol, Local Hazard Mitigation Plan, 2021
- City of Sebastopol, Pay Rates & Ranges, 2021
- City of Sebastopol, Municipal Code, 2022

- City of Sebastopol, Master Planning Fee Schedule, 2020
- City of Sebastopol, Affordable Housing Complexes by Household Type, 2021
- City of Sebastopol, Development Impact Fee Program, 2021
- De Novo Planning Group, Sebastopol General Plan Update Existing Conditions Report, 2014
- De Novo Planning Group, Final Environmental Impact Report for the Sebastopol 2016 General Plan Update, 2016
- Harris & Associates, City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021
- California Forward, 2016
- Turner Center, "Making It Pencil: The Math Behind Housing Development", 2019
- FHL Bank San Francisco, Affordable Housing Program General Fund, 2022
- Realtor.com, accessed January 18, 2022
- Coldwell Banker, accessed January 18, 2022
- Redfin, accessed January 18, 2022
- Zillow, accessed January 18, 2022
- Property Shark, Vacant Lands, 2021
- CoStar Group, 2022
- Burbank Housing, 2022
- CoreLogic, 2022
- GoBridgit.com, 2022
- 24/7 Wall Street, Cost of Living in Sebastopol, California by Comen, E., & Stebbins, S.

1.8 COMMUNITY PROFILE

Figure 1: Location of Sebastopol within Sonoma County



Source: County of Sonoma

The City of Sebastopol is located approximately 5 miles southwest of Santa Rosa and approximately 15 miles away from Bodega Bay and the Sonoma County coast. It is 1,197 acres in land area and is largely built out. Sebastopol is located on the edge of the coastal foothills and is considered part of Western Sonoma County.

At the time of its incorporation in 1902, Sebastopol was primarily built up around the local apple industry. These origins can be seen today in the City's historical neighborhoods, in the outlying agricultural lands, and in the importance of local community agriculture. Throughout the twentieth century, the local apple industry experienced an economic decline and the City continued evolving into what it is today: the artistic and creative hub of Sonoma County, a vibrant community with involved citizens in a beautiful region, and a semi-rural town with deep connections to surrounding agricultural lands and the nearby Pacific Coast.

Sebastopol strives to keep its small-town charm, unique character, and strong sense of community. The city is a member of Cittaslow which translates to “slow town,” an international nonprofit membership organization and movement employed by small cities to preserve the identity of their cultural values. For example, the Formula Business Ordinance, established in 2018, prohibits formula businesses, defined as those with 25 or more establishments, in the downtown area. Sebastopol’s downtown businesses are primarily locally owned and provide a unique shopping experience.

Sebastopol has established an Urban Growth Boundary (UGB) to prevent sprawl, ensure adequate infrastructure is available for development, and to protect the natural environment. This UGB was approved by Sebastopol voters in 1996, and in 2016, the urban growth boundary was reaffirmed for an additional 25 years.

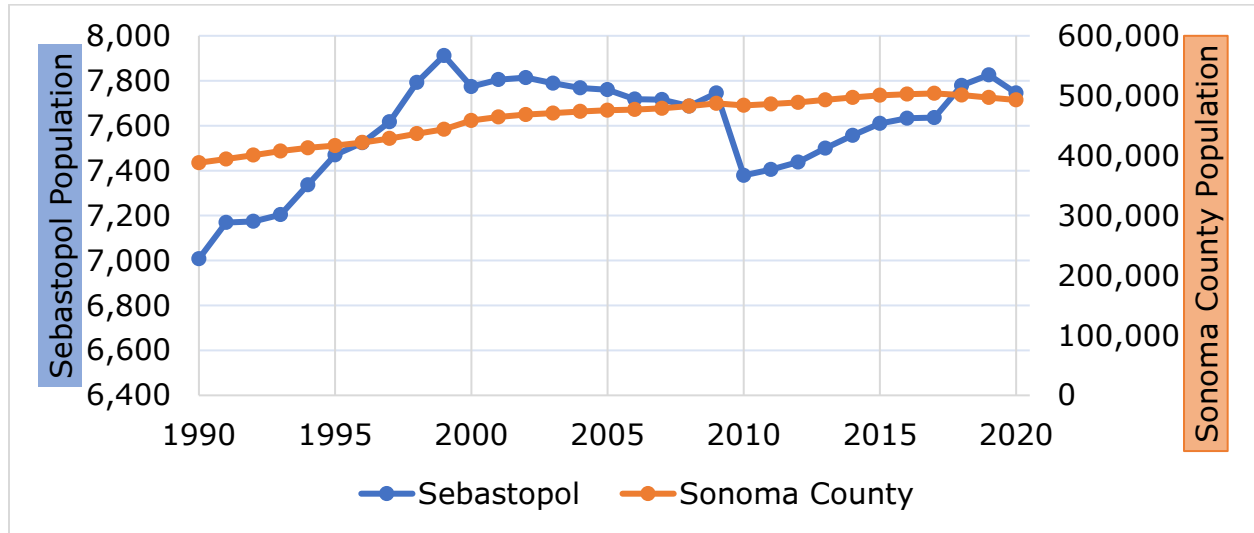
1.9 HOUSING NEEDS AND DEMOGRAPHICS

As the City ages and demographics change, different housing needs have arisen, and new programs are needed to meet changing demands. This section explores the characteristics and the housing needs of Sebastopol residents and helps to provide direction in updating the goals, policies, and programs found within this Housing Element. A full analysis of housing needs and demographics is contained in the Technical Background Report, within Section 4.2

1.9.1 Population Characteristics and Trends

Sebastopol’s population increased 10.5% between 1990 and 2020, from a population of 7,008 to 7,745. In comparison, the populations of Sonoma County and the Bay Area grew 27.0% and 29.4% respectively during the same period. The City’s population generally increased from 1990 through 1999, decreased from 1999 through 2010, and increased from 2010 through 2019. The population of Sebastopol makes up 1.6% of Sonoma County.

Figure 2: Populations of Sebastopol and Sonoma County over Time



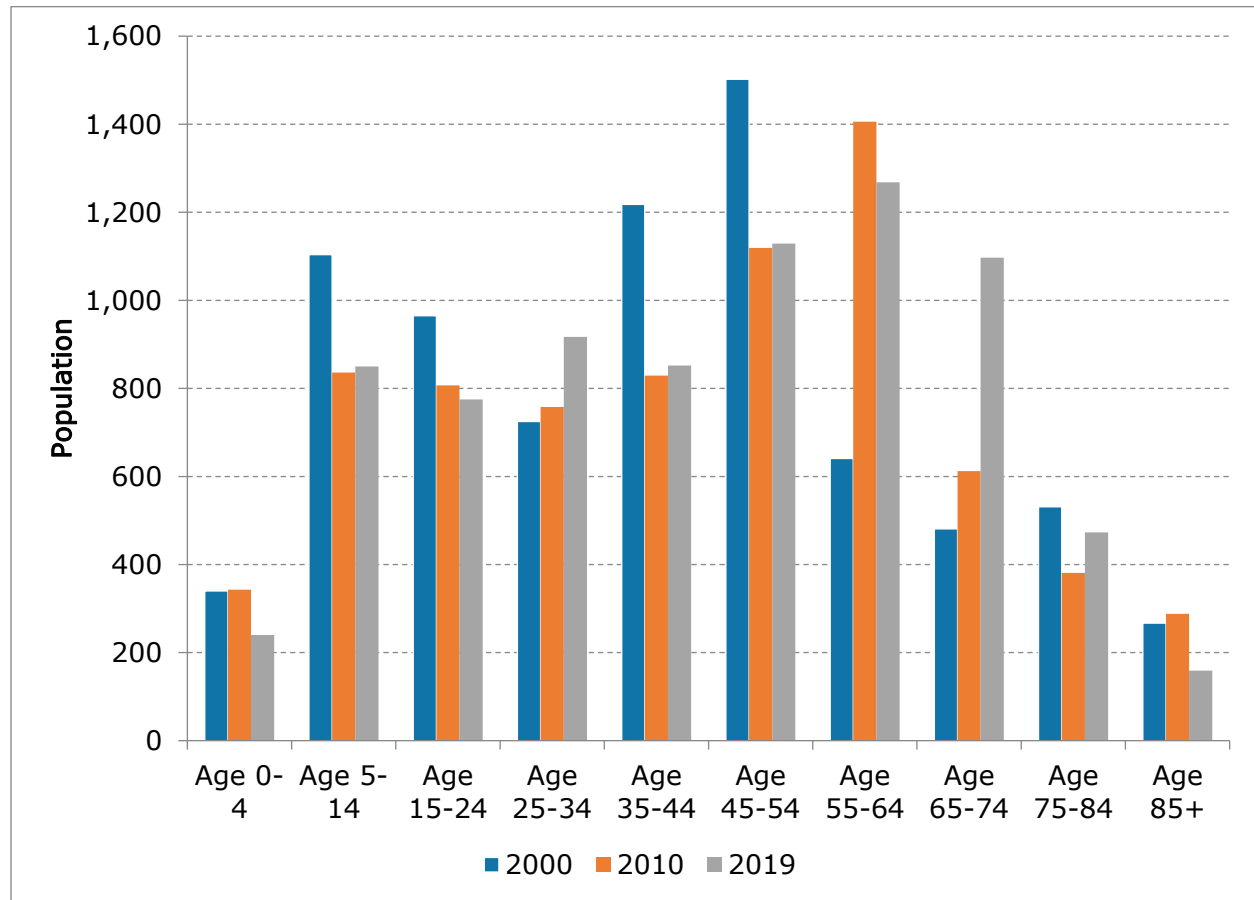
Source: California Department of Finance, E-5 series

Note: For some jurisdictions, a break may appear between 2009 (estimated data) and 2010 (census count data). DOF uses the decennial census to benchmark subsequent population estimates

Age Composition

The median age in Sebastopol in 2000 was 40.6; by 2019, this figure had increased to around 47 years. From 2010 to 2019, the share of the population younger than 15 years decreased from 18.6% to 14.0% while the share of the population aged 65 or greater increased from 16.5% to 22.3%. The lack of housing available and affordable for young families, combined with a naturally aging population base, has resulted in a nearly 30 percent decrease in the number of households with children (under age 18) since the peak in 2000. This reflects a local need for stable and affordable housing available to the aging population and young families.

Figure 3: Population by Age over Time

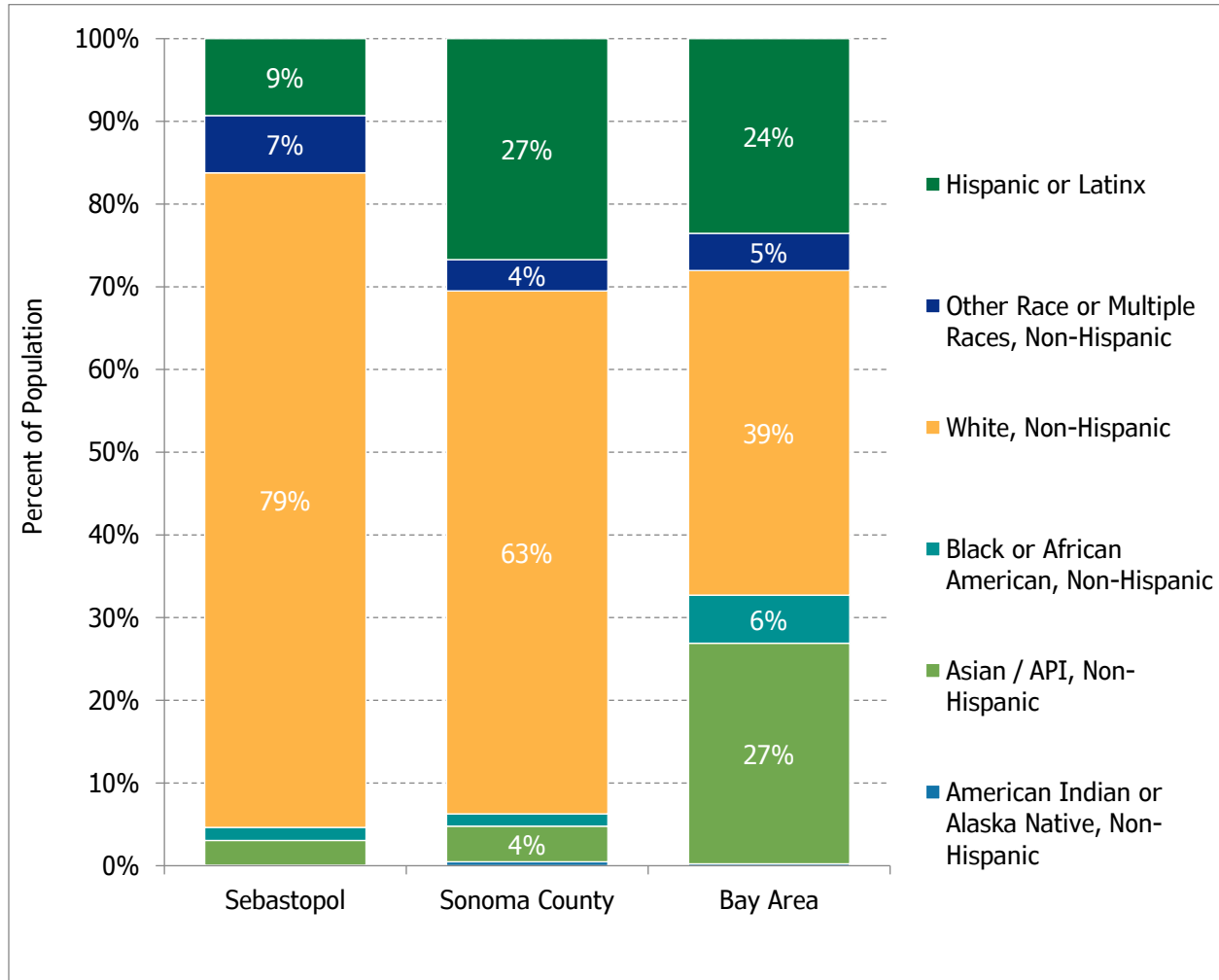


Source: U.S. Census Bureau, Census 2000, Census 2010, American Community Survey 2019 5-Year Estimates

Race and Ethnicity

The U.S. Census Bureau collects information on residents’ race and ethnicity. As of 2019, the most prevalent racial and ethnic category was White, Non-Hispanic, at 79.1% of Sebastopol’s population. That percentage represents a decrease since 2000, while the percentage of residents of all other races and ethnicities has increased. Sebastopol has a smaller share of Hispanic or Latinx residents than Sonoma County or the Bay Area, and a larger share of Non-Hispanic residents identifying with Other or Multiple races. Racial and ethnic composition among Sebastopol residents varies widely among different age groups, with non-White residents making up 28.0% of young under 18 and 2.4% of senior age 65 and above. Additional discussion of Sebastopol’s racial and ethnic composition is included in Section 4.

Figure 4: Race and Ethnicity of Population by Region



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

1.9.2 Household Incomes and Housing Affordability

Sebastopol has a median annual household income of \$83,856, which is lower than the Sonoma County median annual household income of \$86,173.² To calculate housing affordability, household incomes are compared to the “Area Median Income” (AMI), which is the median income of households in the County, adjusted for household size. A household is considered low-income with an annual income that is 80% or less than the AMI. In Sonoma County, the AMI is \$78,950 for a one-person household and \$112,800 for a four-person household as of 2022.³ Based on this definition, about 41% of Sebastopol's households are considered low-income.⁴

² US Census Bureau, American Community Survey, 2020 5-year Estimate

³ HCD, State Income Limits, 2022

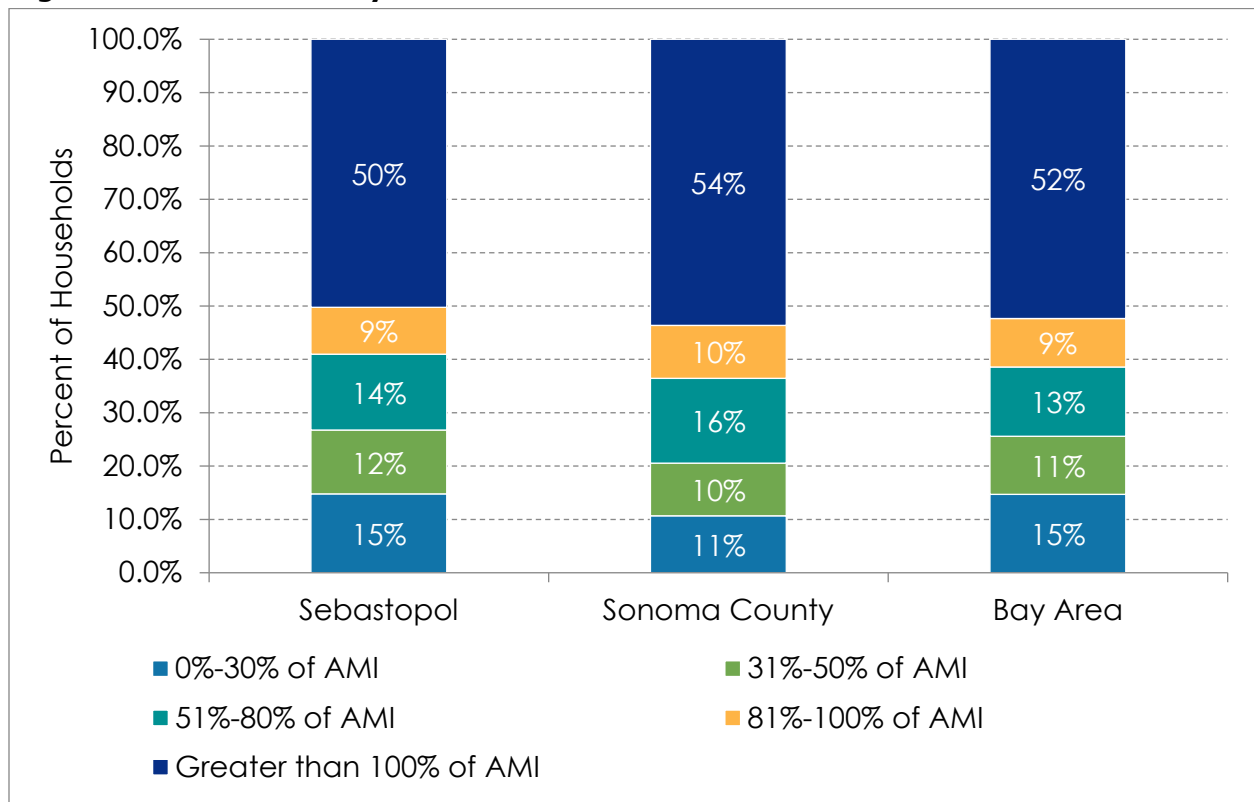
⁴ HUD Comprehensive Housing Affordability Strategy, 2017

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

Source: HUD, CHAS, 2013-2017 Release

1.9.3 Special Needs Populations

Homeless

The County of Sonoma participates in the Point-in-Time Census, which conducts a survey of local homeless populations. In 2020, 129 people were reportedly experiencing homelessness in Sebastopol, a 20 percent increase from 2019⁵. City

⁵ 2020 Sonoma County Point-in-Time Census

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

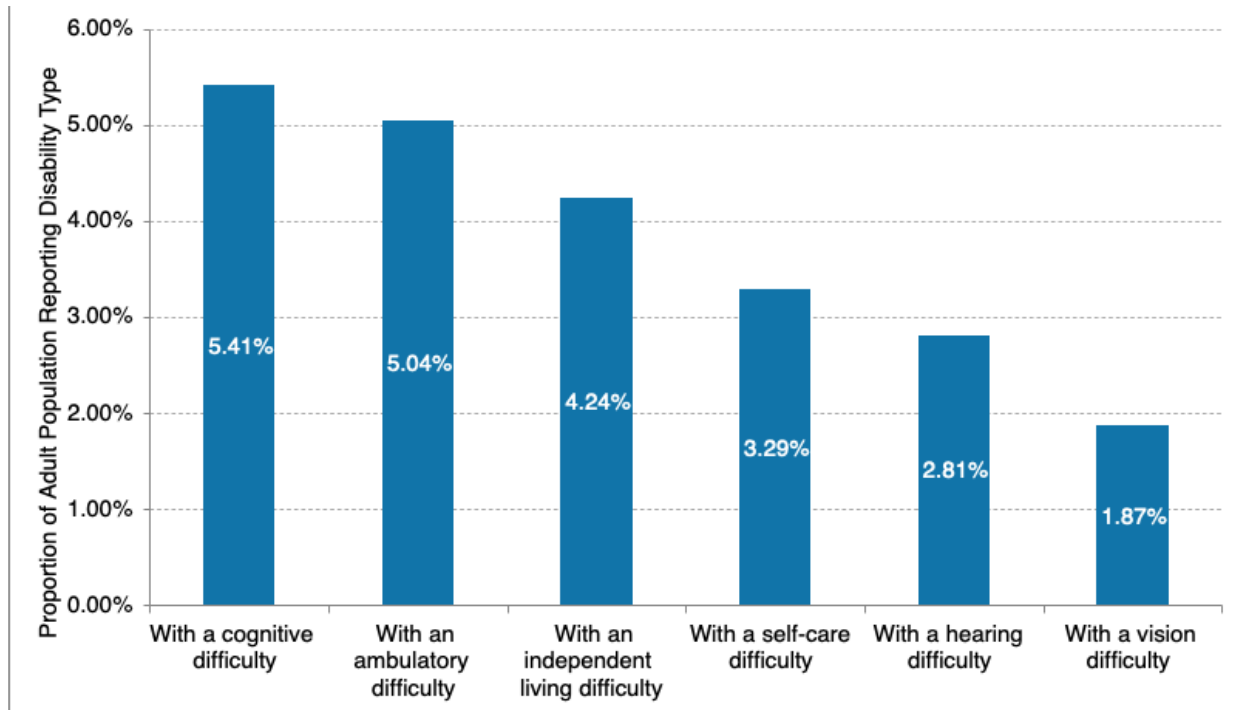
Disabled

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.

Figure 6: Disability by Type in Sebastopol



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Elderly

Elderly persons often have fixed incomes and may have additional special needs related to access and care that may require physical improvements to their homes such as ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes. They may also need assistance in the form of a part-time or live-in caretaker.

According to the American Community Survey 2019, nearly 35 percent of Sebastopol’s population is aged 65 and above (Figure 3). This is much higher than the County share of 20.7%. The number of senior households has grown by 35 percent since 2010 and is anticipated to continue increasing throughout the planning period.

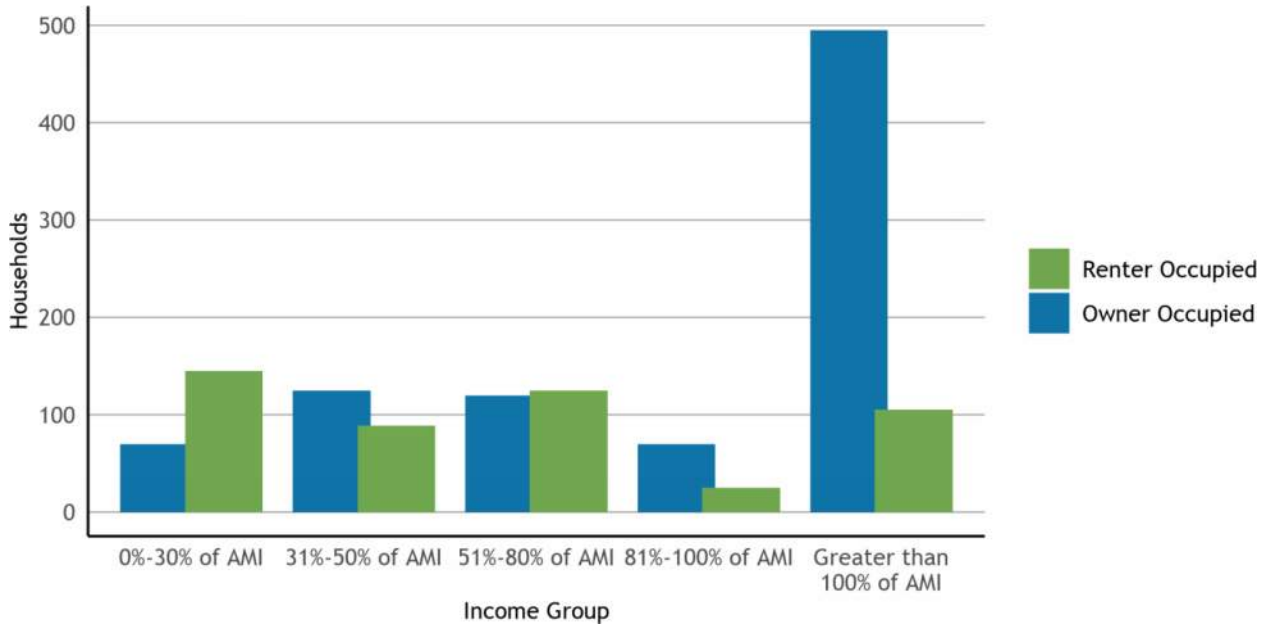
Over 40 percent of total senior households and 62 percent of lower-income senior households in Sebastopol experience some level of cost burden (Figure 7).

According to stakeholder interviews, there are elderly residents living alone in large homes that are too big for them to maintain, and yet they cannot afford to move. This provides opportunities to create additional, smaller living units within existing homes that can help to provide rental income support for seniors as well as assisting in individual care needs.

Burbank Orchards offers 60 units of subsidized senior apartments in Sebastopol, but the need far outstrips the availability. Additionally, Share Sonoma County is an organization that provides a matching service for low-income individuals who need

housing with seniors who need caretaking services in their home. This program provides house sharing opportunities and allows seniors to age-in-place with reduced housing costs.

Figure 7: Senior Households by Income and Tenure



Source: *ACSU.S. Census Bureau, American Community Survey 2019 5-year 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.

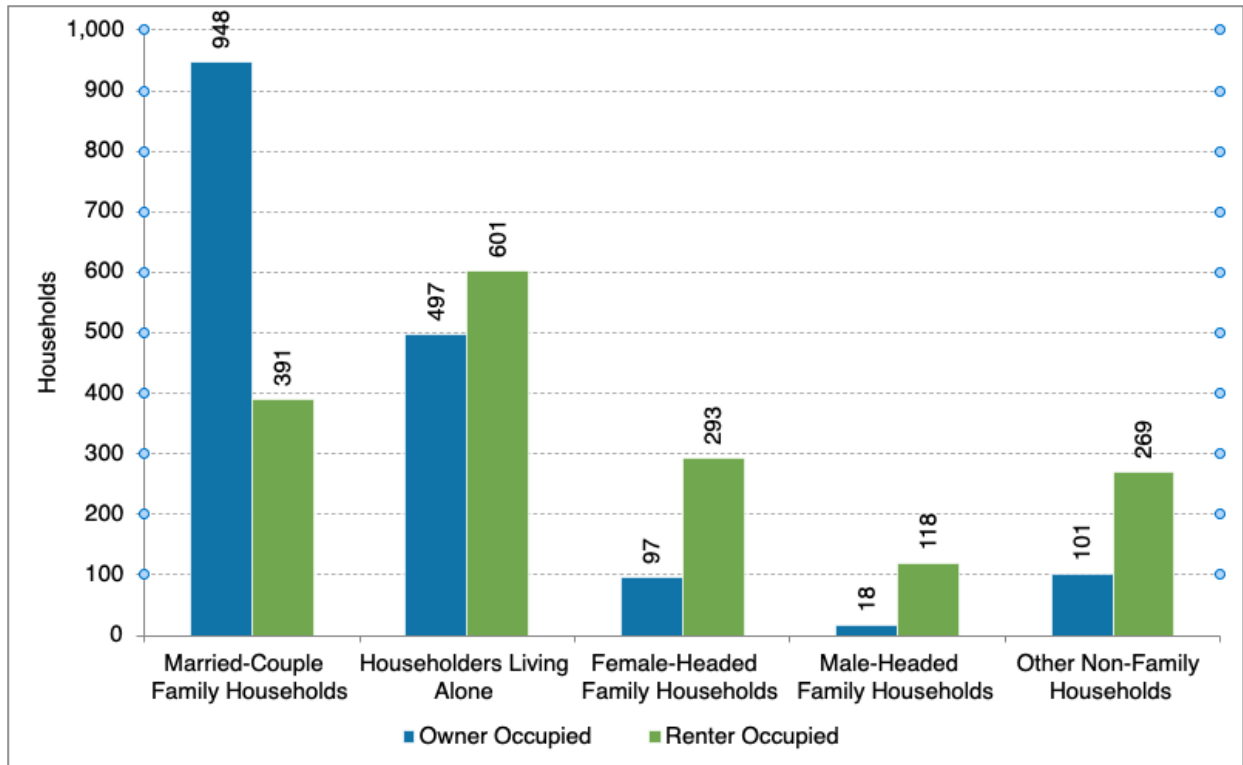
State law requires an analysis of female-headed households to identify whether adequate childcare and job training resources are available. Of Sebastopol’s 1,865 total family households, 390 (21 percent) are female-headed households. Of these, 75 percent are renter households (Figure 8); for those with 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: *ACSU.S. Census Bureau, American Community Survey 2019 5-year Year Estimates*

Figure 8: Housing Tenure by Household Type



Source: *ACS U.S. Census Bureau, American Community Survey 2019 5-year 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.

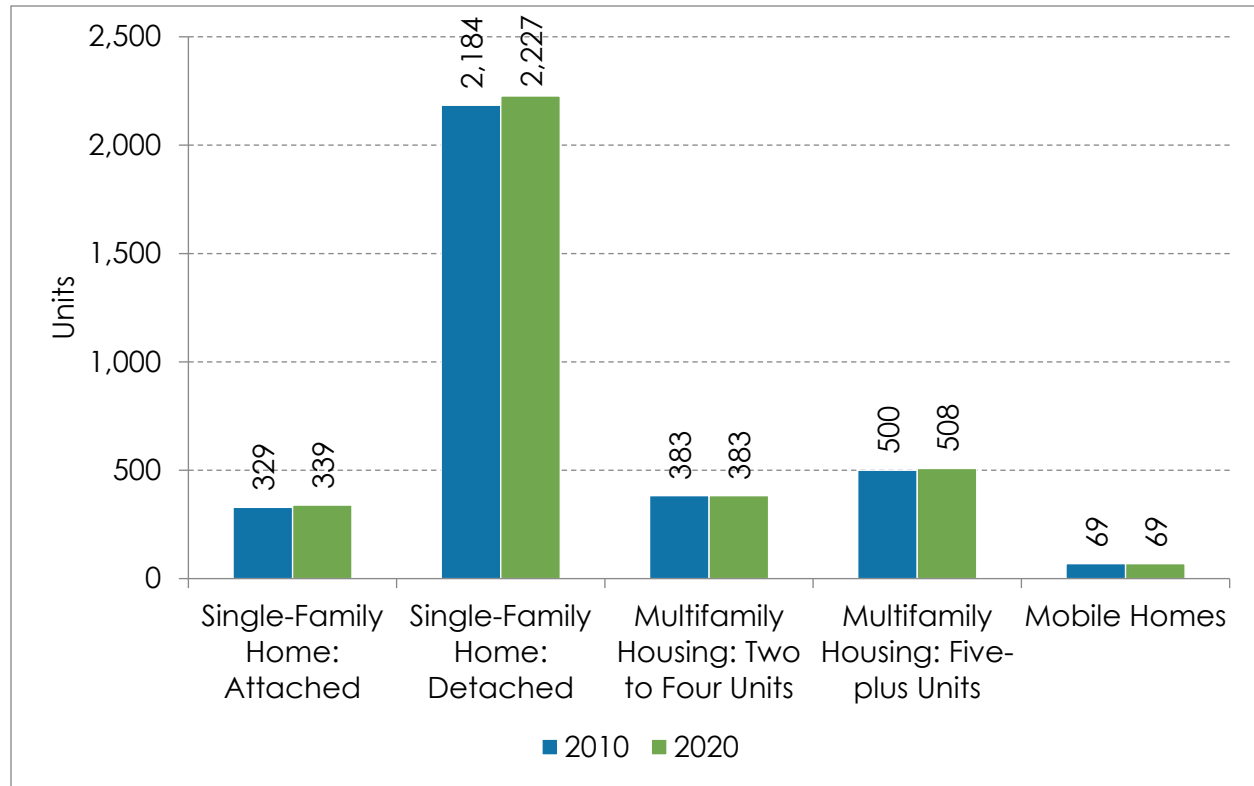
1.10 CHARACTERISTICS OF HOUSING STOCK

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

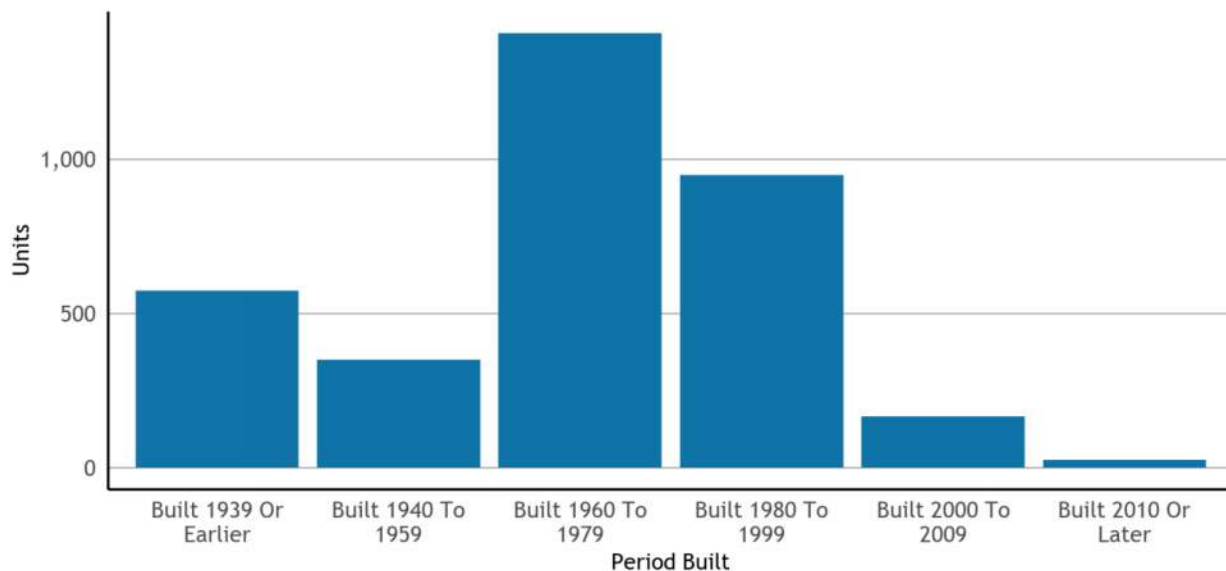
Building Type	Owner Occupied	Renter Occupied	Total
Detached Single-Family Homes	1,304	533	1,837
Attached Single-Family Homes	164	222	386
Multi-Family Housing	79	917	996
Mobile Homes	105	0	105
Boat, RV, Van, or Other	9	0	9

Totals	1,661	1,672	3,333
<i>Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates</i>			

Age and Condition

The majority of Sebastopol’s housing units are more than 50 years old and rehabilitation needs will increase over the planning period. In the incorporated City, there are an estimated 4 units in need of major rehabilitation or replacement.⁶ Additionally, there are approximately 100 units in need of seismic safety retrofits. This need is addressed by Program C-2.1: Rehabilitation Assistance.

Figure 10: Household Units by Year Structure Built⁷



Source: *U.S. Census Bureau, American Community Services Survey 2019 5-Year Estimates, 2015-2019*

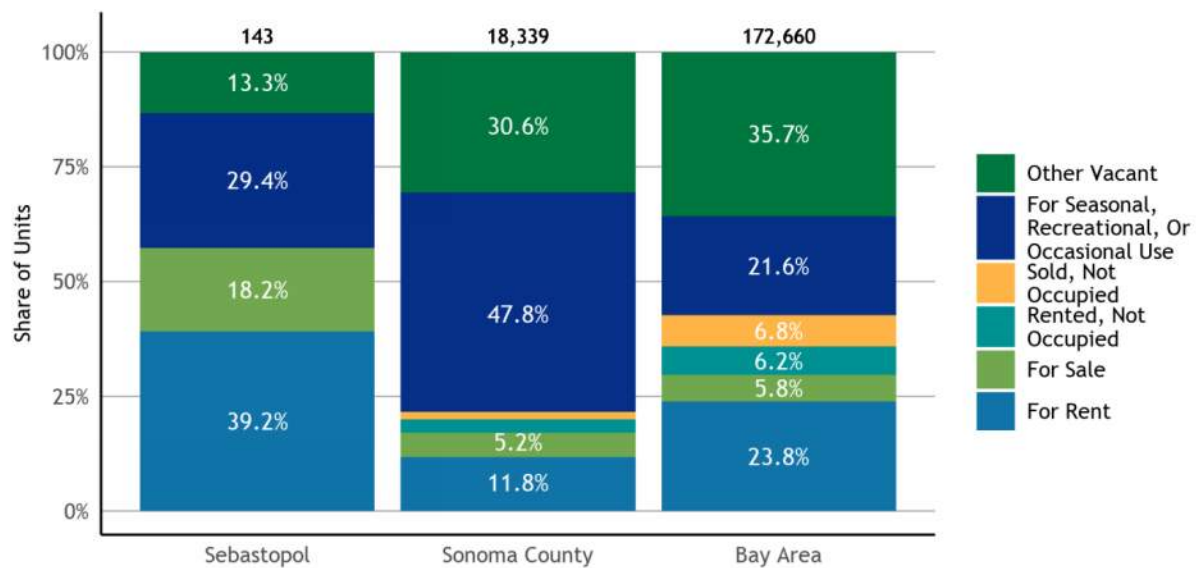
Vacancy

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%.

⁶ Based on housing condition, CoreLogic 2022
⁷ This data does not include units built after 2019

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.

Figure 11: Vacant Units by Type⁸



Source: U.S. Census Bureau, American Community Survey [2019 5-Year Data \(2015-2019\) Estimates](#)

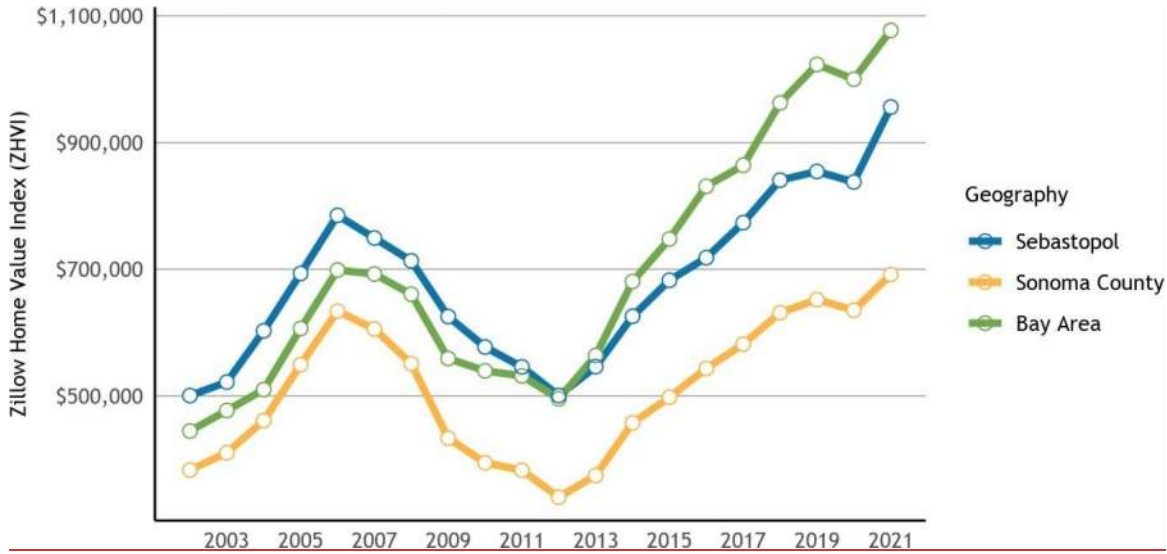
Home Prices and Rents

Sebastopol’s median home sales prices and trends generally match those of the larger region. In April 2022, the median home sale price in Sebastopol was \$1,170,761.00⁹ (Figure 12).

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.

⁹ Zillow, Sebastopol Market Overview, April 2022

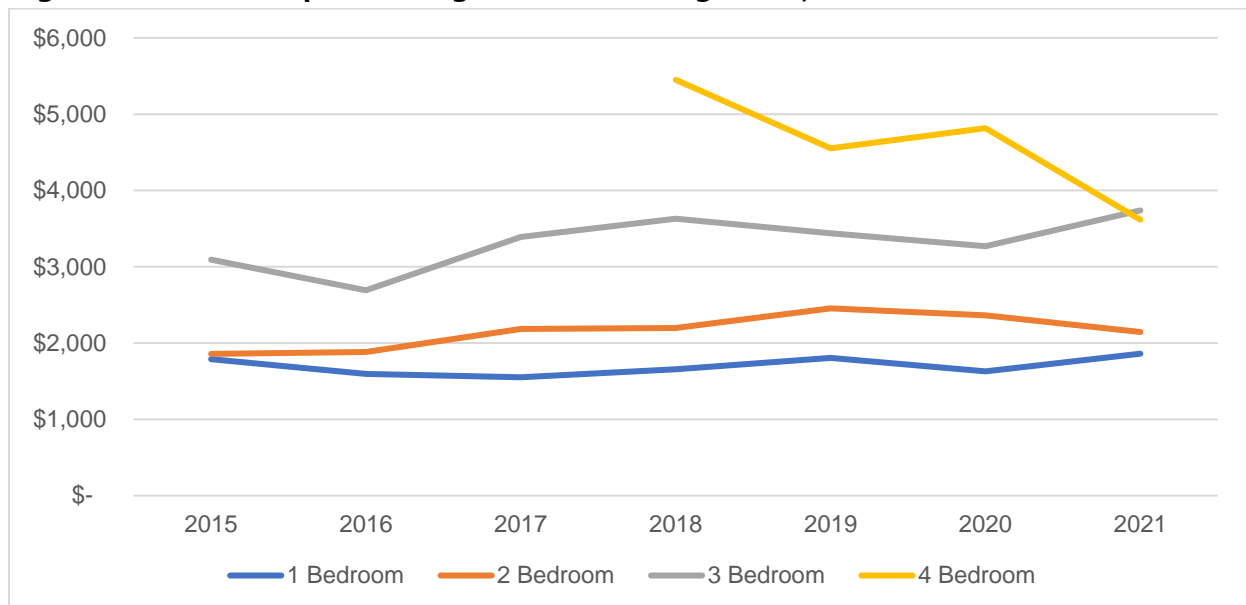
Figure 12: Zillow Home Value Index 2000-2020



Source: Zillow, 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

¹⁰ Note: Due to the small number of units available for rent, the sample size may be limited

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.

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

¹¹ Sonoma County Grand Jury Report, June 2022

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 owned Park~~ now provides a stable mobile home park environment for long-time residents who own their mobile homes and now have a stable land lease/rental environment. Additionally, the City, in collaboration with local non-profit service provider West County Community Services (WCCS), has added permanent supportive housing units at some of the mobile home plots, renovated two vacant units to provide low-income family apartments, and 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~~ supported the County in their efforts to purchase and convert a hotel building in Sebastopol into permanent supportive housing using Project Homekey funds at an adjacent site now known as Elderberry Commons.

Additional programs are included in Housing Element to further decrease constraints and meet local housing needs. These include the following:

- Program A-3.1: Adopt Objective Design Standards
- Program A-3.2: Support Affordable Housing Developers through funding, project extensions, deferred fee collection, and technical assistance
- Program A-3.5: Establish more by right housing development opportunities
- Program A-4.3: Partner with the Sonoma County Community Development Commission to identify additional funding mechanisms
- Program B-1.2: Review and revise Reasonable Accommodation procedures
- Program B-2.1: Expedite Processing for Affordable Housing Projects

¹² Based on a maximum 97% loan to value with Freddie Mac or Fannie Mae first-time home buyer programs

- 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~~analyzes the distribution of sites related to each area of the Assessment of Fair Housing. Meaningful Actions to Overcome Fair Housing Issues

The 2023 Housing Element addresses past exclusionary zoning practices and affirmatively furthers fair housing by carefully considering the location of potential housing sites through an equity lens, and by including programs to promote the development of missing middle houses, duplexes, triplexes, ADUs, and affordable JADUs in the City's single-family residential neighborhoods. Additional programs are included in Housing Element to further address fair housing issues. These include the following:

- ~~Program B-1.1.2~~: Develop a ~~proactive~~-reasonable code enforcement program that protects vulnerable and special needs populations
- ~~Program B-1.2: Review and review~~ and revise Reasonable Accommodation procedures
- Program B-3.1: Establish ongoing educational procedures for new housing laws and policy issues ~~Program C-2.1 Pursue grant funding for residential rehabilitation~~
- Program C-2.1 Pursue grant funding for residential rehabilitation
- Program D-1.1: Expand ~~tenant outreach and education efforts for access to~~ fair housing resources
- Program D-1.2: Develop a proactive outreach program
- Program D-2.1: Develop a landlord outreach and education program
- Program D-3.1: Establish a First Time Homebuyer program

1.13 REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a requirement of State housing law and is a determination of projected and existing housing needs for all jurisdictions in California. The Association of Bay Area Governments (ABAG) conducts the RHNA process every eight years. Every jurisdiction must plan for its RHNA allocation in its Housing Element by ensuring there are enough sites with appropriate zoning to accommodate their RHNA. The goal is to ensure that local plans have enough appropriately zoned land to accommodate their existing and projected housing needs for all income levels for the entire 8-year planning period. Jurisdictions are not expected to build the housing, but they must plan for it and zone for it.

The RHNA methodology applies several factors to further the objectives of State law and meet the goals of the region's Plan Bay Area plan. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories. The social equity adjustment is based on household income and access to resources. One of the five objectives of State housing law is to ensure that there is not an overconcentration of households by income group in comparison to the

county or regional average. To ensure that the RHNA methodology does not overburden low-income jurisdictions with more low-income households, a social equity adjustment is applied during the Income Group process. The result is that higher income jurisdictions are required to plan for fewer market rate units and more affordable units, while lower income jurisdictions plan for more market rate units and fewer affordable units.

Sebastopol’s RHNA for the period 2023 – 2031 is 213 units, divided between the income groups shown in Table 6.

Table 6: Sebastopol’s Regional Housing Needs Assessment (RHNA) Allocation

	Very Low Income (VLI)	Low Income (LI)	Moderate Income (MI)	Above Moderate Income (AMI)	Total
RHNA Allocation	55	31	35	92	213

While the RHNA is assigned based on the four income categories above, the law also requires that communities plan for the needs of extremely low-income households, defined as those making less than 30% of the County AMI. The housing need for the extremely low-income group is considered to be one-half of the very low-income need. Section 3 provides an analysis of the sites available to meet Sebastopol’s assigned RHNA, the Sites Inventory, and any constraints to development of the listed housing sites.

As shown in Table 7, the City has identified enough units through RHNA Credits (Projected ADU development and pending, approved, or permitted projects) to meet its 6th Cycle RHNA for each category except for moderate-income. To identify enough sites for its moderate-income RHNA, and to provide an additional buffer of lower-income units to address No Net Loss requirements, the Housing Element has prepared an inventory of suitable sites for housing development. Section 3 provides the required sites information, development assumptions, and the housing sites inventory.

Table 7: ~~Regional Housing Need Allocation for Sebastopol~~Strategy to Address RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
RHNA Allocation	55	31	35	92	213	
RHNA Credits Planned and Approved Projects	7560	3823	3019	122103	265205	
Remaining RHNA After Credits Projected ADUs/JADUs	-2015	-715	515	-3015	-5260	
Capacity of Inventory Sites	0	018	925	956	1899	
	Nonvacant	0	6	22	21	49
	Total	0	6	31	30	67

Total Units (Credits + Sites)	75	4456	6159	152174	332364
RHNA Surplus	20	1325	2624	6082	119151
% Buffer	36%	4281%	7469%	6589%	5671%

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.

Progress in Meeting Special Housing Needs

The table below identifies the effectiveness of specific programs in meeting the housing needs of special needs populations. These programs implemented the goals and policies of the 5th Cycle housing element. 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. Council support for, and opening of, the following:

- a temporary, managed RV safe parking site for 18-20 RVs serving 25 clients (defined by HCD recently as a homeless shelter);
- the purchase and conversion of the Sebastopol Inn (now known as Elderberry Commons) through Project Homekey funding (31 rooms, for between 31-60 individuals. This project is currently housing Vulnerable Unsheltered population

(including those 65 years or older and /or with chronic acute health conditions) at the site, and will be renovated to provide Permanent Supportive Housing (PSH), likely through a non-profit, in the future;

- the City’s successful application and construction of two permanent RV pads and utilities (HEAP funding, serves homeless individuals living in RVs) and renovation and opening of two uninhabited apartments at the City-owned Park Village (CDBG funding, serves very low/low income families).

These new projects provide shelter/space for a minimum of 60 individuals, while our last Homeless Counts have ranged from approximately 79 to 130 individuals. This means that approximately 50% of the unhoused individuals within the city, including those with other special needs (elderly, chronic physical and mental health issues, etc.) are being provided some form of shelter accommodation within the City’s limits, all of which has been created within the 5th cycle Housing Element time frame.

The City also worked with Burbank Housing in their conversion of regular units to accessible units (ADA) in the creation of 3 new ADA units as part of their funding in conjunction with renewing their expiring deed restrictions on the project. This parking reduction was approved at a staff level and did not require Design Review Board approval, per the City’s reasonable accommodation regulations.

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
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<p>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.</p>	<p>Successful. Inventory of land is monitored using a spreadsheet. Available sites were identified during the planning period.</p>	<p>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.</p>
<p>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.</p>	<p>Successful. City maintains affordable housing complex inventory. Zoning ordinance updated in 2018 to include reductions of minimum lot sizes and additional density allowances.</p>	<p>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.</p>
<p>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.</p>	<p>Successful. City maintains the GIS Mapping website that makes inventory of sites publicly available.</p>	<p>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.</p>
<p>A-4 Assess City-owned parking lots for possible use as affordable housing and mixed-use sites while maintaining adequate parking.</p>	<p>Program not achieved. City reviewed <u>a potential site</u> in 2017-2018 and determined that possible <u>this</u> use was not feasible <u>approved by the City Council</u>.</p>	<p>-When considering development feasibility and equitable placement, housing development on City-owned sites would not further the City's housing goals, nor the obligation to affirmatively further fair housing. 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. While this program was not approved by City Council previously, Program A-3.4 would allow the City to continue assessing the</p>

		<u>suitability of City-owned sites and apply the Workforce Housing Overlay if appropriate.</u>
A-5: Consider land use redesignations, if they are needed.	Zoning Ordinance update completed in 2018 to that redesignates low density residential and industrial uses for high density multifamily residences.	Program complete. This program has been removed, but programs that increase allowed residential uses or densities in different areas of the City, including Program A-4.1 to explore a local density bonus ordinance, Program A-3.4 to adopt a Workforce Housing Overlay, and Program D-2.2 to allow Permanent Supportive Housing and Low Barrier Navigation Centers by right in certain zones.
B-1: Continue to enforce its existing codes utilizing all available authorities to compel property owners to correct code violations.	Successful, ongoing	Continue to implement code enforcement regarding substandard building conditions, nuisances, zoning and building violations utilizing new SB2-funded permit/parcel tracking system. New system will be able to track and monitor code enforcement issues that sets standards and removes constraints. Additionally, Program B-1.12 is included to address equity considerations in code enforcement.
B-2 Rehabilitation and Preservation of Affordable Housing: Encourage HOME and CDBG programs to assist agencies such as Rebuilding Together to preserve and increase affordable housing opportunities such as Fircrest Mobile Home Park.	Partially successful. CDBG grant money received to retrofit a two-unit apartment building at Park Village, available to Very Low-Income families. Contractor bid occurred in end of 2020. Renovation is almost complete.	As there is a limited supply of suitable developable land in the City for new housing, rehabilitation and preservation continues to be a priority in meeting local housing needs. These actions are continued and expanded through Program C-2.1 to pursue rehabilitation funding and Program C-1.1 to preserve the

		existing affordable housing inventory.
B-3 Capital Improvement Program: Consider infrastructure needs of older neighborhoods.	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.	Successful program to be continued.
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.	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.	This action is continued in Program C-1.1 to safeguard the existing affordable housing inventory and expanded to include additional actionable implementation details.
B-5 Mobile Home Conversion Ordinance: Consider an ordinance that would protect privately-owned mobile homes in Park Village.	Highly successful. Alternate Program Completed (City purchased Park Village)	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.
B-6 Short-term Rental Ordinance: Consider regulations for short-term rentals that address potential impacts and establish permit process to ensure cost-recovery and ability to enforce regulations.	Successful. Short-term rental moratorium ended on May 21, 2021 on non-hosted whole-house short-term rentals. Vacation rental codified in Sebastopol Municipal Code 17.260.060 and processed as administrative permit.	Completed. Additional measures are being considered to further reduce conversion of residences to full-time, non-hosted short-term rentals, and will be included as relevant in Program B-3.1 to monitor

		housing trends, laws, and issues.
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 available resources when available, such as in-lieu	City has utilized the City's Affordable housing fund to support rehabilitation and development of housing at Park Village, including renovating 2 apartments into family apartments with CDBG funding, and installation of two permanent RV pads and utilities using HEAP reward.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.

payments, to finance affordable housing.	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.	
D-3: Consider deferring payment of impact fees until affordable housing units are sold, ready for occupancy or for rentals, or when permanent financing is obtained.	City reviews these requests on a case-by-case basis.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers to allow deferred collection of development fees and establish consistency with State law.
★ D-4: Continue to submit applications for CDBG funding and support applications for additional public funds, such as those provided by the HOME Program, the Joe Serna Program, and the Low-Income Housing Tax Credit Program.	City reviews these requests on a case-by-case basis. The City has been successful in receiving CDBG funding.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.
★ D-5 Develop local financial resources methods to assist affordable and special needs housing types such as impact fees, real estate transfer taxes, allocation from General Fund and other sources.	Successful. FY 20/21 Development Impact Fee study conducted including review of Inclusionary Housing fees and ADU impact fees. ADU Ordinance adopted in 2019 to comply with State legislation regarding ADU impact fees.	This action is continued within Program A-3.2 to support the efforts of affordable housing developers and includes additional actionable implementation details.
★ D-6: To encourage affordable housing developers to preserve and provide units for extremely low-income households, the City will encourage these developers to apply for Project Based Section 8 assistance. In addition, the City will provide its housing funds, when	Successful. <u>The City worked with Burbank Housing / 699 Gravenstein Hwy North as they renewed their tax credit/deed restrictions in the fifth cycle and made further improvements to convert additional regular units to ADA units. This</u>	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>available, to help subsidize development costs to build housing units affordable to extremely low-income households. City funds for this purpose include linkage fees and inclusionary housing fees. In addition, the City will work with non-profit developers to compete for Sonoma County-administered CDBG and HOME fund</p>	<p><u>resulted in remodeling of 3 ADA units, and the conversion/creation of 3 new ADA units which serve persons with disabilities. The City has also applied for and utilized CDBG funds as well as City Housing funds to renovate two apartments for families at the City-owned Park Village Mobile Home site. The City applied for and received HEAP funding to install 2 new permanent RV pads and utilities at the Park Village to serve homeless individuals living in their RVs. The city has encouraged non-profit developers to apply for CDBG/HOME funding (with City support), however one obstacle for non-profits has been the onerous reporting and requirements of federally funded (HUD, etc.) projects, including environmental review in addition to CEQA (i.e. NEPA) which adds significant time and cost to projects, and other reporting requirements.</u></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</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>

	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.	
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.	Successful. Impact and Annexation Fee schedule updated on July 17 th , 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.	The City will continue its current practice. This action has been replaced by Program A-4.2 for fee mitigation and transparency actions.
D-9 Density bonus incentives: Update City's density bonus ordinance requirements per State law and encourage affordable housing developers to request density bonuses and incentives to increase affordable units available.	Continue. Ordinance updated in 2017.	Developers use relaxed zoning provisions or Planned Community designation/ small lot subdivision more than density bonus provisions. This action is continued and expanded in Program A-4.1 to continue promotion of the current Density Bonus law and explore the feasibility of additional provisions.
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.	Not successful. Program feasibility assessment has not been initiated due to lack of capacity.	This program is replaced by Program D-3.1 for first time homebuyers, that focuses on low- and moderate-income households.
★ D-11 Homeless Facilities and Support: Encourage the	Successful. City applied to SCCDC for HEAP funding to	Although programs have been successful, this continues to

<p>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>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.</p> <p>Additionally, Sonoma County purchased the Sebastopol Inn (31 rooms) through Project Homekey which provides housing to formerly homeless, Covid-vulnerable populations. The City also supports West County Community Services (WCCS) in their application for Rapid Rehousing funding, and in FY 21-22 provided funding from General Fund for a homeless outreach coordinator hired by WCCS. City funded a Homeless Outreach Coordinator, who has leveraged funds and services to Sebastopol homeless including shelter services and hotel stays 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>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>
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<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 reductions to increase ADA accessible parking spaces for 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</p>	<p>Memorandum in 2017 provides publicly available information regarding housing stock data, local</p>	<p>This action has been replaced by Program B-3.1 to monitor housing trends, laws, and issues.</p>

<p>public noticing for project hearings.</p>	<p>demographics, affordable housing projects, housing development, and housing policy.</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 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 complaints and well as tenant/landlord mediation).</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>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</p>	<p>City municipal code 16.40.080 and green building code promotes energy conservation through</p>	<p>This action is addressed under Program C-3.1.</p>

<p>roofs, cool roofs, and cool pavements.</p>	<p>building methods and solar panel ordinance.</p>	
<p>F-3: Continue to encourage the incorporation of energy-saving principles in the design and planning of new residential developments by providing information to developers and property owners about available energy conservation programs.</p>	<p>Recently started program with BayREN for water conservation. The City of Sebastopol is adopting the new BayREN Water Upgrades \$ave program after a vote by the Sebastopol City Council in 2021. Sebastopol was the first Bay Area City to enroll in the program. The new regional water efficiency finance service from the Bay Area Regional Energy Network (BayREN) with fiscal sponsorship from the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) provides benefits and savings to both municipal water customers and to the municipalities that administer water service. Through this program, Sebastopol municipal water customers can install indoor and outdoor water efficiency upgrades, such as showerheads, aerators, and high-efficiency toilets. Participants have upgrades installed through vetted contractors with no up-front costs. Upgrade costs will be part of a monthly on-bill charge that is significantly lower than the estimated savings, so water customers will start saving money right away.</p>	<p>This action is continued under Program C-3.1.</p>
<p>F-4: Continue to support education programs related to</p>	<p>Successful. City participates in Sonoma County/ City Solid Waste Advisory Group to</p>	<p>This action is continued under Program C-3.1.</p>

solid waste reduction, reuse, and recycling opportunities.	assess long-term waste management methods and utilizes Sonoma County recycling guide. Educational programs available through "Recology".	
F-5: Continue to encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units.	Successful. The City of Sebastopol is adopting the new BayREN Water Upgrades \$ave program after a vote by the Sebastopol City Council in 2021. (See F-3)	This action is continued under Program C-3.1.
F-6 Consider adoption of a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.	Successful. City has adopted Cal Green Tier 1 in 2016 that includes Construction Waste Reduction, Disposal and Recycling Requirements for residential projects.	Continue to apply CalGreen Tier 1 ordinance to new residential or mixed-use development projects. City has new Climate Action Committee who is looking into various actions the city can take, some include REACH Codes This program is completed and will not be continued in the Housing Element.
F-7 Continue to seek funding through Urban County CDBG and HOME programs and other funding sources for retrofit of existing affordable units that result in conservation of energy, water, or other natural resources.	Successful. City received CDBG funding to retrofit a two-unit apartment building at Park Village that incorporate energy, water, and other natural resources conservation methods.	This action is continued under Program C-3.1.
F-8 Support project applicants in incorporating cost-effective energy efficiency standards that exceed State standards.	Successful. City adopted SMC 15.72 Photovoltaic Ordinance for new construction to incorporate solar panels in the design.	This action is continued under Program C-3.1.
F-9: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction and materials.	Successful. 2016 CalGreen + Tier 1 checklist includes provisions for material conservation and resource efficiency.	This action is addressed under Program C-3.1.
★G-1 Modify zoning ordinance to permit farmworker housing consistent with State law requirements with no	Successful. Zoning ordinance updated in 2017.	This program is completed and will not be continued in the Housing Element.

<p>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>★G-2: Modify the Zoning Ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to Administrative Review as a condition of approval.</p>	<p>Successful Zoning ordinance updated in 2017 to allow homeless shelters as a “permitted” use in the CG District.</p>	<p>This action is modified and is addressed through Program D-2.2, to allow permanent supportive housing and low barrier navigation centers by right in certain zones in compliance with State law.</p>
<p>★G-3: Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing which are consistent with State law. The following definitions will be used, based on language provided in the Government Code.</p>	<p>Successful. Zoning ordinance updated in conjunction with adoption of Housing Element.</p>	<p>This action is modified and is addressed through Program D-2.2, to allow permanent supportive housing and low barrier navigation centers by right in certain zones in compliance with State law.</p>
<p>G-4: Review and revise the Zoning Ordinance to establish development standards and identify appropriate zoning districts to accommodate tiny houses. Revisions should include a clear definition of tiny houses.</p>	<p>Completed. Tiny house ordinance update was assessed by City on March 28th, 2017. City has no minimum size (outside of state bldg. codes) for houses but does require permanent foundations.</p>	<p>This program is completed and is not continued within the Housing Element</p>
<p>G-5: Review the Zoning Ordinance to determine if modifications should be made to accommodate land trusts.</p>	<p>Complete. Update to Inclusionary Housing ordinance in 2018 included provisions for HLT to steward inclusionary units.</p>	<p>This program is complete and is not continued within the Housing Element. The new Program D-3.1 includes the establishment of a First Time Homebuyer program in partnership with the Housing Land Trust of Sonoma County.</p>
<p>G-6 ADU Ordinance: Modify zoning ordinance to allow secondary units as a permitted use consistent with State law including increased</p>	<p>Successful. ADU ordinance updated on January 16th, 2020 to comply with 2019 State law changes. Educational material such as</p>	<p>Complete. The new Program A-3.56 further encourages and facilitates the development of Accessory Dwelling Units.</p>

<p>size allowance, and consider an update to existing ADU ordinance, including height, setbacks, and other relevant development standards.</p>	<p>ADU/JADU primer for homeowners include updated design standards such as height, setbacks, floor area, and infrastructure.</p>	
<p>G-7: Study changes in its Subdivision Ordinance to reduce land requirements for new housing development.</p>	<p>Successful. City's Zoning Ordinance includes "small lot subdivision" and "planned community" provisions which allow for variation from the zoning standards.</p>	<p>This program is completed and is not continued within this Housing Element.</p>
<p>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.</p>	<p>Successful. Resolution 6173 adopted on February 20, 2018 to modify Housing Impact Fees to reduce fees for smaller housing types.</p>	<p>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.</p>
<p>G-9: Continue to offer reduced setback requirements for detached one-story second units.</p>	<p>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.</p>	<p>Program is no longer needed and is not continued within the Housing Element.</p>
<p>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.</p>	<p>Successful. Municipal code Chapter 17.500 is City Growth Management Program (GMP). GMP is implemented with exemptions for a variety of types of units (including affordable units, ADUs, senior housing, anything in the downtown core). The GMP is voter-approved and meets requirements of SB330 to remain. Exemptions and carryover allowances will allow City to meet current and new RHNA.</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>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.</p>	<p>Successful. Update to General Plan completed in 2017 and update to zoning ordinance in 2018.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>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.</p>	<p>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.</p>	<p>Continue. This action will be addressed as relevant in Program B-3.1 to monitor housing trends, laws, and issues.</p>
<p>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.</p>	<p>Successful. 2018 Zoning ordinance update completed this change.</p>	<p>This program is completed and is not continued in the Housing Element.</p>
<p>G-14 Assess alternative methods to reducing the amount of time to approve projects.</p>	<p>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.</p>	<p>Revise and continue. SB 2 grant monies will be used to support streamlined approval processing for affordable housing projects. Including SB9 and SB35 projects.</p>
<p>G-15: Modify Sebastopol's density bonus policy so that it is consistent with State law, including reduced parking requirements for housing</p>	<p>Successful. Density bonus ordinance updated.</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>projects that are eligible to receive a density bonus.</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: - 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>	<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</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>

	effort to streamline approval process per SB 35.	
H-1: Continue the preparation of annual reports that summarize progress towards Housing Element goals, policies, and programs.	Successful. 2021 APR submitted and approved by HCD.	This action will be continued, but the program will be removed from the Housing Element as it reflects an ongoing practice and requirement
H-2: Continue to rely on Sonoma County to assist with housing related activities, such as initial certification of income eligibility.	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.	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.

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 [By-Right Housing Development, Program A-3.6 Encourage the Development of Accessory Dwelling Units](#)

Policy A-4 Promote the development of new housing units affordable to extremely low, very low-, low-, and moderate-income households and housing units that are affordable to and appropriate for special needs households, including seniors, extremely low-income households, disabled persons, developmentally disabled persons, farmworkers, large families, and persons experiencing homelessness.

Implementing Programs: [Program D-2.1 Proactive Outreach Program](#), Program A-4.1 Density Bonus Incentives, Program A-4.2 Fee Mitigation and Transparency, Program A-4.3 Affordable Housing Funding

Goal B: Remove Governmental Constraints

Mitigate governmental constraints to the development, improvement, and maintenance of housing.

Policy B-1 Continually monitor the City's codes, procedures, and practices to ensure they do not pose a constraint to the development and retention of housing.

Implementing Programs: Program B-1.1 Monitor City Activities and ~~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 Implementation, Program B-1.2 ~~Revise Code Enforcement and~~ 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, Program D-1.2 Proactive Outreach Program

Policy B-4 Ensure easy access to and transparency of housing development information on the City's website pursuant to Government Code 65940.1(a)(1).

Implementing Programs: Program A-4.2 Fee Mitigation and Transparency

Goal C: Housing Conservation

Sustain and preserve existing housing units at all income levels

Policy C-1 Monitor the status of at-risk units throughout the planning period to identify units that are at risk of imminent conversion to market-rate units and work with non-profit housing organizations to preserve at-risk units.

Implementing Programs: Program C-1.1 Safeguard Affordable Housing Inventory

Policy C-2 Ensure safe, decent housing by enforcing habitability standards that do not discriminate and that protect the occupant's cultural, socio-economic, and/or accessibility needs.

Implementing Programs: Program B-1.1 Monitor City Activities and ~~review the effectiveness of the Housing Element Programs~~Program Implementation, Program B-1.2 Code Enforcement and ~~other City activities in addressing the City's housing needs in a manner that does not discriminate~~Reasonable Accommodation Procedures

Policy C-3 Provide rehabilitation assistance to income-eligible homeowners for

repairs related to safety, habitability, and/or accessibility standards to reduce the likelihood of substandard housing in the City.

Implementing Programs: Program C-2.1 Rehabilitation Assistance

Policy C-4 Promote energy efficiency in all new and existing structures.

Implementing Programs: Program C-3.1 Provide Information and Promote Energy Conservation

Goal D: Fair Housing

Ensure Fair Access to Quality Housing and Services for All Members of the Community, including those with Special Needs.

Policy D-1 To ensure all residents have access to adequate housing, the City will work to promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, gender, sexual orientation, marital or familial status, ethnic background, disability, medical condition, or characteristics protected by the California Fair Employment and Housing Act, and any other State and Federal fair housing and planning law.

Implementing Programs: See Programs A-3.1, B-1.1, D-1.1, D-2.1 for specific actions that support Fair Housing

Policy D-2 The City will encourage long-term and permanent affordability of lower and moderate-income and special needs housing.

Implementing Programs: Program A-4.3 Affordable Housing Funding, Program C-1.1 Safeguard Affordable Housing Inventory

Policy D-3 The City will continue to educate the community about fair and affordable housing.

Implementing Programs: Program D-1.1 Administer Housing Services and Provide Outreach and Education, [Program D-1.2 Proactive Outreach Program](#)

Policy D-4 The City will continue efforts to improve housing opportunities for special needs households, including seniors, disabled persons, developmentally disabled persons, extremely low-income households, farmworkers, large families, and persons experiencing homelessness.

Implementing Programs: Program D-2.1 Landlord Education, Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers

Policy D-5 The city will promote programs that offer lower- income households pathways to homeownership.

Implementing Programs: Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources

2.2 HOUSING ACTION PLAN

Program A-1.1 No Net Loss of Residential Capacity to Accommodate RHNA

(New, responds to SB 166- No Net Loss)

To ensure sufficient residential capacity to accommodate the RHNA for each income category throughout the planning period, staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of lower, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The sites inventory will be updated every year as needed when the Annual Planning Report (APR) is completed, and the APR with the updated inventory will be available on the City's website.

Timeline: Develop procedure prior to the first 6th cycle reporting period; evaluate annually thereafter in conjunction with the APR
Responsibility: Planning Department, Planning Commission, City Council
Funding: Departmental Budget (General Fund)
Context: 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: Beginning in 2023, ongoing review as projects are approved on inventory sites
Responsibility: Planning Department, Planning Commission, City Council
Funding: Departmental Budget (General Fund)
Context: 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: 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

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Context: 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: Create an “administrative” list 3-6 months after adoption of the Housing Element
Consider adding sites from this list to inventory as needed on an annual basis

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Context: SB 166- No Net Loss;
Identify adequate sites to accommodate the RHNA

Program A-3.1 Objective Design Standards Program

(New, addresses ~~stakeholder~~ feedback, governmental constraints, and recent State laws)

The discretionary review process can act as a constraint to housing development and increase the overall cost housing. To facilitate non-discretionary permitting, the City will adopt Objective Design Standards that for mixed-use and multifamily developments. These standards will 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: Adopt within 16-24 months of Housing Element Adoption
Responsibility: Planning Department, Planning Commission, City Council
Funding: SB2 Funding and General Plan Update fund
Objective: 80% of housing projects using Objective Design Standards through the planning period, focusing on areas zoned to allow multifamily and mixed-use development
Context: 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: Ongoing; report efforts and successes in APR
Proactive outreach about available incentives and resources through Program D-1.2.

Responsibility: Planning Department, Planning Commission, City Council, City Manager

Funding: Where feasible, leverage State and Federal financing, including Low Income Housing Tax Credits, CalHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing

Objective: During the 6th cycle planning period, financially support 2 affordable housing projects; increase developer outreach by 25%; provide staff assistance to assess development strategies for 8 new housing projects; provide priority permit processing to 3 affordable housing projects.

Context: Assist in the development of adequate housing to meet the needs lower and moderate-income households; addresses community input; addresses stakeholder input; lessons learned from previous Housing Element

Program A-3.3 Missing Middle Housing

(Revises and combines previous actions D-7, G-4, G-7)

Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to ~~meet the needs of address~~ shifting demographics in the City. The City will increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments ~~by either by identifying additional sites for the R-5 zoning designation, or by amending. The City will amend~~ the Code to allow up to 34 units on qualifying single-family parcels, subject to objective design standards as allowed by SB 99f. If the City is not meeting its prorated RHNA within four years of program implementation, the City will identify at least 20 additional sites for the R-5 zoning designation.

Timeline: Develop SB9 and ODS regulation by 2024
Assess progress after four years.
If needed, identify and rezone 20 additional R-5 sites within two years.

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Objective: Facilitate the development of 10 new units throughout the planning period, primarily in the higher resource residential areas on the west side of the City.

Context: Addresses stakeholder feedback; addresses demographic data and trends; addresses community input

Program A-3.4 Workforce Housing Overlay Zone

(New, incorporates of previous action A-4)

Infill development is critical to accommodating growth while reducing sprawl. Stakeholders indicated support for infill and adaptive reuse development to help meet the City's housing needs. The City will adopt a Workforce Housing Overlay Program as a market-driven way to integrate housing into areas near jobs and transit. The program will allow housing to be added to underutilized commercial sites, empty parking lots, unused City-owned sites, unused school sites, and other parcels near jobs, transit, or both by providing an additional set of development options that landowners can choose to exercise at their discretion through the application process.

Timeline: Adopt program into Code by July 2024

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Objective: Facilitate the development of 2 projects or 20 units using the Workforce Housing Overlay Zone, focused in or near the Downtown area.

Context: Lessons learned from previous Housing Element, Stakeholder feedback.

Program A-3.5 Opportunities for By Right Housing

(New, addresses housing needs and community/stakeholder input)

Community and stakeholder input indicate strong interest in permitting 100% housing by-right in more commercial zones, including areas along major corridors and near the downtown. In order to respond to feedback and to facilitate the development of more housing in appropriate zones, the City will modify its Code to allow purely residential uses by-right in commercial and downtown zones when at least 40% of units are affordable, subject to objective design and development standards.

Timeline: Adopt into Code by 2024

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Context: Community and stakeholder feedback.

Program A-3.6 Encourage the Development of Accessory Dwelling Units

(New, addresses State law and community input)

Demographic analysis revealed the need for affordable housing options that would be suitable for the aging population, persons with disabilities, and younger people looking for entry-level housing choices. Community input indicated robust support for ADU and JADU development as a way to increase the housing supply. Additionally, ADU and JADU development provides a unique opportunity for homeowners to increase their property value. Based on community input, the City expects a significant increase in the rate of ADU and JADU development. In order to facilitate homeowners who are interested in developing the City shall take the following actions:

a) Promote ADUs and JADUs: The City anticipates developing ADUs in numbers that exceed what it has built, on average, over the last 4 years. To promote development, the City will make builders, property owners and members of the public aware of opportunities to facilitate ADU construction within the city by creating a dedicated ADU/JADU development website, and by featuring ADUs at the annual Housing ~~Expo~~Fair/Symposium (Program D-1.2). Additionally, the City will streamline processing of applications for conforming ADUs by eliminating the planning entitlement process and relying instead on planning department review and sign-off of the building permit.

b) Legalizing Existing Structures as ADUs: The majority of ADUs within the City to date have been conversions of existing structures into ADUs. Staff have identified a way to facilitate the legalization of existing structures into converted, legal ADUs by reducing the need for qualified conversions to go through the planning commission process for determination of a non-conforming use. Rather, the City would establish a program that would allow this determination to be made at the Staff-level following a site visit, and consultation with the planning and building departments. In certain situations, code enforcement penalties would be reduced or waived.

In its 2024 APR, the City will evaluate its progress in achieving its increased production goals for ADUs and JADUs. If it is determined that the new numbers are not likely to be met, the City will put into place an additional action to better promote and facilitate their production, as follows:

c) Financial Support for ADUs: If the production of ADUs is falling behind projections by the end of the 2nd year on the planning period, the City will dedicate annual funding to the Napa-Sonoma ADU Center for the provision of services to facilitate ADU production to utilize their services beyond what is publicly available on their website including the provision of on-site ADU suitability evaluations, development of marketing materials, pre-approved ADU plans and referrals to builders and financing for ADUs.

- Timeline:** 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 2nd year of planning period the City will dedicate annual funding to the Napa-Sonoma ADU Center in exchange for services.
- Responsibility:** Planning Department, Planning Commission, City Council
- Funding:** Departmental Budget (General Fund)
- Objective:** Average 7.5 ADUs per year for a total of 60 ADUs during the planning period, including 15 VLI units, 15 LI units, and 15 MI units, throughout the community.
Legalize 2 unpermitted ADUs within the planning period
- Context:** 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- (Program D-1.2).

The City will also explore the feasibility of adopting a local density bonus ordinance with incentives and bonuses beyond the current statutory requirements.

Timeline: Amend Code within 3 years of Housing Element Adoption

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Context: 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 Action: The City will make the following information prominently available on the City's website:

Postings that must be updated within 30 days of any change to the information:

- A current schedule of fees, exactions, and affordability requirements that apply to each parcel
- All zoning ordinances and development standards that apply to each parcel
- A list of all requirements for a development project
- The current and five previous annual fee reports covering development impact fees as well as water and sewer connection fees and
- An archive of impact fee nexus studies and cost of service studies conducted by the City since January 1, 2018

Postings that must be updated twice a year:

- Upon the certificate of occupancy or final inspection of a new housing unit, whichever occurs later, the City must request from the developer the total amount of impact fees levied on the project and display that information on the City's website

c) Public Comment Procedure Action: The City will abide by the new public comment procedure requirements that authorize any member of the public to submit evidence regarding impact fee violations. Additionally, to limit the costs associated with developing housing, the City will defer fee collection for residential developments until final building inspection or issuance of the certificate of occupancy, whichever occurs first, unless the requirements of Government Code 66007(b) have been met.

Timeline: 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

Responsibility: Planning Department, City Manager

Funding: Departmental Budget (General Fund)

Context: 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: Initiate partnership with Sonoma County Community Development Commission within 18 months of Housing Element Adoption
Report efforts and successes in APR annually thereafter

Responsibility: Planning Department, City Attorney, Sonoma County Community Development Commission

Funding: Departmental Budget (General Fund)

Objective: Increase developer outreach about funding opportunities by 25% to facilitate projects throughout the community

Context: Lessons learned from previous Housing Element

Program B-1.1 Monitor ~~City Activities 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

Implementation

(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 people with disabilities~~. Program implementation will be tracked and reported annually in conjunction with the Annual Planning Report (APR) and to the City Council as part of the City's annual Level of Service report.

Timeline: Program will be developed in 2023. Results of monitoring reported annually in the APR thereafter

Responsibility: Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Context: AB 686- AFFH; lessons learned from previous Housing Element

Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures

(New, addresses identified constraint and previous action B-1)

The Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) require that local agencies provide reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities who are seeking access to housing of their choice. A request for reasonable accommodation under the Acts may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing when those regulations would eliminate regulatory barriers and provide the person with a disability equal opportunity to the housing of their choice. Code enforcement is an important government tool designed to keep neighborhoods and the people who live in them safe and healthy. To ensure that standard operating procedures do not penalize or displace or create barriers to housing for vulnerable ~~or residents~~, special needs populations, or people with disabilities, the City will take the following ~~action:~~actions:

~~***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.

~~***b) Reasonable Accommodations:*** 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~~remove the application fee and will update~~ its current practices and costs~~code~~ to bring them in line with the State's model ordinance. mitigate constraints by removing Finding 7 (Potential impact on surrounding uses).~~

Timeline: Complete review by the end of 2024; revise ordinance or procedures as needed by July 2025

Responsibility: Planning Department, Building Department, City Manager, Planning Commission, City Council

Funding: Departmental Budget (General Fund) and/or General Plan Update Fund

Objective: 95% compliance on all code enforcement complaints related to imminent threat to public health and safety current enforcement; implement of an electronic tracking system for code enforcement in 2023

Context: 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: Report efforts and successes in APR
Responsibility: Planning Department, Planning Commission, City Council
Funding: Application Fees
Context: 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 (including the Housing Choice Voucher program and tenant rights)
- 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
- Presentations on housing needs, issues, and solutions, including affordable housing development and tenant protection policies.

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: Initiate Planning Commissioner Training by January 2023; Facilitate informational session on tenant rights and protections in 2023;
Report efforts and successes in APR annually thereafter
Responsibility: Planning Department, Planning Commission, City Attorney/City Manager, City Council
Funding: Departmental Budget (General Fund)
Context: Housing Accountability Act (HAA); addresses stakeholder feedback

Program C-1.1 Safeguard Affordable Housing Inventory

(Revision of previous action B-4)

State law requires jurisdictions to address the risk of loss of affordable units as their affordable restriction restrictions expire and they convert to market-rate housing. The City will monitor all properties and make contact with owners and non-profit partners not less than three years before restrictions are set to expire to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought to identify options to ensure continuing affordability. The City will coordinate with owners of expiring subsidies to ensure tenants receive the required notices at three years, twelve month, and six months prior to the scheduled expiration of rent restrictions, as described in Government Code 65863.10. In addition, the City will reach out property owners of units with expiring affordability covenants that are not subject to the provisions of this code, including units constructed under the City's Inclusionary Housing Ordinance, and seek to retain affordability. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

- Timeline:** 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
- Responsibility:** Planning Department
- Funding:** Departmental Budget (General Fund)
- Objective:** Maintain affordability covenants on 100% of at-risk units (one project)
Contact 25% of households residing in units with expiring affordability covenants.
- Context:** Review and revise from previous Housing Element

Program C-2.1 Rehabilitation Assistance

(New, responds to findings in fair housing analysis, demographic trends, and community input)

Negative effects of code enforcement can occur when compliance measures are not economically feasible for property owners. To reduce the risk of displacement, the City will pursue grant opportunities to create a residential rehabilitation program for lower income residents. The City will work with the Community Development Commission to apply for HOME, CalHome, and CDBG funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for income-eligible households to improve living conditions. The City will also work with and support local non-profits, such as Rebuilding Together Sebastopol, and Habitat for Humanity, etc., in these efforts. Available resources will be promoted through the Proactive Outreach Program (Program D-1.2)

Timeline: Starting in 2024, annually review funding opportunities as Notices of Funding Availability are released. Apply for 3 grants throughout the planning period.
Continue to sponsor and support local non-profits assisting low income homeowners with urgent and other rehabilitation efforts

Responsibility: Planning Department, Planning Commission, City Council, City Manager, City Council

Funding: HOME, CalHOME, CDBG, Section 504 Grants, City of Sebastopol General Fund/ Community Benefit Grants

Objective: Apply for 3 grants throughout the planning period and support 2 non-profit applications. Facilitate rehabilitation of 10-12 units throughout the planning period.

Context: AB 686 - AFFH; address and remove governmental constraints

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, ~~and~~ providing information through the City's Proactive Outreach Program (Program D-1.2).

Timeline: Adopt CalGreen Tier 1 by 2023
Ongoing; report efforts and successes in APR

Responsibility: Planning Department, Building Department, Public Works Department, City Manager, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Context: 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~~ participate in an annual ~~fair~~ housing ~~workshops~~ fair or workshop (Program D-1.2) to educate and inform the community about their right to fair housing, how to access resources, and use ~~these workshops~~ this fair as an opportunity to overcome community opposition.

To help overcome barriers to accessing information, the City will develop a Fair Housing section of their website that includes tenants' rights information, direction to available legal resources in multiple languages, information on how to file a Fair Housing complaint, include a City-wide an inventory of deed-restricted affordable rental registry housing, and a multilingual affordable housing fact sheet highlighting the needs of the community. The information will also be made available in public noticing for project hearings in addition to posting, posted on the City's website, and promoted through the Proactive Outreach Program (Program D-1.2).

Additionally, the City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer the City's affordable Housing programs for special needs populations. The City will continue to expand upon previous coordinated efforts with local faith-based organizations and community-based organizations to provide services and resources to the unhoused population in Sebastopol. Continued bi-annual meetings outreach with service providers and advocates for the homeless (Program D-1.2) will provide the City an opportunity to identify needs and craft solutions on an ongoing basis.

Timeline: Ongoing; report efforts and successes in APR
Add Fair Housing information to City website by June 2023; Hold Bi-Annual meetings with advocates and service providers;
Report efforts and successes in APR

Responsibility: Planning Department, Planning Commission, City Council

Funding: Departmental Budget (General Fund)

Objective: Provide links and/or information on website to fair housing resources, including 50% of those materials in multiple language. Communicate with at least 2 organizations annually about fair housing programs.

Context: AB 686- AFFH; address demographic data; addresses stakeholder input

Program D-1.2 Proactive Outreach Program

(New, addresses housing need and State law)

In order to affirmatively further fair housing, increase awareness about housing programs, and address local housing needs, the City will establish and implement a proactive outreach program. Strategies for ongoing outreach will include participation in an annual housing fair, establishing and maintaining connections with community-based organizations and the development community, and providing information to landlords, tenants, and community members.

a) *Development community:* The City will outreach annually to builders and developers, including developers of affordable housing, to ensure the local development community is aware of opportunities and incentives for housing development in the City, including those to be established by Programs A-3.1, A-3.3, A-3.4, A-3.5, and A-4.1. The City will develop an outreach email list by the end of

2023 and expand it throughout the planning period. Initial outreach will be in 2023 and updates will be sent out with relevant code changes or at least twice per year.

b) **Utility Providers:** The City will outreach and coordinate with the department responsible for providing utilities to ensure that they plan and retain capacity for affordable housing units in accordance with Government Code Section 65589.7. The initial outreach will be made upon delivery of the adopted Housing Element in 2023, with follow-up outreach every two years thereafter.

c) **Public Outreach:** The City will continue to build and maintain its Housing Interest Group list for community members and provide a housing information newsletter at least annually. This newsletter will include information about tenant rights, available fair housing resources, and loan and funding options for residents and homeowners. The City will contact community-based organizations and request their assistance in distributing housing information to vulnerable and hard to reach populations.

d) **Housing Fair:** The City will plan or participate in a local or regional housing fair to provide information and respond to community questions about housing needs and solutions. The housing fair should be open to the public, members of the development community, non-profits, service providers, and other interested parties.

Timeline: a) Initial outreach 2023, updates twice per year
b) Initial outreach 2023, follow-up outreach every two years
c) Initial outreach 2023, at least annually after
d) Annually, beginning in 2024

Responsibility: Planning Department

Funding: Departmental Budget (General Fund)

Objective: Contact 10 housing developers per year regarding housing sites or housing development opportunities within the city
Reach 30 community members using outreach workshops

Context: Housing Element law; AB 686 - AFFH

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Program D-2.1 Landlord Education

(Revises and combines previous actions E-2, E-3)

The Fair Employment and Housing Act protects against source of income discrimination. The City will work with the CDC to develop a landlord education and outreach program that will include information on source of income discrimination and Housing Choice Voucher programs. The goal of the program will be to reduce the likelihood of discrimination, ensure that landlords are maintaining Section 8 compliance, and to expand the location of participating Section 8 Housing Choice Voucher properties. This information will be included on the City's website.

Additionally, the City will continue to require nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City Funds or City Agreements. This information will be promoted through the City's Proactive Outreach Program (D-1.2).

Timeline: Contact CDC about ongoing efforts to educate landlords by end of 2023; report efforts and successes in APR
Responsibility: Planning Department, Planning Commission, City Council, City Manager
Funding: Departmental Budget (General Fund)
Objective: During the planning period, contact 15 landlords throughout the community
Context: 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~~Zoning Code Updates

(New, responds to AB 2162 Requirements, SB 48 requirements, AB 139 requirements, and community input)

a) Permanent Supportive Housing and Low Barrier Navigation Centers: Decades of research show providing people with a stable, affordable place to live that does not limit length of stay, along with services that promote housing stability—the combination known as “supportive housing”—ends homelessness among people with the greatest vulnerabilities, including people experiencing chronic homelessness. The City will amend the Code to allow permanent supportive housing and low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses in compliance with Government Codes 65660 and 65651 as amended by AB 2162 and SB 48, respectively.

b) Large Community Care Facilities: When permitting standards for residential care facilities are not clear, objective, and transparent, it can serve as a constraint to housing for people with disabilities. To address this, The City will amend the Code to allow large residential community care homes for 7 or more individuals, subject to objective criteria, in all residential zones.

c) Multifamily Housing: In order to minimize potential constraints, the City will amend the Code to eliminate the 2-story limit and set a height limit of 35 ft for multifamily housing in the R6 and R7 zones.

d) Accessory Dwelling Units: The City will update its Code to allow JADUs in the R7 zone. Additionally, in order to implement new State laws, the City will review and update its ADU ordinance.

e) Emergency Shelter Parking: The City will update its Code to ensure its parking requirements for emergency shelters comply with the requirements of Government Code 65583(a)(4)(A) as amended by AB 139.

f) Design Review Findings: Along with the development of Objective Design Standards (Program A-3.1), changes to the design review findings are needed to mitigate constraints. The City will amend its code to revise findings along with the adoption of ODS in order to remove constraints and emphasis use of design guidelines and standards (finding 5).

Timeline: Amend Code within 6-9 months of Housing Element Adoption
Responsibility: Planning Department, Planning Commission, City Manager
Funding: Departmental Budget (General Fund) and General Plan Update Fund

Objective: Facilitate development of 1 new PSH and 1 new LBNC project during the planning period, near transportation and amenities.

Context: SB 48 – Low Barrier Navigation Centers; AB 2162 – Supportive Housing; AB 686 - AFFH; AB 139 – Emergency Shelters; mitigates constraints; 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 for~~ the development of permanently affordable homeownership opportunities in the City of Sebastopol. The City will continue to facilitate relationships between the HLT and potential local partners such as school districts and private developers in order to facilitate development and meet local needs.

Additionally, The City will publish resources to prospective lower income home buyers on the City website including information about the new First Time Homebuyer Program, Burbank Housing and Habitat for Humanity who provide affordable homeownership through subsidies, and information about CalHOME and CalHFA financing options, and promote resources through the City's Proactive Outreach Program (Program D-1.2).

Timeline: 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

Responsibility: Planning Department, Planning Commission, City Council, City Manager

Funding: Affordable Housing Fund, Housing Linkage Fund, CDBG funds

Objective: Facilitate communication between HLT and two outside organizations per year.

Facilitate an average of 1 affordable ownership unit per year once program is initiated
Apply at least two times for funding. The program would be eligible city-wide, and would depend on opportunities, sites close to schools and other services will be prioritized.

Context: 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: Ongoing as projects are proposed on nonvacant sites
Responsibility: Planning Department
Funding: Departmental Budget (General Fund)) and/or General Plan Update Fund

Objective: Require 100% of required replacement housing units throughout the community

Context: 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 3852 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 increase~~ 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 19	107 103	205
	ADUs/JADUs	15	15	15	15	60
	Total	75	38	30 34	122 118	265
Remaining RHNA After Credits		-20	-7	5 1	-302 6	-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~~2022, the City permitted an average of ~~7.59~~7.1 ADUs annually (Table 14).

Table 14: ADUs Permitted by Year in Sebastopol

Year	ADUs Permitted
2018	12
2019	45
2020	8
2021	67
2022*	10
Average	7.59.1
Source: 2018-2021 APRs City of Sebastopol Permit Data	
* Data counted through August 15, 2022.	
Calculation of average uses a prorated year	

The Association of Bay Area Governments (ABAG) prepared a report and issued affordability recommendations for projecting ADU development based on a survey of local ADU rental costs. This data was used to generate the regional distribution of ADUs shown in Table 15. Sebastopol is using more conservative affordability and production assumptions than provided in this report to ensure the distribution of affordability reflects local development trends. This distribution of affordability will be applied to 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. All projects listed here are being developed under current zoning. The single family residential projects listed

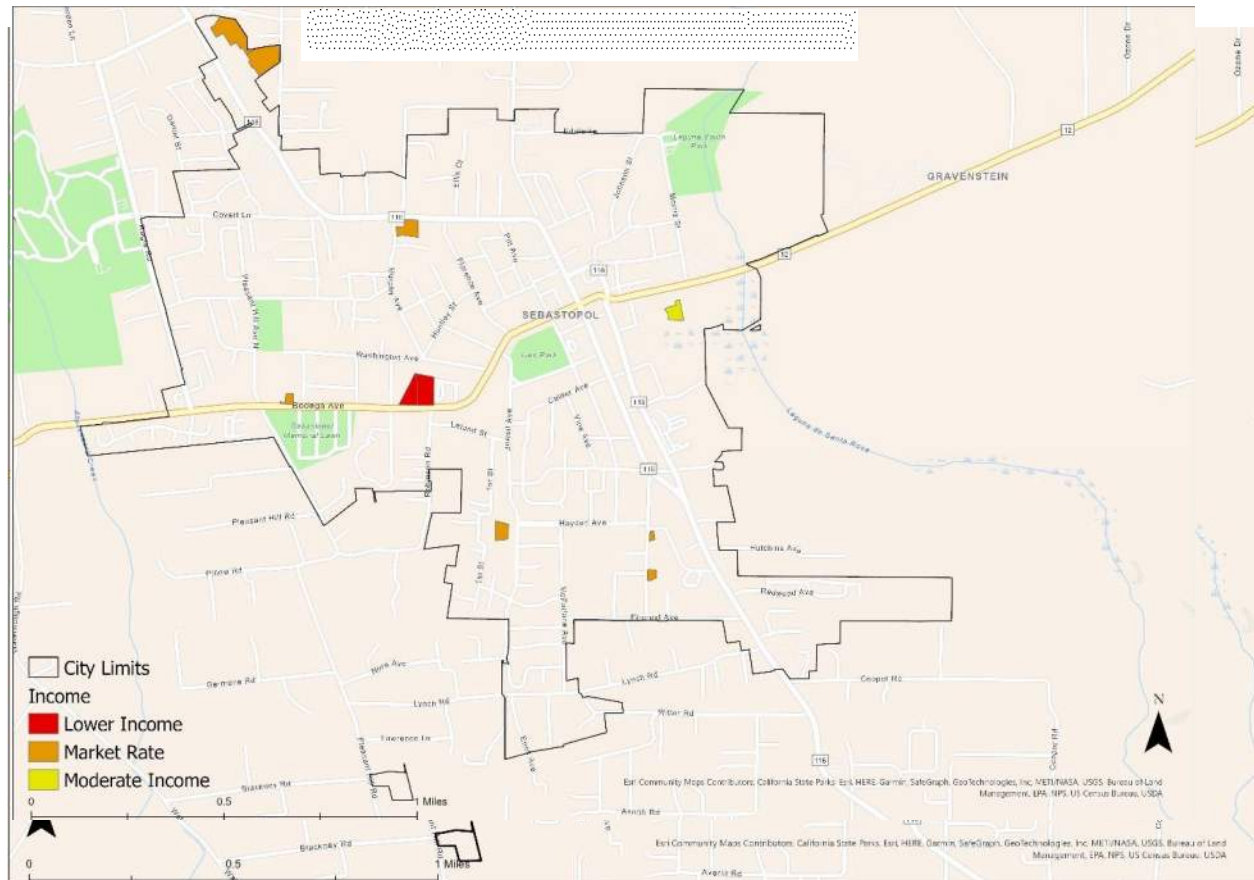
are located on parcels zoned for single family residential and will not constitute an impediment to additional residential development.

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 Under Construction	2022-23
773 1st St 004-172-017					2	2	In design reviewSubmitted; approval pending	2023
7095 Fellers Ln Woodmark Apartments 7716 and 7760 Bodega Ave 004-211-007 060-230-067 124-001	9	51	23		12	842	In SB-35 application processUnder Construction	2023-24, other 36 in 2025-2026
Woodmark Apartments 7716 and 7760 Bodega Ave 7095 Fellers Ln 004-124-001 211-007 060-230-067	9	51	23		21	284	Application in progressApproved	2022- 23Phase 1 2023 (48 units) Phase 2 in 2025-2026 (36 units)
Huntley Square 7950 Bodega Ave 004-350-024					10	10	Application in progressApproved ; Site work has commenced	2023
Habitat for Humanity Townhomes 333 N Main St 004-063-037 670-022				4		4	In Application reviewApproved, Building Permits pending	2023-24
7621 Healdsburg Ave 004-291-019				3	19	22	Formal pre- application receivedSubmitte d for preliminary review in December 2022;	2025- 2030 2026
City Ventures Project 1009 – 1011 Gravenstein Hwy North 060-261-026 060-261-028				812	726 8	80	Formal pre- application receivedApplicatio n submitted	2025- 20302027- 2028

RHNA Credits	9	51	23	919	511 03	1432 05	
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Figure 14: Planned, Approved, and Pending Projects for RHNA Credit



7095 Fellers Ln

A single family home with an attached ADU is ~~proposed for~~under construction on this site, ~~with an application in progress.~~ Occupation is expected by ~~2024~~2023.

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~~has secured a building permit. ~~Construction is expected to begin in late 2022, and is under construction.~~

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~~approved as an 84-unit, 100% affordable housing development. This project is located on a 3.59 acre site at 7716 and 7760 Bodega Avenue (APNs: 004-211-007 and 060-23-067) and will achieve over 23 units per acre, 94% of the maximum allowable density. ~~Units~~Units will be deed restricted for a minimum of 55 years and 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) has received funding and is anticipated to be available for occupancy in ~~2023~~early 2024, with the second phase (36 units) ready for occupancy in 2025-2026~~-. The project is currently in building and grading plan check, with site work slated to begin in January 2023.~~

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~~ has all necessary approvals and site work has commenced. Units are 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 fully entitled ~~by the end of 2022,~~ and receive is in review for 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~~ The applicant has indicated to staff that submitted an application is anticipated in the second half of 2022, for an 80-unit development. Under Sebastopol’s inclusionary housing requirements, 12 of these units would be made available under deed restriction for moderate-income households. The project will also 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

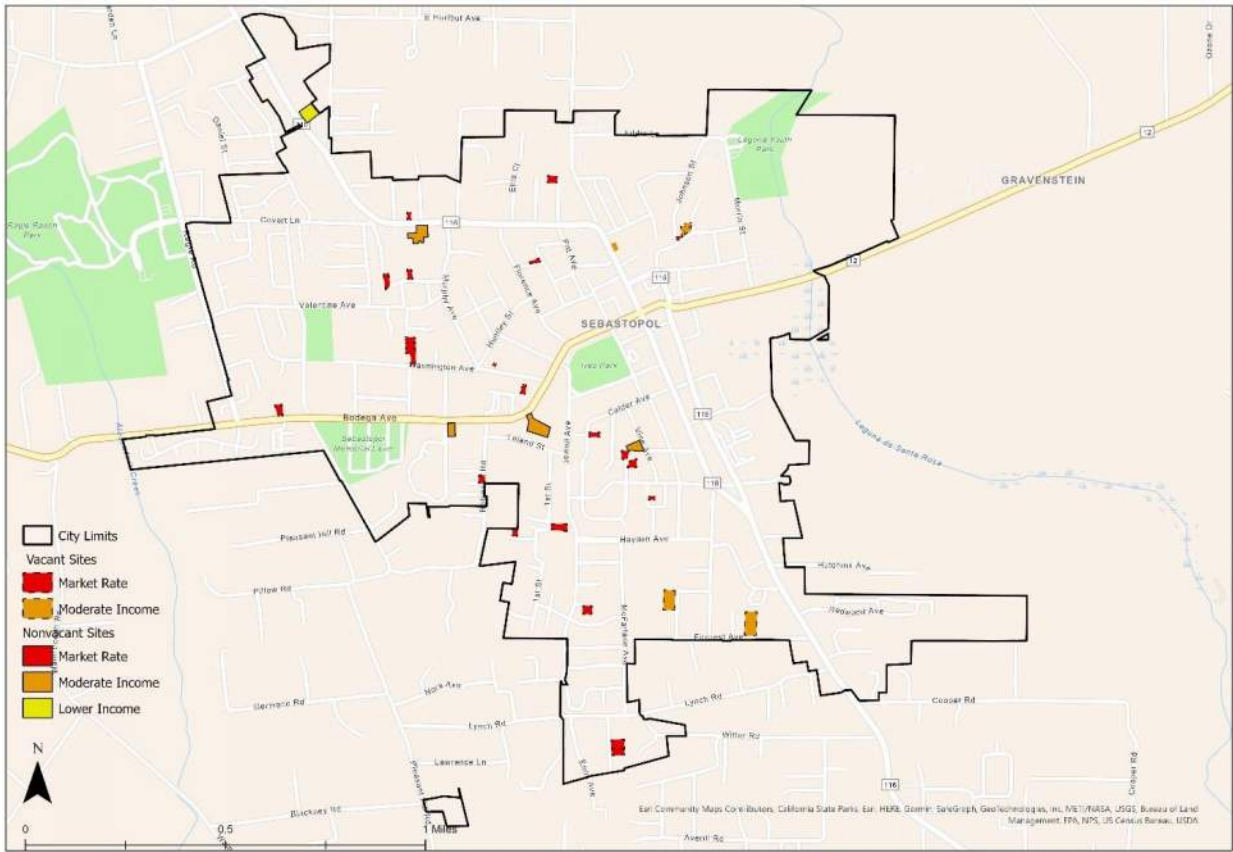
As shown in Table 13, the City has identified enough units through RHNA Credits (Projected ADU development and pending, approved, or permitted projects) to meet its 6th Cycle RHNA for each category except for moderate-income. To identify enough sites for its moderate-income RHNA, and to provide an additional 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 [CD](#).

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 34	122 118	265
Remaining RHNA After Credits		-20	-7	<u>51</u>	<u>-3026</u>	-52
Capacity of Inventory Sites	Vacant	0	0	9	38	47
	Nonvacant	0	<u>918</u>	<u>2616</u>	<u>2018</u>	<u>5552</u>
	Total	<u>750</u>	<u>4718</u>	<u>6525</u>	<u>18056</u>	<u>36799</u>
Total Units (Credits + Sites)		75	<u>4456</u>	<u>6159</u>	<u>152174</u>	<u>332364</u>
RHNA Surplus		20	<u>1625</u>	<u>3024</u>	<u>8882</u>	<u>154151</u>
% Buffer		36%	<u>5281</u> %	<u>8669</u> %	<u>9689</u> %	<u>7271</u> %

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	R6	17.4	0.38	4	MI, AMI
		004-041-097					
4	8086 Bodega Ave	004-350-076	CG	15	0.3	3	AMI
5	359 Johnson St	004-041-094	R6	17.4	0.07	1	AMI
6	586 Harrison St	004-312-027	R4	8.7	0.27	2	AMI
7	7605 Washington Ave	004-222-004	R4	8.7	0.03	1	AMI
8	400 West St	004-251-012	R6	17.4	0.15	2	AMI
9	7860 Brookside Ave	004-330-044	R4	8.7	0.3	2	AMI
10	1st St	004-172-015	R3	5.4	0.43	2	AMI
11	723 Western Ave	004-152-006	R4	8.7	0.09	1	AMI
12	485 Swain Ave	004-181-014	R4	8.7	0.2	1	AMI
13	Springdale St	004-272-052	R4	8.7	0.21	1	AMI
14	Springdale St	004-272-054	R4	8.7	0.23	1	AMI
15	7850 Washington Ave	004-272-055	R4	8.7	0.42	1	AMI
16	7776 Healdsburg Ave	004-480-051	R4	8.7	0.11	1	AMI
17	530 Swain Woods Ter	004-161-029	R4	8.7	0.23	1	AMI
18	561 Swain Woods Ter	004-161-031	R4	8.7	0.25	1	AMI
19	7580 Washington Ave	004-223-030	R4	8.7	0.17	1	AMI
20	7816 Brookside Ave	004-281-021	R4	8.7	0.2	1	AMI
21	7801 Stefenoni Ct	004-400-026	R4	8.7	0.19	1	AMI
22	7429 Giusti Ct	004-660-031	R3	5.4	0.32	1	AMI
23	Robinson Rd	004-410-021	R2	2.5	0.15	1	AMI
24	1209 Jean Dr	004-470-042	R2	2.5	0.47	1	AMI
25	1213 Jean Dr	004-470-043	R2	2.5	0.32	1	AMI
26	1208 Enos Ave	004-470-048	R2	2.5	0.4	1	AMI

Site 1. 7154 Fircrest Ave: The site consists of a vacant lot located on the south end of Sebastopol, within the Medium Density Residential land use designation. The site is surrounded by residential development and within walking distance of amenities, including a grocery store, laundromat, and multiple restaurants. A local developer expressed interest in residential development on this site. Additionally, a developer with experience in the area indicated that this site could be feasible for 100% lower income rental housing (See 3.4.2, Developer Input). This sites inventory uses a more conservative affordability assumption, with units split evenly between moderate- and above moderate-income categories.

- Capacity: (1.11 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: $(0.27 \text{ acres})(8.7 \text{ units/acre})(85\% \text{ realistic capacity}) = 2.0 \text{ units}$
- 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 11	MI, AMI
30	7765 Bodega Ave	004-400-013	CO	15	0.41	5	MI, AMI
31	845 Gravenstein Hwy N	060-261-030	CG	21.7	0.84	18	LI, MI

Site 27. 7605 Bodega Ave: This site is located within the High Density Residential land use designation and currently underutilized, containing a single family dwelling. The property owner of this site has expressed interest in redeveloping the site with additional residential units. Additionally, four developers with experience in the area indicated that this site could be feasible for residential development at a variety of income levels (See 3.4.2, Developer Input). Based on property owner and developer input, this sites inventory assumes these units will be split between moderate- and above moderate-income categories. This site is constrained by Calder Creek running along the rear of the property, and the realistic capacity calculation incorporates the creek setback required by municipal code.

- Capacity: 1.2 acres – 0.14 acre creek setback = 1.06 acres unconstrained (1.06 acres)(17.4 units/acre)(85% realistic capacity) = 15.7 units, rounded down
- RHNA Income Category: 8 Moderate, 7 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 28. 496 Vine St: This site is located within the Medium Density Residential land use designation and is considered to be underutilized, containing only a single family dwelling. Recently, a new second lot was created at the request of the property owner. The property owner of this site has expressed interest in redeveloping the site with additional residential units. Additionally, four developers with experience in the area indicated that this site is feasible for residential development, with three of the developers indicating it could be feasible for 100% affordable residential development. This sites inventory uses a more conservative affordability assumption, with units split between moderate- and above moderate-income categories.

- Capacity: $(0.49 \text{ acres})(8.7 \text{ units/acre})(85\% \text{ realistic capacity}) = 3.6 \text{ units}$, rounded down
- RHNA Income Category: 1 Moderate, 2 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 29. 7765 Healdsburg Ave: This site is located within the Commercial Office land use designation and the Office Commercial zone and currently contains a multi-story office building, built in 1974. The property was sold in early 2022 to an organization within the holdings and investment sector. A local developer has expressed interest in developing this site with housing. Additionally, four developers with experience in the area indicated that this site is feasible for residential development at a variety of income levels (See 3.4.2, Developer Input). Based on property owner and developer input, this sites inventory assumes these units will be split between moderate- and above moderate-income categories.

- Capacity: $(0.95 \text{ acres})(14 \text{ units/acre})(85\% \text{ realistic capacity}) = 11.3 \text{ units}$, rounded down
- RHNA Income Category: 5 Moderate, 6 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 30. 7765 Bodega Ave: This site is located within the Commercial Office land use designation and the Office Commercial zone and currently contains a medical office building, built in 1979. The property was sold in 2017 to an organization that focuses on commercial/industrial real estate sales, leasing, and investments. The property owner has expressed interest in developing this site with housing, possible for senior housing or other special needs housing. Based on property owner interest and site characteristics, this sites inventory assumes these units will be split between moderate- and above moderate-income categories.

- Capacity: $(0.41 \text{ acres})(15 \text{ units/acre})(85\% \text{ realistic capacity}) = 5.2 \text{ units}$, rounded down
- RHNA Income Category: 2 Moderate, 3 Above Moderate
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

Site 31. 845 Gravenstein Hwy N: This site is located within the Commercial Office land use designation and the General Commercial zone and was formerly used as an AmeriGas site. The site was sold in 2021 to a nonprofit corporation, the Society of St. Vincent de Paul. St. Vincent has expressed interest in developing this site with affordable housing. It is being used for a period of one year (2022-23) as an RV safe parking village. Although it is likely this site will be developed with very low-income housing, this Site Inventory uses more conservative affordability assumptions, with units split between low- and moderate-income categories.

- Capacity: (0.84 acres)(21.7 units/acre)(94% realistic capacity for affordable housing) = 18.3 units, rounded down
- RHNA Income Category: 18 Low
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Prior Use: Parcel was not used in a previous Site Inventory.

3.3.3 Lower-Income Suitability Analysis

Through RHNA Credits, discussed in Section 3.2, the City has identified enough capacity to meet its lower-income RHNA with a buffer. The Site Inventory includes one additional site (Site 31) with capacity to accommodate its lower-income RHNA and increase its site buffer. This section includes additional site analysis justifying the site's suitability for lower-income uses.

Sites Used in Previous Planning Periods Housing Elements: Site 31 (845 Gravenstein Hwy North) was not included in previous planning periods and is not subject to any additional by right requirements as outlined in Government Code Section 65583.2(c) Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA: Site 31 is located within the CG district, which allows affordable housing projects as a permitted use, and multifamily residential development permitted when part of a mixed-use development, and under a conditional use permit when not part of a mixed-use development. The property owner has indicated interest in developing affordable housing on this site. The CG zone allows residential development at 21.7 units per acre, which is higher than Sebastopol's default density of 20 units per acre.

Based on the following factors, the density of Site 31 is appropriate to accommodate lower-income RHNA:

- A nonprofit entity purchased this site with the intent to develop lower-income housing
- Local developers provided comments indicating 100% lower-income housing development would be feasible on parcels with densities allowing at lower densities, including the feasibility of several additional sites on Gravenstein Highway North (See Section 3.4.2)
- Sebastopol has experience with development of affordable housing in commercial areas zoned to allow the same density as this site (Petaluma Avenue Homes, see section 3.4.1). Recent and historical development trends indicate that Sebastopol can accommodate lower-income housing at densities below the default density.

- The site has a land-to-improvement ratio of 0.0 (unimproved) and is ripe for redevelopment.

Size of Site: Site 31 is 0.84 acres and is not considered a large or small size and does not require additional analysis.

Nonvacant Sites for Lower-Income RHNA: As discussed above, the existing use on Site 32 is not an impediment to development. As the City has demonstrated sufficient sites to meet its Lower-Income RHNA through RHNA Credits (see Section 3.2), no additional analysis or findings are needed.

3.4 DEVELOPMENT TRENDS AND REALISTIC CAPACITY ANALYSIS

Realistic capacity assumptions have been calculated based on recent development, developer input, and market trends, and integrate local knowledge.

3.4.1 Development Trends

Based on the following affordable housing development projects accomplished or on-going within the City, the Sites Inventory is using a conservative realistic capacity factor of 94% of maximum capacity for projects with lower-income units and 85% for projects without lower-income units. This table shows the density of all new or proposed construction of affordable housing in Sebastopol from 1987 through 2022, except where a project has two or fewer units of affordable housing.

Table 19: ~~Examples of Local Deed-Restricted Affordable~~ Lower-Income Housing Development Trends

Name (Year Built)	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density	Income Level
<u>Bodega Hills Woodmark Apartments* (Approved)</u>	<u>7716 Bodega Ave</u> 121 W Hills Circle	<u>1.543</u> <u>59</u>	<u>448</u> <u>4</u>	<u>N/A (Planned Development)</u> <u>25</u>	<u>17.9</u> <u>23.4</u>	<u>N/A</u> <u>94%</u>	<u>ELI, VLI, LI</u>
<u>Habitat for Humanity Townhomes* (Approved)</u>	<u>333 N Main St</u>	<u>0.17</u>	<u>4</u>	<u>25</u>	<u>23.5</u>	<u>94%</u>	<u>MI</u>
<u>Gravenstein North Apartments Holl yhock (2012)</u>	<u>699 Gravenstein Hwy N6665 Sebastopol Ave</u>	<u>2.3</u> <u>56</u>	<u>603</u> <u>4</u>	<u>N/A (Planned Development Community Facilities)</u>	<u>14.8</u> <u>16.9</u>	<u>N/A</u>	<u>LI</u>

Petaluma Avenue Homes (2009)	501-565 Petalum a Ave	2.46	44	15	17.9	119%	VLI, ELI
Sequoia Village (2009)	7991 Covert Ln	0.89	20	12	22.5	187%	LI, MI
Woodmark Bodega Hills Apartments* (1997)	121 W Hills Circle 77 16 Bodega Ave	3.59	844	25	23.4	94% 114%	VLI
Habitat for Humanity Bodega Ave. Townhomes* (1993)	8100 Bodega Ave 333 N Main St	0.175	416	25	29.1	94% 116%	VLI, LI, MI
Burbank Orchards (1991)	7777 Bodega Ave	2.94	60	25	20.4	82%	VLI
Gravenstein North Apartments (1987)	699 Gravens tein Hwy N	3.56	60	25	16.9	67%	ELI, VLI, LI
Average					19.9237 units/acre	102% 11%	
*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) <i>Units show as built density where possible.</i>							

Table 20 shows the density of the most recent new or proposed construction of market rate multifamily development projects in Sebastopol.

Table 20: Examples of Recent and Pending Residential Market Rate Development Trends

Name (Year Built)	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density
Barlow Crossing Townhomes (Built 2022)	6737 Sebastopol Ave	1.7624**	18	15	10.2145	68.97%
Huntley Square* (Approved)	7950 Bodega Ave	0.39	10	25	25.6	103%

7621 Healdsburg Ave <u>Mixed Use*</u> <u>(Pending)</u>	7621 Healdsburg	1.26	22	25	17.5	70%
<u>Woodmark Apartments*</u>	<u>7716 Bodega Ave</u>	<u>3.59</u>	<u>84</u>	<u>25</u>	<u>23.4</u>	<u>94%</u>
<u>Habitat for Humanity Townhomes*</u>	<u>333-N Main St</u>	<u>0.17</u>	<u>4</u>	<u>25</u>	<u>23.5</u>	<u>94%</u>
Average					<u>19.2</u>	<u>90%</u>
*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}						
<u>**Parcel is constrained by a creek setback. Development trend calculations uses the buildable acreage.</u>						

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.

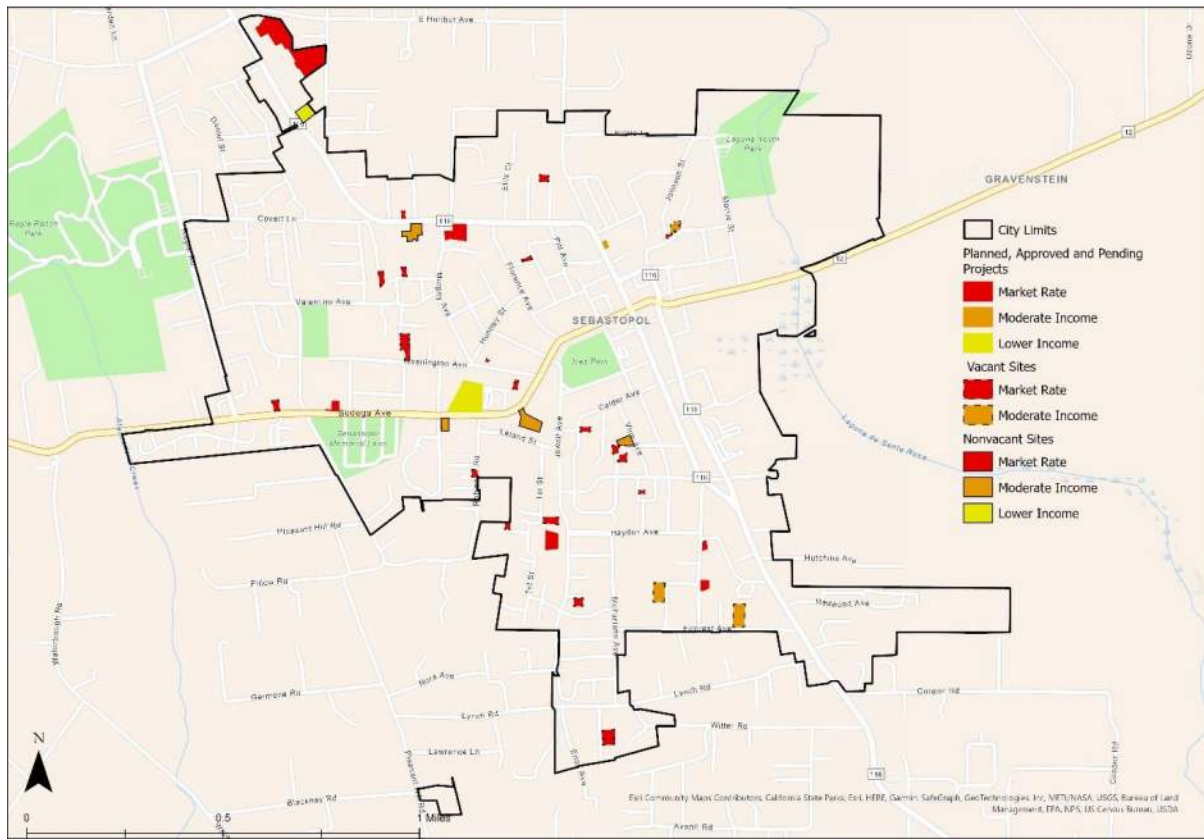
3.5 SUMMARY OF RHNA STRATEGY

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	3034	122118	265
Housing Site Capacity	0	618	3125	3056	6799
Total Units (Credits + Sites)	75	4756	6559	180174	367364
RHNA Surplus	20	1625	3024	8882	154151
% Buffer	36%	5281%	8669%	9689%	7271%

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-3.56 Encourage the Development of Accessory Dwelling Units

3.7 FAIR HOUSING CONSIDERATIONS

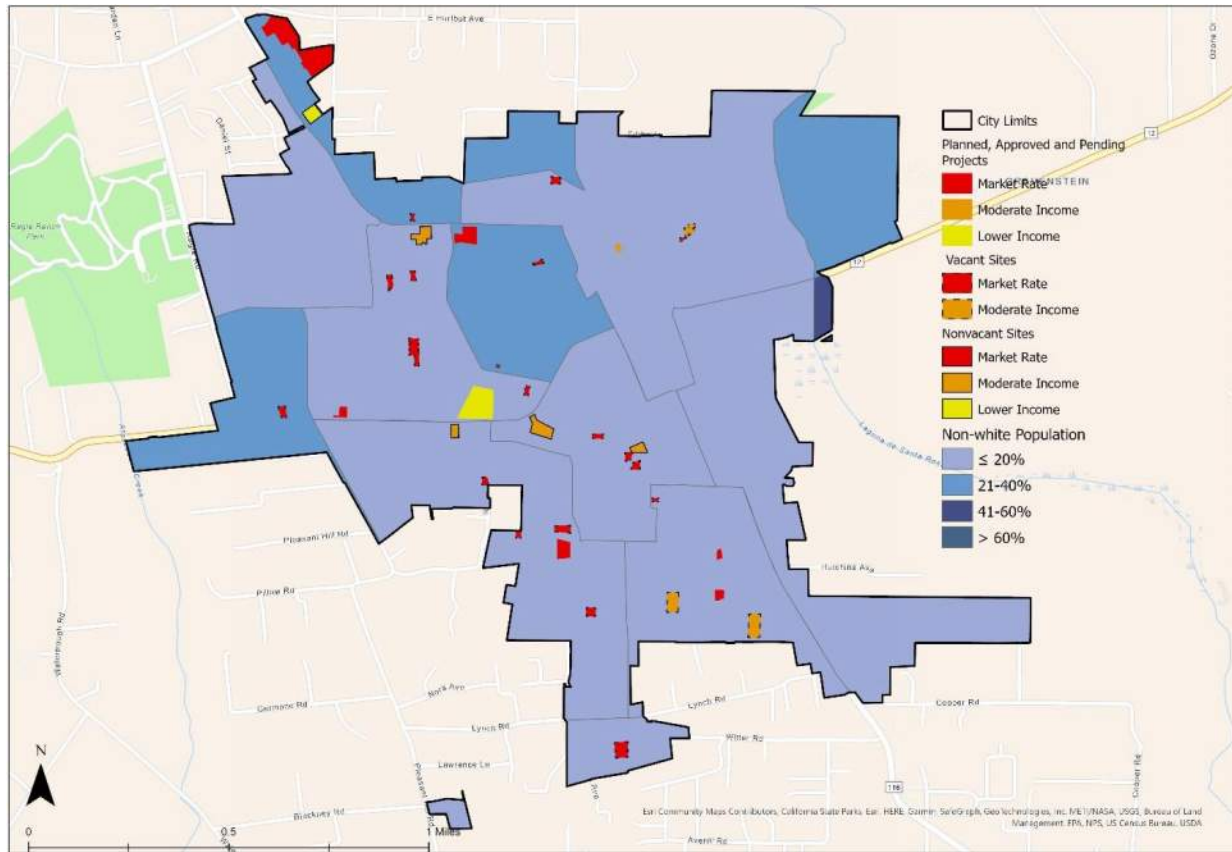
Sites identified within the inventory must be analyzed for their consistency with the obligation to affirmatively further fair housing. This section evaluates the distribution of inventory sites relative to all components of the Fair Housing Assessment and integrates data and local knowledge. The complete 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~~White. Like the Bay Area region, the highest segregation between two races is between Black and ~~white~~White residents. While the City has a majority ~~white~~White population in all Census tracts, some areas have higher levels of segregation or integration, as shown in ~~Error! Reference source not found.~~Figure 21. Areas in the City with higher levels of racial diversity contain one site designated to meet the lower-income RHNA and several sites designated to meet the above moderate-income RHNA. Areas in the City with the highest proportion of ~~white~~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.~~Figure 22) are less segregated than racial groups. The distribution of sites does not exacerbate or improve these conditions.

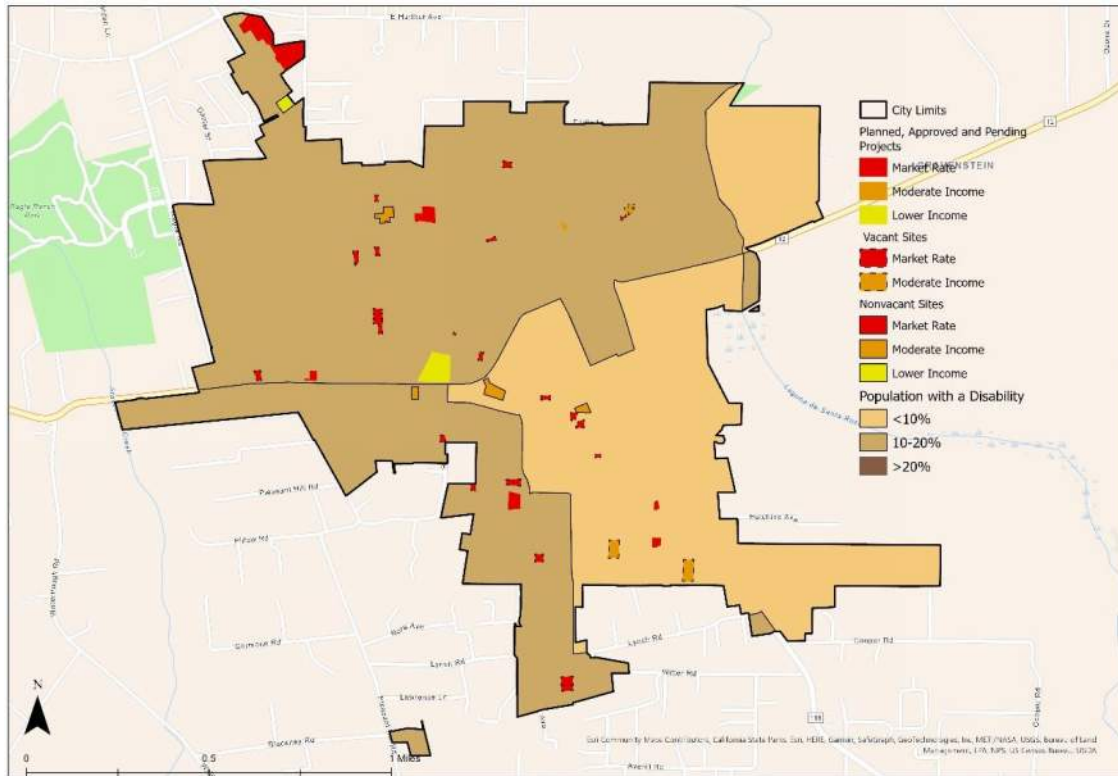
Figure 21: Housing Sites and Percent Nonwhite Population



Source: PlaceWorks 2021, ESRI 2020, U.S. Census, Racial Demographics 2010 (Block Group)

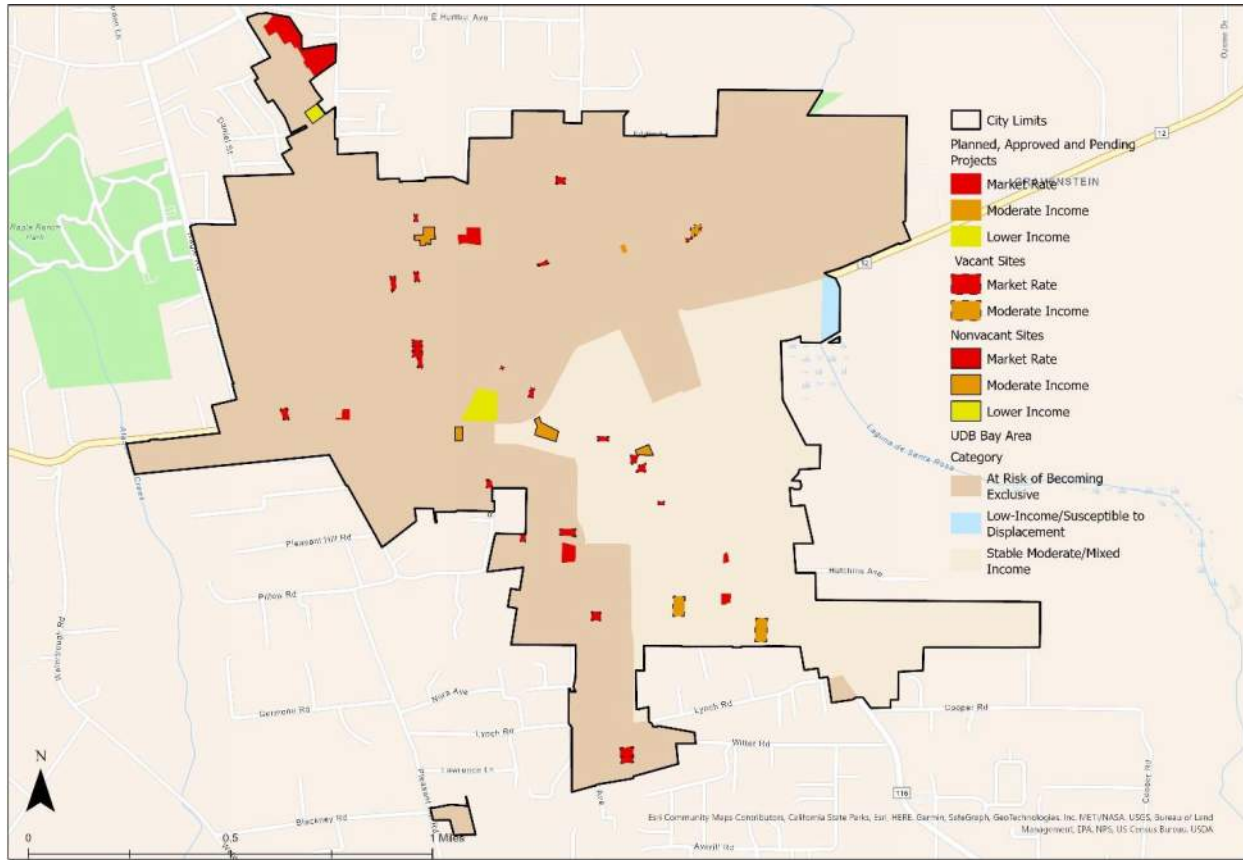
Note: Census Block and Census Tract data represent the entire block or tract and may not represent only the population within the City limits.

Figure 22: Housing Sites and Population with a Disability



Source: Placeworks 2021, U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Figure 24: Housing Sites and Urban Displacement Typology



Source: Urban Displacement Project, San Francisco Bay Area Urban Typology Map, 2018

Disparities in Access to Opportunity

Based on 2022 HCD/TCAC Opportunity Maps, there are no Low Resource areas within Sebastopol. The City is relying on two sites to meet its lower-income RHNA, one located in a Moderate Resource Area and the other located in a High Resource Area (see Figure 25) The site located in the Moderate Resource Area contains 78.79% of the lower-income unit capacity and 96% of the lower-income RHNA (see Figure 26). This site was previously designated High Resource and is a pending project funded with TCAC Credits received at the time of that High Resource designation. It is located adjacent to Highest Resource areas of the community and will serve to increase access to opportunity.

Figure 25: Site Distribution by 2022 HCD/TCAC Resource Level

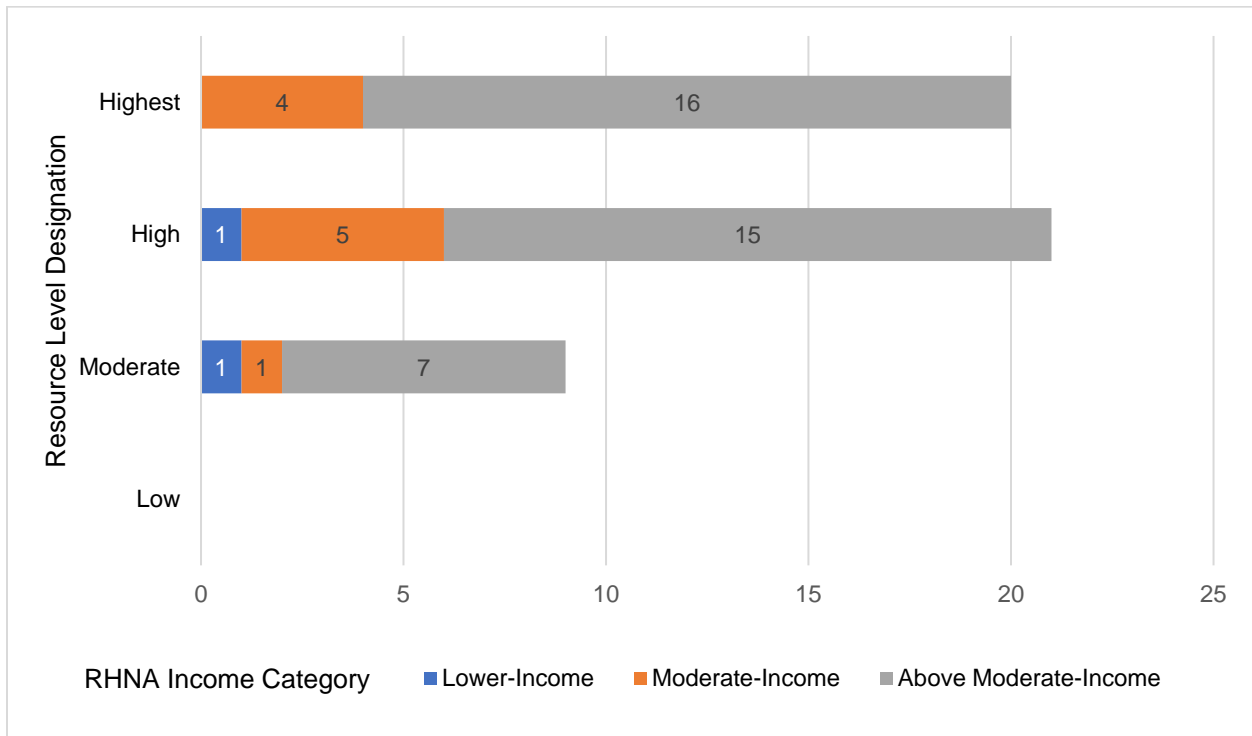
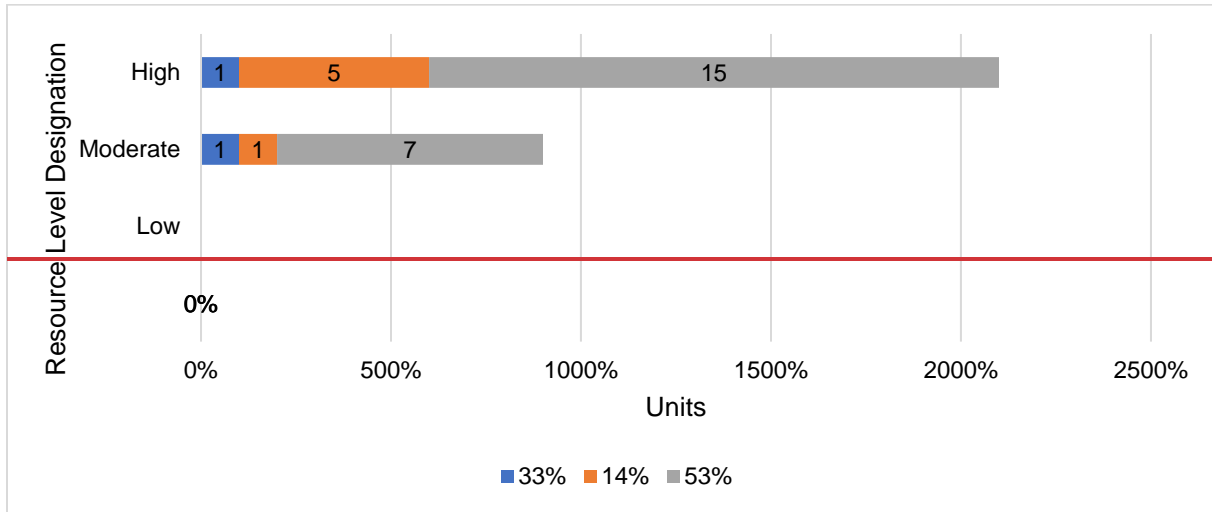


Figure 26: Unit Distribution by 2022 HCD/TCAC Resource Level

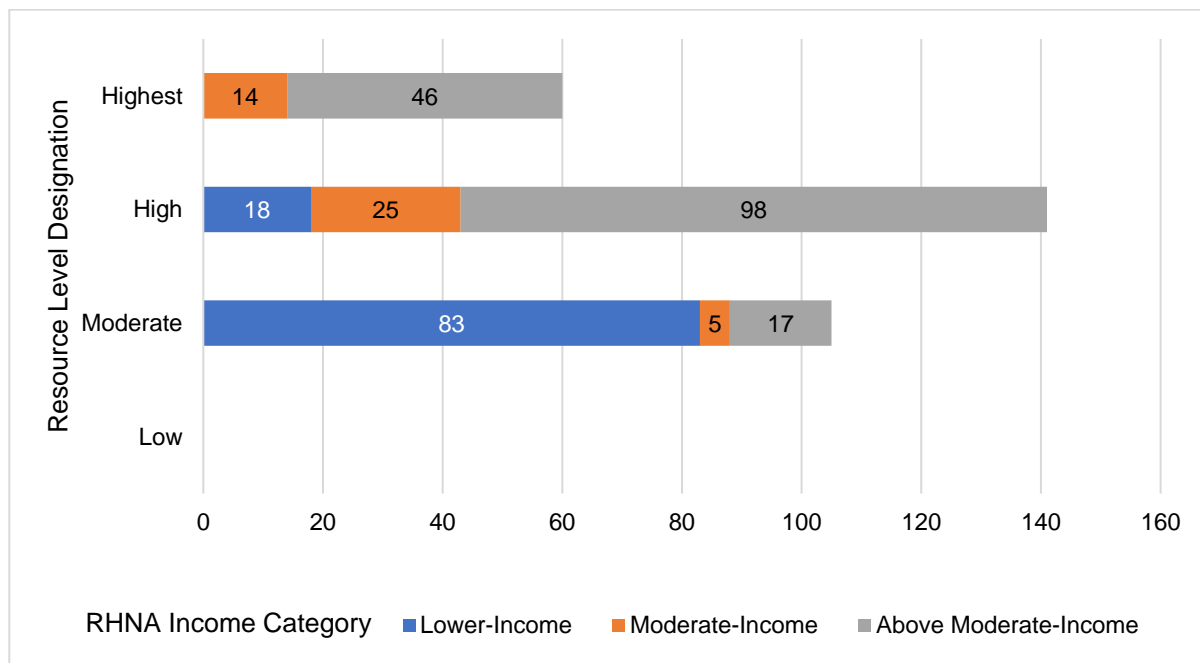
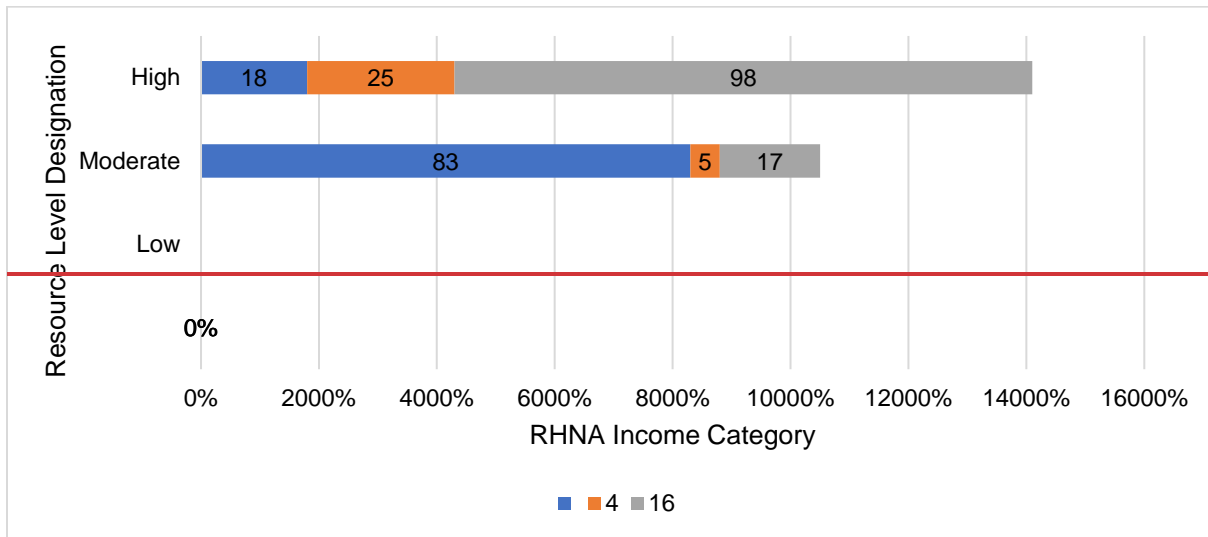
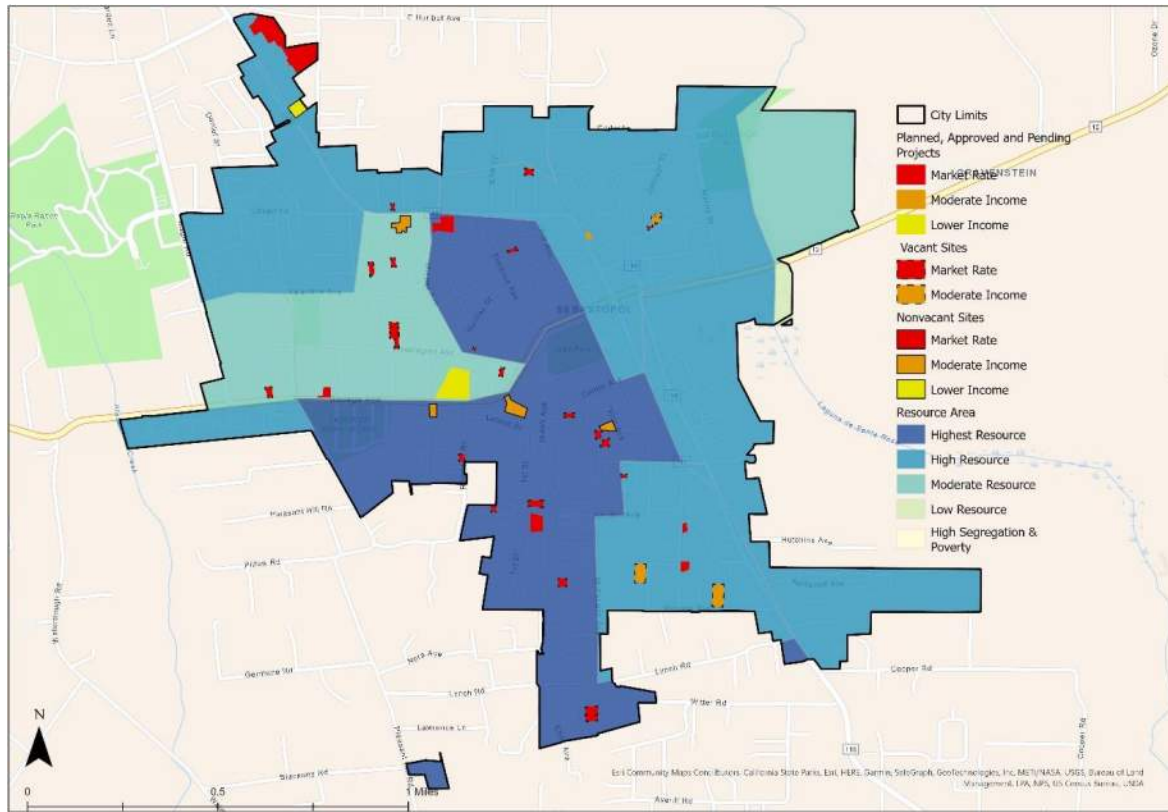


Figure 27: Housing Sites and 2022 HCD/TCAC Resource Level



Source: California Tax Credit Allocation Committee, Opportunity Area Index, 2022

Note: Market Rate developments greater than 5 units will include low- or moderate-income housing on site, in accordance with the City's Inclusionary Housing Ordinance

3.7.2 Improved and Exacerbated Conditions

Improved Conditions

The location of projects and sites are well-distributed throughout the community. Sites identified to meet the low-income RHNA are located near amenities and are all in or near high or highest resource areas. The distribution of sites generally improves fair housing conditions within the City.

Exacerbated Conditions

New development could increase risk of displacement. Program D-4.1 will mitigate displacement risk from new development. New development could also exacerbate cost burden. Programs are included to preserve affordable housing and to incentivize additional forms of deed-restricted and naturally occurring affordable housing to address this need.

3.8 INFRASTRUCTURE CONSIDERATIONS

The City has adequate infrastructure to accommodate the development of its RHNA, including water, sewer, and dry utilities. A more detailed discussion of infrastructure constraints and availability is included within the Technical Background Report, in Section 4.4.3.

3.8.1 Water

The City is served by municipal wells and participates in a variety of conservation and planning efforts related to water capacity, including a Groundwater Sustainability Plan. The City's most recent Water Master Plan demonstrates adequate water capacity for future residential development.

3.8.2 Sewer

The City is served by the Sub-Regional Water Reclamation System Treatment Plant in Santa Rosa and maintains a Sanitary Sewer System Utility Master Plan to plan for future capacity. The City's most recent Level of Service report demonstrates adequate wastewater capacity for future residential development.

3.8.3 Other Utilities

Electrical and gas infrastructure for the City are provided by Pacific Gas & Electricity (PG&E), with electric services provided by either PG&E or Sonoma Clean Power, a customer-owned public agency operated in the Cities of Cloverdale, Cotati, Fort Bragg, Petaluma, Point Arena, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, Willits and the Town of Windsor, and the Counties of Sonoma and Mendocino. Additionally, the City manages the Solar Sebastopol program and collaborates with the Regional Climate Protection Authority to reduce energy use and decrease greenhouse gas emissions, including partnering on programs through BayRen. Energy infrastructure is adequate for future residential development.

3.9 ENVIRONMENTAL CONSIDERATIONS

Development in the City is constrained by environmental conditions. Most notably, floodplains within City limits affect the areas that can be developed, and the type of development that is suitable in those areas. The City prepared a Local Hazard Mitigation Plan which was adopted in 2022 to analyze local hazards and ensure the safety of its residents. Environmental constraints have been considered in the analysis of suitable sites, and adjustment factors have been used where necessary to reflect those constraints. A more detailed discussion of environmental constraints is included within the Technical Background Report, in Section 4.4.3.

3.9.1 Seismic Hazards

There are no seismic hazard zones within the City. Faults in the surrounding area may increase the risk of seismic-related liquefaction, erosion, or earthquake-induced

landslides. This risk is not significant and does not affect the City's ability to accommodate its RHNA.

3.9.2 Flood Hazards

The City contains land within the 100-year floodplain. Areas near the Laguna de Santa Rosa and along Atascadero Creek are at the highest flood risk locally. The City maintains development standards for residential development within flood hazard areas. These measures may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property. These considerations have been incorporated into capacity calculations and do not affect the City's ability to accommodate its RHNA.

3.9.3 Fire Hazards

There are no wildfire hazard areas within the City. Additionally, local fire-safe building codes are implemented to ensure structural security. This risk is not significant and does not affect the City's ability to accommodate its RHNA.

CONCLUSION

The City of Sebastopol is a unique and vibrant community with an engaged population. The City has made excellent strides in addressing the community's housing needs, especially the needs of its most vulnerable populations. The policies and programs in this Housing Element will continue to facilitate the development of all housing types, explore innovative housing solutions, address the needs of its residents, and affirmatively furthering fair housing.

City of Sebastopol
Housing Element
Technical Background Report

City of Sebastopol Housing Element
~~Section IV: Technical Background Report~~
~~Public Review~~ City Council Hearing Draft
~~July 21, 2022~~ January 3, 2023

Contents

SECTION IV: TECHNICAL BACKGROUND REPORT 1

4.1 INTRODUCTION..... 1

4.2 HOUSING NEEDS DATA AND ANALYSIS 1

 4.2.1 Pre-Certified ABAG Dataset..... 2

 4.2.2 Housing Needs Analysis..... 2

 4.2.3 Zoning for a Variety of Housing Types 19

4.3 HOUSING PROGRAMS & RESOURCES 24

 4.3.1 Resources: Housing Assistance Programs..... 24

 4.3.2 Conversion Risk of Assisted Housing Developments..... 29

 4.3.3 Opportunities for Energy Conservation in Residential Development 34

4.4 HOUSING CONSTRAINTS ANALYSIS 35

 4.4.1 Non-Governmental Constraints..... 35

 4.4.2 Potential Governmental Constraints 39

 4.4.3 Environmental and Infrastructure Constraints..... 65

4.5 FAIR HOUSING ANALYSIS..... 68

 4.5.1. Background and Summary of Fair Housing Issues 68

 4.5.2 Fair Housing Enforcement and Outreach Capacity..... 69

 4.5.3 Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes 77

 4.5.4 Disparities in Access to Opportunity 99

 4.5.5 Disproportionate Housing Needs, Including Displacement 110

 4.5.6 Other Relevant Factors and Local Knowledge..... 119

 4.5.7 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary..... 122

APPENDIX A: COMMUNITY ENGAGEMENT AND OUTREACH..... 126

APPENDIX B: SURVEY RESULTS 139

APPENDIX C: HOUSING NEEDS DATA REPORT 158

 1. Introduction..... 158

 2. Summary of Key Facts 159

 3. Looking to the Future: Regional Housing Needs..... 162

 4. Population, Employment and Household Characteristics 164

 5. Housing Stock Characteristics 183

 6 Special Housing Needs 201

APPENDIX D: FULL SITE INVENTORY DATA..... 217

APPENDIX E: GMO COMPLIANCE WITH SB 330..... 220

SECTION IV: TECHNICAL BACKGROUND REPORT

4.1 INTRODUCTION

To meet all statutory requirements in Government Code §65583(a) (1 and 2) related to quantification and analysis of existing housing needs, this Technical Background Report ~~also~~ includes pre-certified data from ABAG as well as 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.~~

~~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.~~

4.2.1 Pre-Certified ABAG Dataset

The Housing Needs Data Report provided by the Association of Bay Area Governments is included as Appendix C. This Report contains a list of housing terms, RHNA methodology, household characteristics, demographics of housing stock, and data on special needs populations. The data in this report was reviewed and pre-certified by the California Department of Housing and Community Development (HCD) in March 2021 and meets most of the requirements for quantification of existing and projected, including the following:

- population, employment trends and existing and projected housing needs for all income levels;
- household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding (e.g., existing households, existing extremely low-income households, total, lower and extremely low-income households overpaying, overcrowded households); and
- special housing needs (e.g., number of persons with disabilities, number of persons with developmental disabilities, elderly households by tenure, large households by tenure, farmworkers and female headed households);

The remaining housing needs data requirements, including quantification of persons experiencing homelessness, estimation of the number of units in need of rehabilitation and replacement, and projects at-risk of converting to market-rate uses, are addressed within this Technical Background Report. The section also contains other data related to local housing programs and resources, an analysis of housing constraints, and the assessment of fair housing.

4.2.2 Housing Needs Analysis

This section includes quantification and analysis of the jurisdiction's existing and projected housing needs for all income groups. State housing law identifies special needs groups as: elderly households; disabled persons, including those with developmental disabilities; large households; female-headed households; homeless families and persons in need of emergency shelter; and agricultural workers. In identifying and analyzing housing needs, the jurisdiction can provide resources and actions to accommodate a diversity of housing needs.

Extremely -Low-Income Households

Existing and Projected Needs

Extremely low-income households have incomes at or below 30~~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 can include a lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, or cost burden. Cost burden is the ratio of housing costs (rent or mortgage, utilities, taxes) to household income. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 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

Source: HUD Consolidated Housing Affordability Strategy (CHAS), 2013-2017 ACS

To calculate the projected housing needs for ELI households, jurisdictions may use their RHNA for very low-income households. The City assumed 50 ~~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. These individuals and families may be 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.⁴ 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.

Table 4: Senior Households by Income and Tenure

Income Level	Owner	Renter	Total
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³American Community Survey, 2019 5-Year Estimates

⁴American Community Survey, 2019 5-Year Estimates

City Council Hearing Draft Housing Element
City of Sebastopol

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~~ are conditionally and large community care homes of seven or more persons will be permitted in all residential zones and CO zones- (Program D-2.2).

Burbank Heights (138 units) and Burbank Orchards (60 units) are subsidized apartments for low-income senior households. Live Oak Rest Home (6 units), Serenity Villa (15 units), and Las Palmas (6 units) provide senior housing with assisted living units at market ~~rates~~ rates.

Due to the ~~city's~~ 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,~~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				
<i>US Census Bureau, S1810 Disability Characteristics, 2019: ACS 5-Year Estimates – accessed 6/1/22; California Department of Developmental Services</i>							

In Sebastopol, there are 41 individuals that experience developmental disabilities, which includes 16 children (ages 17 and below) and 25 adults (ages 18 and above).⁵ 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 arrangements.⁶

Programs and Resources

The types of housing suitable to serve people with disabilities may vary depending on the type of disability. Sebastopol’s Zoning Code allows ADUs/JADUs by right in all residential zones and on commercial property with an existing residential dwelling. Mobile homes are allowed in the designated RMH zone. Small community care homes of six or fewer persons are permitted by-right in all residential and commercial-office (CO) zones, and large community care homes of seven or more persons will be permitted in all residential zones and CO zones (Program D-2.2).

Burbank Orchards (60 units) is a subsidized apartments for low-income people with disabilities. Local services are available to provide personal care in clients’ homes.

Greenacre Homes & School is a local non-profit organization that **serves Sebastopol residents** provides residential services for the developmentally disabled ~~population-~~ young men. Greenacre provides group home living and clinical services to support

⁵ California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group, 2020.
⁶ Ibid.

residents with personal growth, relationship building, and skill development, and independent functioning. Greenacre also provided educational services. Curriculums offered include communication development, social perspective, social thinking strategies, and programs utilize a variety of assistive technology individualized to student' specific needs. Greenacre also provides vocational services, including job training and actual work experience.

The North Bay Regional Center is a non-profit, private organization that is contracted with the California Department of Developmental Services and partners with community-based organizations and agencies to serve developmentally disabled residents in the Sonoma County. NBRC provides a variety of services for infants, children, and adults, including day care services, employment programs, skilled nursing services, inpatient cares, home health supports, housing support services, driver's training programs, vehicle modification programs, independent living services, mobility training (assistance in using public transportation), residential care homes, specialized transportation, and translator/interpreter services. These services help individuals with disabilities lead more independent lives and meet basic needs.

To address the remaining needs of residents with disabilities, the City is implementing the following policies and programs:

- **Policy A-4 and Policy D-4:** Promotes affordable housing for special needs groups and permit expediting services, respectively
- **Program A-1.3:** Inventory monitoring of sites to accommodate special needs groups
- **Program B-1.1:** ~~Non-discriminatory monitoring~~ Monitoring and review of housing programs
- **Program B-1.2:** Revise Code Enforcement and Reasonable Accommodation Procedures
- **Program D-2.2:** Allow large residential community care homes for 7 or more individuals, subject to Streamline and Reduce Barrier ~~objective criteria, in all residential zones.~~

Large Households

Large households typically comprise of five or more persons residing together, and may include multiple generations including a young family, grandparents, and extended family members or co-housing households. Large households serve a unique need in that householders ~~may want to can~~ save money ~~due to the high cost of living~~, share responsibilities for child care or for religious or cultural ~~reasons~~ needs, serve a member with disabilities, and other reasons. Housing units with three or more bedrooms are residential types that serve large households and are mainly renter occupied.

Existing and Projected Needs

In Sebastopol, large family households make up 2.4-percent% of total households. ~~There are no large nonfamily households in Sebastopol.~~ Two-person households represent the largest share of household ~~size-sizes in the City.~~ Total large households comprise of 42-percent% owner-occupied units and 58-percent% renter-occupied units (Table 7)-~~that~~, which 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
Note: No 2019 data is available for CHAS, so the total does not match the 2019 ACS data shown above.

~~In Sebastopol, most large households earn 51% or greater than the AMI, as shown in Table 8. There were no reported very low-income large family households in~~

Sebastopol. There are 81 households with 5 or more people, over 1,500 homes with 3 or more bedrooms,⁷ and this is not identified as a housing need.

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 conditions.⁸ 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..."⁹ Although the data does not indicate a significant need for farmworker housing for current Sebastopol residents, this is a significant regional need that should be addressed through policies and programs.

Programs and Resources

Sebastopol plans for farmworker housing ~~of current and future residents~~ through ~~their~~the provision of very and extremely low-income housing, as well as through targeted housing opportunities, such as ~~a proposed~~an approved housing project (Woodmark Apartments, see Section 3.2.2) with 48 units reserved for current or retired agricultural workers who meet the income and eligibility requirements.

To address the remaining needs of farmworkers, the City is implementing the following policies and programs:

⁷ Census Bureau, American Community Survey 2019 5-Year Estimates

⁸ County of Sonoma Department of Health Services, Sonoma County Farmworker Health Survey, <https://insight.livestories.com/s/farmworker-health-survey-sonoma-county/55dcaed6a750b37d7bf09501/>, 2014

⁹ 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.

- **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~~Less than 5% of households are female headed with children under 18 years. ~~Nearly~~one quarter of female heads of households live alone, half of whom are seniors ~~who live alone~~. In Sebastopol, 2.6% of households are ~~FH~~female-headed owner-occupied whereas 8.8% are ~~FH~~renter occupied. Of the ~~FH~~female-headed family households, 12.6% have incomes below the poverty level and 87.4% have incomes ~~at or~~ above the poverty level. All ~~FH~~female-headed family households under the poverty limit in Sebastopol have children.

Table 9: Female-Headed Households in Sebastopol

Household type	Number of Households	Percent of Total Households
Total households	3,333	100%
Total FH households	1,190	35.7%
FH family households	390	11.7%
FH households w. children under 18	158	4.7%
FH households living alone	789	23.7%
Total families under the poverty level	85	2.6%
FH households under the poverty level		
• No child	0	0
• 1 or 2 children	49	1.5%
• 3 or 4 children	0	0

Source: US Census Tables B17012 & DP02 2019: ACS 5-Year estimates

Female-headed households with one to two children and no spouse that experience poverty ~~are in~~ may 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 ~~services~~ ~~services~~ that ~~connects~~ ~~connect~~ low-income FH households to affordable units throughout the region. Other unconventional multifamily housing strategies such as co-housing units with on-site daycare and communal facilities can identify additional site opportunities that expand multifamily options for low-income female-headed households.

Programs and Resources

Petaluma Avenue Homes is a cohousing complex in Sebastopol that provides 45 apartments and town homes serving low-income families and seniors. However, there is often a waitlist and may not meet the immediate housing needs of low-income families. Additionally, female-headed households may need additional resources related to job training, childcare, and health care coverage. State and County programs are available to assist low-income families and single-parent families, including the following:

- **SonomaWORKS** provides temporary help for families with children who have little or no money. This may include housing, food, utilities payments, childcare or medical care, job training, legal services, and mental health services.
- **Medi-Cal** and the **County Medical Services Program** provide health care coverage for eligible residents.
- **CalFresh** and **WIC** help eligible residents afford food and access information about nutrition and health.

To address the remaining needs of female-headed households, the City is implementing the following policies and programs:

- **Policy A-4:** Promotes affordable housing for special needs groups
- **Program B-2.1:** Expedites permit processing for special needs housing
- **Program A-1.3:** Inventory monitoring of sites to accommodate special needs groups
- **Program A-3.3:** Encourage missing middle housing by promoting a variety of housing types through municipal code updates, zoning updates, and promotion of online ADU resources.

Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs and support services to meet, due to both the diversity and the complexity of factors that lead to homelessness. The Department of Housing and Urban Development defines

homelessness as any, “individual or family who lacks a fixed, regular, and adequate nighttime residence” or an individual whose, “primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground.” This also includes those at risk of being homeless, those fleeing domestic violence, those who have no other residence, and those who lack the resources to obtain permanent housing. California law requires that Housing Elements estimate the need for emergency shelter or other types of viable shelters for individuals experiencing homelessness.

~~The top three drivers of homelessness are loss of a job, alcohol or drug abuse, and domestic dispute¹⁰.~~ Some unsheltered residents are able to receive wrap-around services and re-enter the workforce while some continue to experience chronic homelessness. In California, those who have reported experiencing chronic homelessness have increased by 20 ~~percent%~~ between 2020 and 2021, while occupancy rates at shelters have declined¹¹.

Existing and Projected Needs

In 2020, there were an estimated 129 homeless Sebastopol residents, all of whom were unsheltered¹². 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~~ 7% decrease in homeless persons since 2019¹³. The cause of homelessness is complex and often based on interrelated factors. In Sonoma County, the top primary causes of homelessness include the following¹⁴:

- 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

¹⁰ ~~ABAG, 2021.~~

¹¹ HUD, Annual Homeless Assessment Report (AHAR) to Congress, <https://www.huduser.gov/portal/sites/default/files/pdf/2021-AHAR-Part-1.pdf>, 2021

¹² Point-in-Time Census, 2020.

¹³ Point in Time Census, 2021.

¹⁴ ~~Sonoma County Homeless Census Comprehensive Report, 2020.~~

- no transportation (17%).¹⁵

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~~ City-owned mobile home park that was recently renovated and expanded through a collaboration between the City and West County Community Services (WCCS-). Park Village includes a mix of mobile homes and apartments to provide transitional housing and “wrap-around” services for homeless families. Park Village Mobile Home Park is ~~owned by the City of Sebastopol,~~ located 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

¹⁵ Sonoma County Homeless Census Comprehensive Report, 2020.

City Council Hearing Draft Housing Element
City of Sebastopol

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 serveserves~~ as a community room for Park Village's ~~now~~ 80 residents. ~~WCCS~~The Community Room is ~~fundraising to furnish the roomfurnished~~ with computers, a printer, toys, and furniture for health checks, AA meetings, community gatherings, and 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 additional permanent RV pads and associated utilities (electric, water, sewer). These are specifically geared towards homeless individuals/families living in their vehicles on the street. These were completed in 2021 and are now occupied, with residents receiving 'wrap around' services through the Park Village model.

The City also received a CDBG grant from the Sonoma County Community Development Commission (CDC) to renovate two vacant apartments at the site into two-bedroom family apartments available to low-income households. These were completed and occupied in January 2022.

City Council members created an ad hoc Committee on the Unhoused in 2021 to address the declared homelessness emergency in the City. The committee reviewed several potential sites for a 24-7 RV homeless shelter throughout the fall of 2021, with SAVS as the identified operator of the site through a grant they had received from the Sonoma County CoC (Continuum of Care) with full City Council support. This site, "Horizon Shine", functions as a temporary homeless shelter, with all individuals residing there in their owned RVs, and is operated by SAVS. It opened in January 2021 and ~~is anticipated to continue to February~~was granted a two-year extension on their temporary use permit in 2022. Since then, a to keep the site open. A nonprofit purchased this property and seeks to continue using the property to address housing needs locally once the shelter closes.

Safe Overnight Parking is an existing program that offers safe overnight parking spaces at some local churches, including at Community Church on 1000 Gravenstein Hwy North. While the City does not operate these sites, the Committee for the Unhoused is working with private organizations (generally churches) to expand this program for the vehicular unhoused and plans on expanding services throughout the City. In 2021, the Community Church on 1000 Gravenstein Hwy N applied for a Temporary Use Permit to bring two 'Conestoga hut' shelters to the site for a period

of 5 years, to expand this safe parking program to include basic shelters for homeless. This permit was unanimously granted by the Planning Commission.

Elderberry Commons is a City-County collaboration providing thirty-one units of permanent supportive housing using Project Homekey funds. These units are currently providing housing to COVID-19 vulnerable homeless individuals. Individuals in this category include those who are over the age of 65 years and/or with chronic or acute health conditions such as cancer, chronic obstructive pulmonary disease (COPD), liver disease and individuals who are immunocompromised. Wrap-around services are provided at this site. Once the COVID-19 housing program is complete, the property will be renovated and converted to permanent housing for extremely low-income households.

The WCCS Homelessness Outreach Coordinator position is funded through the City's General Fund and provides support services to reduce the number of unhoused individuals. The City is currently looking for homelessness-related funding grants or mental health service funding to continue this program as a permanent service.

Other resources within the region include:

- The SAY Dream Center for Youths
- Tamayo House
- Catholic Charities of Santa Rosa and Burbank Housing's Carita's Village
- The Living Room Day Shelter for Women
- The Rose - Women with Children Emergency Shelter
- Redwood Gospel Mission
- Catholic Charities Homeless Services Center
- Catholic Charities Family Support Center
- Sloan House Women's Emergency Shelter
- Community Support Network Opportunity House
- InterFaith Shelter Network

~~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.

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~~ **Higher density rental** multifamily dwellings are allowed without the need for a conditional use permit in the ~~R5, R6,~~ and R7 districts. Additionally, ~~rental~~ **higher density** multifamily uses are permitted in the Office Commercial (CO), General Commercial (CG), and Central Core (CD) districts within mixed-use projects, except along primary street frontages. Affordable housing that is deed-restricted for occupancy to very low-, low-, and moderate- income households are ~~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 Commercial agricultural~~ employee housing is allowed as a permitted use in the R1 and R2 zones, which are generally located near the City's boundaries. Employee housing for or fewer employees, including farmworkers, is considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Other types of agricultural employee housing can be built in other City zones. As discussed

in 4.2.2 Housing Needs Analysis, ~~an~~the 84-unit ~~housing~~Woodmark project ~~is currently going through the approval process~~ that reserves units for low-income agricultural employees ~~was approved in August 2022~~. Sebastopol’s Zoning Code was updated in 2017 to be consistent with State law, including permitting employee housing and single-family housing in residential zones, up to 36 beds in a group quarter or 12 units designated for single family use. The provisions of HSC 17021.8 are not applicable to Sebastopol as there is no land designated as agricultural land in the City’s General Plan.

Emergency Shelters and Low Barrier Navigation Centers

The Sebastopol Municipal Code (SMC) defines a homeless shelter as, “a residential facility operated by a provider which provides temporary accommodations to persons or families with low income for a period of generally no more than six months, [that] may also provide meals, counseling, and other services, as well as a common area for users of the facility” (SMC 17.08.100). This use meets the definition for emergency shelters, defined in Government Code Section 65582(d) as, “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” The Zoning Code was updated in 2017 to allow homeless shelters in the General Commercial (CG) district ~~only by right, with no planning permit required,~~ subject ~~to administrative~~only to the same development standards as other uses in the same zone. ~~The building permit review.~~Currently, for homeless shelters ~~are~~is a ministerial process with only objective standards, and there is no review of management standards required in this zone as part of the permitting process. These standards are compliant with those set forth in Government Code section 65583 (a)(4)(A).

~~Homeless shelters are additionally~~ allowed in the R5, R6, R7 and CD (Downtown Commercial) zones subject to a conditional use permit ~~and allowed as a by-right use in the CG Zone,~~ subject only to the same development standards as other developmentuses in the same zone.

~~The permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.~~

~~Zones that allow homeless shelters are located in proximity to transit and amenities, such as grocery stores and laundromats, and include sufficient capacity to accommodate the need for emergency shelter, demonstrated in Table 11. The City has several existing housing and shelter options already established, as discussed in Section 4.2.2.~~

Table 11: Sites with Capacity for Emergency Shelters

<u>APN</u>	<u>Zone</u>	<u>Acres</u>	<u>Use</u>
<u>004-350-076</u>	<u>CG</u>	<u>0.3</u>	<u>Vacant</u>
<u>060-270-013</u>	<u>CG</u>	<u>0.26</u>	<u>Vacant</u>
<u>004-102-027</u>	<u>CG</u>	<u>0.93</u>	<u>Vacant</u>
<u>060-270-077</u>	<u>CG</u>	<u>0.29</u>	<u>Vacant</u>

City Council Hearing Draft Housing Element
City of Sebastopol

004-430-041	CG	4.6	Parking Lot
Total		6.38	

Homeless shelters are required to provide one off-street parking space per ten beds, and bicycle parking spaces totaling at least 25 ~~percent%~~ of the required vehicle spaces. ~~The provisions of this district~~To ensure the City meet the requirements set in Government Code 65583(a)(4)(A) as amended by AB 139 as the district has the capacity), it will update its Code to ensure its parking requirements 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.~~shelters comply with changes made by AB 139 (Program D-2.2e).~~

Low barrier navigation centers are defined in Government Code Section 65660(a) as, “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” As with emergency shelters, low barrier navigation centers are allowed under the definition of homeless shelter within the SMC, and are allowed in the R5, R6, R7 and CD zones subject to a conditional use permit and allowed as a by right use in the CG zone.

The CG zone mainly includes parcels along Highway 116 on the northern and southern portions of town, as well as several parcels near higher density intersections. As addressed in Section 1.9.3, Section 4.2.2, and Appendix A, Sebastopol has a demonstrated need for resources for the local unhoused population. Program D-2.2 is included to address this need and ensure compliance with State standards and allow low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Transitional and Supportive Housing

The Sebastopol Municipal Code (SMC) defines transitional housing the same as Government Code Section 65582(h), “buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance,” and supportive housing as defined in Government Code 65582(f), “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Transitional and supportive housing are allowed in Sebastopol under the same zoning restrictions as other residential dwellings of the same type. For instance, transitional and supportive housing in multifamily residential developments is allowed by right in

the R5, R6, and R7 zones. Program D-2.2 is included to address this need and ensure compliance with State standards.

Single Room Occupancy (SRO) Housing

The Sebastopol Municipal Code (SMC) defines single room occupancy (SRO) housing as, “multifamily residential buildings containing housing units with a minimum floor area of 150 square feet and a maximum floor area of 375 square feet which may have kitchen and/or bathroom facilities, and where each housing unit is restricted to occupancy by no more than two persons and is offered on a monthly rental basis or longer.” SRO housing is permitted in the R7 ~~zone, district~~ and in the Office Commercial (CO₇), General Commercial (CG₇), and Central Core (CD-zones) districts with a conditional permit, or by-right when all units are affordable or when part of a mixed-use development. These zones are located around main thoroughfares, including Bodega Avenue, Healdsburg Avenue, and Highway 116, ~~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) was 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: (siding materials, roof pitch, etc.). Single-family dwellings are considered permitted uses in zones R1 through R7, which includes most of the City’s land away from major thoroughfares.

Mobile Home Parks

The Sebastopol Municipal Code (SMC) defines mobile home parks as, “an area or parcel of land where one or more mobile home lots are rented, available for rent, owned, or available for sale,” and uses the definition for mobile home provided in the HSC 18008(a). Sebastopol is unique in that the City, rather than HCD, retains authority over its mobile home parks.

Mobile home parks are permitted in the RMH District and allowed with a conditional use permit in the following zones: R1, R2, R3, R4, R6, and R7. Development standards for mobile home parks are outlined in SMC 12.20.050 and were last updated in 2018.

City Council Hearing Draft Housing Element
City of Sebastopol

Sebastopol contains two mobile home parks: Park Village, described in the Programs and Resources section above, operates as transitional and supportive housing, and Fircrest Mobile Home Park, a senior mobile home park age restricted for residents 55+ years. There is no vacant land currently zoned as RMH in the City; however, a new park could be established with a use permit in any residential zone, and existing parks within the RMH can be expanded.

~~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 development,^{16,7} 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-3.56 is included to further encourage and incentivize the development of Accessory Dwelling Units. Under Program D-2.2d, the City will update its Code to allow JADUs in the R7 zone. Additionally, in order to implement new State laws, the City will review and update its ADU ordinance.

¹⁶ <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~~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~~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~~in August 2022.

If selected, participants may choose any housing that meets the Housing Quality Standards of the program. The SCHA pays a housing subsidy directly to the landlord, and the participant pays the difference between the actual rent charged and the amount subsidized by the program. The tenant's share of rent and utilities is generally between 30% to 40~~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 System¹⁷ 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.

HUD Section 811/202 Programs¹⁸ 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

¹⁷ Federal Home Loan Bank of San Francisco, <https://www.fhlbsf.com/community-programs/grant-programs/affordable-housing-programs?category=overview>

¹⁸ HUD, https://www.hud.gov/sites/documents/SECTION202_811_FACTSHEET.PDF

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)¹⁹ 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~~**8%** annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies.

Low Income Housing Tax Credits (LIHTC) provide State and Local LIHTC- allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits based on population for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

National Housing Trust Fund (NHTF)²⁰ 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 & Grants²¹ 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 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.

¹⁹ US Government Code, Title 12, Chapter 42, “Low-Income Housing Preservation and Resident Homeownership

²⁰ HCD, AAP Substantial Amendment Webinar, <https://www.youtube.com/watch?v=njArA21NgQw>, 2021

²¹ USDA Rural Development, <https://www.rd.usda.gov/programs-services/multi-family-housing-programs>

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)²² 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.

²² Golden State Acquisition Fund, <https://www.goldenstate-fund.com/>

Homekey²³ is administered by HCD and provides grants to local entities to acquire and rehabilitate a variety of housing types to sustain and expand housing for people experiencing homelessness or are at risk of experiencing homelessness and provides additional funding for wrap-around supportive services. In 2020, the State granted Sonoma County Homekey funds to purchase and convert the former Sebastopol Inn (6751 Sebastopol Ave) into permanent supportive housing for up to 42 homeless individuals. The new facility, named Elderberry Commons, provides 31 rooms and wrap-around services for formerly homeless individuals. The City collaborated with the County CDC to facilitate the Homekey project by holding stakeholder meetings, coordinating responses to community concerns, and working to engage local businesses as providers of services.

Infill Infrastructure Grant Program (IIG) promotes infill development by providing financial assistance for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Criteria for funding include affordability, density, and access to transit.

Eligible applicants for the IGG Program include nonprofit and for-profit developers of qualifying infill projects and localities with jurisdiction over qualifying infill areas, among others.

Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program is administered by HCD and finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households.

Eligible applicants include local government agencies, nonprofit corporations, and cooperative housing corporations, among others.

Local Housing Trust Fund (LHTF) Program is funded through HCD and provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. Funds are also used to provide down payment assistance for first-time homebuyers and emergency shelters. Funds may also be used to provide down payment assistance for first-time homebuyers.

LHTF funds are restricted to units with at least 55 years of affordability for households earning less than ~~sixty percent~~60% AMI.

Mobile Home Park Rehabilitation and Resident Ownership Program (MPRRP) 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.

²³ CA HCD, <https://homekey.hcd.ca.gov/>

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) Program²⁴ 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.

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

²⁴ CalVet, <https://www.calvet.ca.gov/VHHP>

City Council Hearing Draft Housing Element
City of Sebastopol

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~~12 below. One development is eligible for conversion in 2031~~7~~ but is expected to retain long-term affordability; see discussion below.

Table 12: Existing Assisted Multifamily Rental Housing Developments

City Council Hearing Draft Housing Element
 City of Sebastopol

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 2040	Managed by Christian Church Homes of Nor CA
		Non-Elderly Units	0			
Burbank Orchards	7777 Bodega Avenue (built 1991)	Elderly Units	60	HUD's Section 8 Project-Based Rental Assistance	2031	Christian Church Homes of Northern CA to maintain long-term affordability. <u>Property management submitted HUD renewal package.</u>
		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~~ The property is owned by a large, stable mission-based nonprofit and ~~is expected~~ property management has submitted a HUD renewal package to renew their contract for an additional 20 years 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~~ 13, the cost of preservation, including rehabilitation, is lower than the cost of replacement. ~~However, as~~ Of these ~~units are expected to retain affordability~~ two options, the preservation option is preferable because of the lower costs and the avoidance of tenant displacement.

Table 13: Cost of Preservation and Replacement

Fee/Cost Type	Cost per Unit
Preservation	
Acquisition	\$ 125,583.33
Rehabilitation	\$ 62,791.67
Financing/Other	\$ 28,256.25
Total Estimated Cost per Unit	\$ 216,631.25
Replacement	
Land Acquisition	\$ 50,600.00
Construction (Hard Costs)	\$ 240,385,000.00
Financing/Other	\$ -36,000,152,460.00
Total Estimated Cost per Unit	\$ 326,000,588,060.00
Sources:	
<p>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 <u>estimate</u> by local developers and assumes development at 600-square foot units <u>developer</u>; Financing and other costs are assumed to be 15-percent <u>35%</u> of land and construction costs</p> <p>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.</p>	

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. Burbank Housing manages Bodega Hills Apartments and Christian Church Homes manages Burbank Heights and Burbank Orchards. These organizations are very active and aim to maintain affordability for low-income residences in these complexes.

Resources

Since the City of Sebastopol is a HUD-designated Urban County entitlement jurisdiction, they will continue to receive administered funds from the Sonoma County CDC on an annual basis for affordable units that receive government subsidies. Additionally, the City aims to continue their successful program of collaborating with Burbank Housing and other affordable housing developers to maintain and develop affordable housing opportunities (Program B-4).

State and Federal financial resources that may help in preserving affordable housing are discussed in Section 4.3.1 and include the following:

- Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA)
- Golden State Acquisition Fund (GSAF)
- Local Housing Trust Fund (LHTF) Program
- Mobile Home Park Rehabilitation and Resident Ownership Program (MPRRP)
- Multifamily Housing Program (MHP)
- Veterans Housing and Homelessness Prevention (VHHP) Program

Other Affordable Units

AdditionallyIn addition to the project-based units described above, there are affordable units which are provided by private developers under the City's inclusionary and density bonus provisions. For-sale inclusionary units are deed-restricted for affordability through the City's inclusionary housing requirements Chapter 17.250 and require that future buyers enter into a resale agreement with the City to maintain affordability in perpetuity.

4.3.73 Opportunities for Energy Conservation in Residential Development

Sebastopol residents value conservation efforts and seek to promote sustainable development that incorporates conservation measures. In 2016, the City adopted California Green Building Standards Code (CalGreen) which includes construction waste reduction and disposal and recycling requirements for residential projects. The CalGreen Mandatory Measures apply to all residential projects and represent the

minimum sustainable goals for a project. If your project requires a Tier compliance, you also must comply with all of the mandatory measures. Local jurisdictions may raise these sustainable goals by adopting a “voluntary” tier of additional requirements. Sebastopol has adopted most Tier 1 requirements, which adds additional requirements beyond the mandatory measures. Under Program C-3.1, the City will adopt additional conservation requirements.

Locally, the Sonoma County Energy and Sustainability Division provides resources and information on residential energy conservation, including home retrofits, photovoltaic technology, rebates and incentives for conservation measures, and financing opportunities. Additionally, the Sonoma County Energy Independence Program (SCEIP) is operated by the County of Sonoma and provides financing to property owners to install or upgrade energy and water conserving improvements on their property.

4.4 HOUSING CONSTRAINTS ANALYSIS

This section of the Housing Element examines the constraints that could hinder the City’s achievement of its housing objectives and the resources that are available to assist in the production, maintenance, and improvement of the City’s housing stock. In compliance with Government Code Section 65583, sections 4.4.1 and 4.4.2 identify and analyze potential non-governmental and governmental constraints to the production and retention of housing.

4.4.1 Non-Governmental Constraints

In compliance with Government Code §65583(a)(6) the following is an analysis of potential non-governmental constraints:

Financing

Sebastopol’s population has increased by 5% within the last decade, to about 7,745 residents, while the housing stock has remained relatively stable. The lack of land availability combined with high demand and supply and labor shortages has led to a typical home value increase averaging 30% as of December 2021.²⁵ 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.

²⁵ Redfin.com, Realtor.com, Zillow.com (accessed 1/26/22)

The median price of a home in Sebastopol was \$956,150 in 2020 and increased to over \$1 million in ~~2022~~2022²⁶ 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 process. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable. This process adds additional time and administrative burden to housing projects, constraining development.

These challenges, combined with the unpredictability of competitive funding create financing constraints for developers of affordable housing.²⁷

Vacant Land

~~Vacant land is described as any unused and minimally developed parcel. Sebastopol is generally built out and has relatively 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 restricted availability of vacant land ~~will~~may pose a constraint to housing development in the future, it does not pose a constraint to the City's ability to meet its RHNA and address housing needs throughout this planning period.

²⁶ Association of Bay Area Governments, 2021

²⁷ Sonoma County Grand Jury Report, June 2022

Price of Land

Similar to the greater Bay Area, high land costs are a significant constraint to the development of affordable and middle-income housing in the City of Sebastopol, at approximately \$1,102,000 per acre.²⁸ 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.~~²⁹

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.~~ This has resulted in increasing land costs in the City compared to other larger jurisdictions with more available vacant land. Stakeholders have noted that the cost of land is a major constraint to housing development in the City. However, this constraint is not 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 ~~(Terner Center, 2021 acc. 1/21/22). It is.~~³⁰ Construction costs are also influenced by market demand and market-based changes in the cost of materials. The cost of construction depends on the type of unit being built and is ~~largely~~ partially determined by the quality or type of materials used to produce the unit. The cost of labor ranges from 14% to 40% based on several factors including housing demand, inflation-induced wage increases, the number of contractors in an area and the unionization of workers.³¹

According to local stakeholders in the development community, hard costs for residential construction typically start around \$400 per square foot. ~~and can average close to \$500 per square foot. Hard costs of construction are approximately \$385,000 per unit for multifamily development and \$480,000 for a single family residence.~~³²

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

²⁸ City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021

²⁹ CBRE, U.S. Seniors Housing Development Costs Report, 2018; City of Sebastopol Affordable Housing In-Lieu Fee Nexus Study, 2021; Terner Center, Making It Pencil: The Math Behind Housing Development, 2019

³⁰ Terner Center, Making It Pencil: The Math Behind Housing Development, 2019

³¹ California Forward, 2016; GoBridgit.com, 2022 (accessed 1/21/22).

³² See Table 13

relying on tax credits or similar affordable housing funding sources. Developers of affordable housing projects ~~oftentypically~~ need several different forms of financing (loans, grants, tax credits), each of which has its own application procedures, regulations, and timetable.

The construction cost of housing affects the affordability of new housing and is a significant non-governmental constraint to housing in Sebastopol. Several programs and financing options are available to mitigate this constraint, as discussed in Section 4.3.1.

Development Trends

Local development trends provide insight into the feasibility of projected development. Requests to develop housing at densities lower than those identified or long development timeframes after receiving project approval may indicate additional nongovernmental constraints to housing development. In Sebastopol, ~~most all but one~~ recent ~~developments have~~ development has developed at or above the density listed in the prior site inventory. ~~One; only one~~ site was developed at a lower density due to environmental constraints. ~~— that have been accounted for in the 6th cycle inventory.~~

The typical timeframe between approval for a housing development project and an application for a building permit varies, but generally ranges from 2 weeks to 6 months, depending on the project and the developer. ~~These do~~ This does not present constraints to development.

Community Opposition

Community opposition may pose a constraint to housing development, depending on the type of housing proposed, its location within the City, and the level of discretionary approval associated with the project. Residents of Sebastopol are engaged and concerned about the character of their community. ~~Residents. Concerns~~ have been 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~~ 2 Proactive Community 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 A-3.5 By-Right Housing Development: Allowing residential uses in more districts without the need for a conditional use permit will enable streamlined development and minimize the impact of community opposition on housing projects.
- **Program B-3.1 Monitor Housing Trends, Laws, and Issues:** Providing ongoing education for City decisionmakers on new and future housing laws will ensure ongoing compliance with laws that affect discretionary approval.

4.4.2 Potential Governmental Constraints

Government Code Section 65583(a) requires that housing elements analyze potential and actual governmental constraints on maintaining, improving, or developing housing for all income levels. Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although ~~federal~~**Federal** and ~~state~~**State** agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

General Plan and Zoning Code

Each City and County in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under State law, the General Plan must be internally consistent, and each jurisdiction’s zoning must be consistent with its General Plan. The Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element. Sebastopol’s General Plan was adopted in November 2016 and is a comprehensive policy document that guides development over a 20-year period.

The City of Sebastopol established allowed density ranges in its various zoning districts, from Very Low Density Residential (1 unit per acre) to High Density Residential (25 units per acre) and allows high density residential and mixed-use development in its commercial zoning districts (1 unit per 1,000 sq. ft. or 43.6 units per acre).

During the implementation of the 5th Cycle Housing Element, the City established the R5 zone to assist in the development of smaller lot single family homes, duplexes, and other “missing middle” housing types. This serves as a transitional zone between lower density residential areas and higher density multifamily residential or commercial areas. To avoid displacement of current residents in small single-family homes that are more affordable by design, this zoning was not applied to areas where many adjacent parcels could be consolidated and redeveloped into larger apartment blocks. The City will review opportunities to adjust the zoning regulations to address this and apply this zoning to more parcels through Program A-3.3.

Sebastopol’s built environment consists of single-family detached homes on approximately 6,000 to 10,000 square foot lots with a majority of the City designated

for medium-density residential areas. The residential uses and densities allowed in each district are shown in Table 1314 and Table 1415. These provisions allow for a variety of densities and levels of affordability.

Table 14: Residential Districts and Allowed Residential Uses

Land Use Designation	Zoning Districts	Allowed Residential Uses	Residential Density (Units/ Acre)
Very Low Density Residential (VDR)	R1 – Single-Family Residential	Accessory Dwelling Units Employee Housing (Agricultural) Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks Single-Family Dwelling, Detached Small Community Care Residential	1
Low Density Residential (LDR)	R2 – Single-Family Residential	Accessory Dwelling Units Employee Housing (Agricultural) Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks 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* (attached ownership allowed; up to fourplex rental allowed at 1 unit per 3,630 sqft. lot area)	Accessory Dwelling Units Dwelling Groups Homeless Shelter Junior Accessory Dwelling Large Community Care Residential Multifamily Dwellings Single-Family Dwelling, Attached Single-Family Dwelling, Detached Small Community Care Residential Two Detached Single-Family Dwellings Two-Family Dwelling	8.8 to 12.0
High Density	R6 – Multi-	Accessory Dwelling Units	12.1 to 17.4

City Council Hearing Draft Housing Element
City of Sebastopol

Residential (HDR)	Family Residential	Dwelling Groups Homeless Shelter Junior Accessory Dwelling Large Community Care Residential Mobile Home Parks Multifamily Dwellings Single-Family Dwelling, Attached Single-Family Dwelling, Detached Small Community Care Residential Two Detached Single-Family Dwellings Two-Family Dwelling	
	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.</p> <p>***- 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 15: Other Districts and Allowed Residential Uses

Zoning Districts	Allowed Residential Uses	Residential Density (Units/ Acre)
Commercial Office (CO)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 15
General Commercial (CG)	Affordable Housing Projects Homeless Shelter Permanent Residential Uses allowed in the R7 District	Up to 21.8
Central Core (CD)	Affordable Housing Projects Homeless Shelter Permanent Residential Uses allowed in the R7 District	Up to 43.6
Industrial (M)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 21.8
Office/ Light Industrial (OLM)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 21.8
Commercial Industrial (CM)	Affordable Housing Projects Permanent Residential Uses allowed in the R7 District	Up to 25

Development Standards

Zoning regulations establish certain development standards that implement the goals, policies and programs of the land use element as described in the City’s General Plan. Specific development standards include allowable density, lot area, setback requirements, floor area ratio, building height, neighboring building distances, and open space provisions. Table [1516](#) below illustrates development standards for residential and commercial zoning districts. Minimum setbacks for residential and commercial projects are further described in Table [1617](#) below.

Development standards do not generally pose a constraint to residential development, particularly the development of affordable housing. The development standards for R7, CO, and CM specifically include additional height allowances for affordable housing project. Under Program HP-2.2c, the City will further minimize constraints by eliminating the 2-story limit and set a height limit of 35 ft, which would allow for three stories, for multifamily housing in the R6 and R7 zones.

If the development standards pose a constraint, the Zoning Code includes provisions that allow for flexibility. If there are special circumstances limiting property development, such as a parcel’s size, shape, or topography, a developer can apply for an adjustment to development standards by up to 10%.³³ 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,”

³³ Sebastopol Municipal Code 17.410

City Council Hearing Draft Housing Element
City of Sebastopol

including clustering and zero lot line development.³⁴ These provisions have been used in recent residential development and allow developers flexibility.

³⁴ Sebastopol Municipal Code 17.40

Table 16: Development Standards per Zoning District

	Residential Zones								Commercial Zones			
	R1	R2	R3	R4	R5	R6	R7	RMH	CD	CO	CM	OLM
Lot area (Min sq. ft) • Interior ¹ • Corner • Multi-family or Mobile Home Park	1 acre or 43,560 sq. ft.	17,500	8,000	5,000	4,000	4,000	6,000	-	6,000	6,000	15,000	130,680
Min Lot Width ² • Interior • Corner • Multi-family or Mobile Home Park	150 ft. 150 ft. -	80 ft. 80 ft.	70 ft. 80 ft.	50 ft. 60 ft.	40 ft. 45 ft. 60 ft.	45 ft. 50 ft. 60 ft.	60 ft. 70 ft. 80 ft.	- - -	- - -	60 ft.	60 ft.	150 ft.
Max Building Height • Main Buildings • Accessory Buildings • Affordable housing	30 ft. or 2 stories 17 ft. -	Same as R1	Same as R1	Same as R1	Same as R1	Same as R1	30 ft. or 2 stories 17 ft. 40 ft. or 3 stories	Same as R1	40 ft. or 3 stories ³ - -	32 ft. or 2 stories 17 ft. or 1 story 40 ft. or 3 stories ⁴	35 ft or 2stories ⁵ 17 ft. or 1 story 50 ft. or 4 stories	40 ft. or 3 stories 17 ft. or 1-story -

	Residential Zones								Commercial Zones			
	R1	R2	R3	R4	R5	R6	R7	RMH	CD	CO	CM	OLM
Maximum Lot Coverage												
• Parcels ≥ 30,000 sq. ft.	20%	20%	20%	20%	20%	20%	20% ⁶	-				
• Parcels > 15,000 sq. ft. and < 15,000 sq. ft.	30 %	30 %	30 %	30 %	30 %	30 %	30 %	-				
• Parcels > 5,000 sq. ft. and < 15,000 sq. ft.	40%	40%	40%	40%	40%	40%	40%	-				
• Parcels ≤ 5,000 sq. ft.	50%	50%	50%	50%	50%	50%	50%	-				
Maximum FAR	-	-	-	-	-	-	-	-	1.0 to 2.5	1.5	0.75	1.5
Minimum Usable Open Space	-	-	-	-	-	-	50 sq. ft. per unit	-	50 sq. ft. per unit	50 sq. ft. per unit	50 sq. ft. per unit	50 sq. ft. per unit

Source: City of Sebastopol Municipal Code, 2021

¹ Interior and corner lots are measured in square foot and applies to single-family residences and/or duplexes for R1 to RMH residential zones.

² Lot frontage may be reduced to 45 feet if minimum lot width is achieved in front yard setback for single-family residences and duplexes on cul-de-sac properties. For multi-family residences, lot frontage may be reduced to 70 feet if minimum lot width is at least 80 feet measured at the front yard setback. This rule applies to properties located in R4 to R7 residential zones.

³ 50 ft. or 4 stories are allowed for CD and CM zones with residential uses per CUP review and Planning Commission project design review.

⁴ Front, side, and rear yard setbacks for third story must equal to a minimum of 10 feet beyond required second-story setbacks. This applies to projects located in CO, CG, and CM zones.

⁵ Additional height of up to 40 feet or 3-stories is allowed if each yard is increased by one foot for each foot increase in height.

⁶ 10% increase in allowable lot coverage may be approved by Planning Commission if sufficient open space and recreation areas are provided, or affordable units provided. This applies to parcels located in R7 residential zones only.

Table 17: Development Standards – Minimum Setbacks per Zoning District

Zoning District	Front Yard	Interior side yard – main building (whichever is greater)	Interior side yard – accessory building	Secondary front yard (corner lots)	Rear yard – main building ¹	Rear yard – accessory building	Garage/ carport opening facing street	Rear yard – parking
R1	30 ft.	10% of lot width or 15 ft., not to exceed 25 ft.	20 ft. or 10% lot width, not to exceed 25 ft.	15 ft. ²	20% of lot depth, or 20-50 ft.	20 ft. or 20% of lot depth, not to exceed 30 ft.	30 ft.	-
R2	30 ft.	10% of lot width, not to exceed 15 ft.	10% of lot width, not to exceed 10 ft.	15 ft.	20% of lot depth, or 20-35 ft.	3 ft.	-	-
R3	30 ft.	10% of lot width or 10 ft., not to exceed 15 ft.	3 ft.	20 ft.	20% of lot depth, or 20-30 ft.	3 ft.	-	-
R4	20 ft.	10% of lot width, or 5 ft., not to exceed 9 ft.	3 ft.	10 ft.	Same as R3	3 ft.	-	-
R5	15 ft.	Same as R4	3 ft.	10 ft.	Same as R3	3 ft.	20 ft.	-
R6	15 ft.	Same as R4	3 ft.	10 ft.	Same as R3	3 ft.	20 ft.	-
R7	10 ft.	10% of lot width, or 5 ft., not to exceed 9 ft. ³	3 ft.	10 ft.	20% of lot depth, or 20-25 ft.	3 ft.	20 ft.	-
RMH	20 ft.	15/20 ft.	15/20 ft.	15/20 ft.	15/20 ft.	3 ft.	-	-
CD	0 ft.	0 ft.	-	-	0 ft.	3 ft.	-	6 ft.
CO	10 ft. fronting west side of S. Main St., N/A for others	0 ft.	-	-	5 ft.	3 ft.	-	6 ft.
CM	15 ft. from curb or property line	0 ft.	-	-	0 ft.	0 ft.	-	0 ft.
OLM	20 ft. or 30 ft. ⁴	0 ft.	-	-	0 ft.	0 ft.	-	0 ft.

Source: City of Sebastopol Municipal Code, 2021

¹ Rear yard of main building is 20 feet for mixed use commercial buildings abutting a residential district.

² Secondary front yard setbacks cannot be less than the front yard required on adjacent lots. This applies to all residential zoned districts.

³ One foot setback required for each foot above 30 feet for 3-story buildings.

⁴ 20 feet for buildings up to 30 feet high, and 25 feet for buildings more than 30 feet high.

Table ~~17~~18 below describes the types of residential uses allowed in the City of Sebastopol’s residential zoning districts. Table ~~20~~21 describes the types of residential uses allowed in the City’s commercial zoning districts.

Table 18: Types of Residential Uses Allowed in Residential Zones

Housing Type	R1	R2	R3	R4	R5	R6	R7	RMH
Single-Family Dwelling, attached	/	/	/	/	P	P	P	/
Single-family Dwelling, detached; one per parcel*	P	P	P	P	P	P	P	/
Two Detached Single-Family Dwellings	/	/	/	/	P	P	/	/
Two-Family Dwelling	/	/	/	/	P	P	P	/
Accessory Dwelling Units	P	P	P	P	P	P	P	/
Junior Accessory Dwelling Units	P	P	P	P	P	P	/	/
Multifamily Dwelling	/	/	/	/	P	P	P	/
Dwelling Groups	/	/	/	/	P	P	P	/
Mobile Home Parks	C	C	C	C	/	C	C	P
Homeless Shelter**	/	/	/	/	C	C	C	/
Large Community Care, Residential	C	C	C	C	C	C	C	/
Small Community Care, Residential	P	P	P	P	P	P	P	/
Single Room Occupancy Dwelling	/	/	/	/	/	/	P	/
Employee Housing (Commercial Agricultural)	P	P	/	/	/	/	/	/
<u>Employee housing (six or fewer employees)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>L</u>
<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</p>								

Table 19: Permit Types by Housing Type and Zone in Commercial, Office, and Industrial Zones

Zoning District	CO	CG	CD	M	OLM	CM
Permanent Residential Uses that are Allowed in the R7 District when part of a mixed-use development*	P1	P1	P1	C	C	C
Permanent Residential Uses that are Allowed in the R7 District when not part of a mixed-use development*	C	C	C	C	C	C
Artist Live/Work Studios	CD	CD	C	P	P	P
Affordable Housing Projects	P	P	P	C	C	C
Homeless Shelter	/	P	C	/	/	/
Large Community Care	C	/	/	/	/	/
<p><i>*Applies to living accommodations that have been occupied 30 days or longer or similarly, as determined by the Planning Commission.</i> CO = Office Commercial CG = General Commercial CD = Central Core M = Industrial OLM = Office/Light Industrial CM = Commercial Industrial P = Permitted Use P¹ = Live-Work units will only be permitted in the following areas by a conditional use permit: along the street frontage on Sebastopol Avenue, Healdsburg Avenue/Gravenstein Highway North, or Gravenstein Highway South alongside C = Conditional Use Permit, Planning Commission review CD = Conditional Use Permit, Planning Director review / = Use Not Allowed All uses within a Planned Community District require a Conditional Use Permit (Ord. 1111, 2018).</p>						

Parking Requirements

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing land that may otherwise be available for ~~amenities or residential units. The number of required parking spaces or amenities.~~ Parking requirements are based on the type of development and the number and size of dwelling units. Parking spaces must generally be located on the same parcel as the residential development ~~or~~ but may be located on an adjacent lot under an easement. Residential parking may be covered or uncovered, and the code includes provisions for compact car spaces, tandem parking, and parking accessed by an alley³⁵. ~~Parking standards.~~ Sebastopol’s parking requirements are not excessive do not pose a constraint to residential development.

³⁵ Sebastopol Municipal Code 17.110
³⁶ Sebastopol Municipal Code 17.110

Table 20 : Residential Parking Requirements

Type of Residential Use	Required Parking	Additional comments
Single-Family Dwelling	2 spaces per unit	-
Duplex, Triplex, or Fourplex*	3 1.5 spaces per 2-units if studio 1.5 spaces per 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
<p><i>*Street parking along the project's street frontage may be counted in meeting these requirements for multi-family residential/single family attached projects, SMC 17.110.010.A Tandem parking is allowed for single family residential, and for mutli-family residential if spaces are assigned.</i></p> <p>Source: City of Sebastopol Municipal Code, 2021</p>		

Accessory Dwelling Unit Requirements

The City updated its Accessory Dwelling Unit (ADU) Ordinance in 2020. The City allows ADUs up to 850 square feet and JADUs up to 500 square feet in size in zones R1 through R7. ADUs up to 1,000 square feet are permitted on lots 10,000 square feet or larger, and for 2 bedroom ADUs. The table below includes additional development standards for ADUs. These standards do not pose as a constraint to development.

Table 21: Development Standards for Accessory Dwelling Units

	One Story ADU	Two-Story ADU	Garage Conversion	Unit Above Garage
Maximum Height	17'	25'	N/A	25'
Maximum Unit Size	850 sq. ft. 1,000 sq. ft. for 2 bedroom units or on lots 10,000 sq. ft. or larger For attached ADUs, the increased floor area (living space) cannot be more than 50% of the existing living area.			
Minimum Setback	Back and Side setbacks no less than 5'4' Front setback same as main house	Same setbacks as main building	No setbacks required	Back and Side setbacks no less than 5'
<i>Source: Sebastopol Municipal Code 17.220</i>				

Growth Controls

The City first established an Urban Growth Boundary (UGB) in 1996 to prevent sprawl, ensure adequate infrastructure is available for development, and protect the environment. In 2016, the UGB was adopted by City Council through 2041. The UGB ~~does not extend within City limits but~~ includes land within the City’s ~~sphere~~Sphere of influence, ~~making the City responsible for providing public services and accommodating infrastructure demands.~~Influence. Under ~~this ordinance~~the UGB provisions, the City may not annex or approve development beyond the UGB, except in specified circumstances.

The City also adopted a Growth Management Program ordinance in 2018, which limits growth to balance residential growth to not exceed available resources. New development is limited to 50 units per year and 750 units through 2035. The following types of housing are exempt from the yearly dwelling allocation:

- Affordable housing units
- Accessory dwelling units
- Replacement residential structures
- Single-family homes on an existing lot of record as of November 1994
- Homeless shelters, single room occupancy residences (SROs), and community care or health care facilities
- Residential units in the Central Core

Additionally, senior housing units, SROs, and units smaller than 500 square feet count as half a dwelling unit for the purposes of this ordinance. The unused portion of the annual allocation may be carried over for two years. ~~In~~The “cap” has never been reached and in 2019 and 2020, every residential permit issued was for an exempt unit. These growth controls do not act as a constraint to the development of housing.

Inclusionary Requirements

Sebastopol's Inclusionary Housing Ordinance ~~was last updated in 2018 and~~ serves to support the development of affordable housing, mixed-income developments, and promote fair housing. ~~This by providing access to opportunities in higher-resources areas and developments. The~~ ordinance requires the construction of inclusionary units on-site in market-rate residential developments of five or more units, at one of the following income levels:

- 15% of units affordable to moderate-income households;
- 10% of units affordable to low-income households; or
- 5% of units affordable to very low-income households.

The ordinance also includes requirements for the construction timing, distribution, appearance, and size of inclusionary units, to ensure these units are comparable to other units in the same development. When the calculation of inclusionary requirements results in a fraction, developers may pay a fee in lieu of providing a full unit. Developers of rental development projects may also opt to pay the in-lieu fee or construct the inclusionary units off site within the City³⁷. ~~These requirements do not pose a constraint to development. Additionally, housing units 840 square feet or less are exempt from this ordinance, and developers may request a hardship exception or a modification of requirements for innovation.~~³⁸ This ordinance was last updated in 2018 in response to stakeholder input on constraints. While there are no metrics since updating our Inclusionary Ordinance in November 2018, the City has heard in conversations with multiple developers that they like the format and flexibility that it creates. There has been a significant increase in development proposals subject to the Inclusionary Housing requirements since the Inclusionary Housing Ordinance update in 2018.³⁹ This response indicates that the current Inclusionary Housing Ordinance does not present an obstacle to development. The current requirements do not pose a constraint to development of housing for all income levels.

~~Funds received from in lieu fees are collected in the Inclusionary and Linkage Fee fund. The fees are set based on analysis of the affordability gap between a market rate and the income level and the fees as assessed in the 2021 Developer Impact Fee Update adopted in 2021.~~⁴⁰ These fees apply to both the 'fractional units' if a developer selects rather than 'rounding up' to provide the additional unit, and for rental housing should the developer elect the fee instead of construction.

³⁷ Sebastopol Municipal Code 17.250

³⁸ Sebastopol Municipal Code 17.250

³⁹ Sebastopol's prior requirement was 20% inclusionary units for developments with 3 or more units, with no exemptions for smaller, more 'affordable by design' units

⁴⁰ City of Sebastopol, Development Impact Fee Program, March 2021

Table 22: Inclusionary Ordinance In-Lieu Fees, 2021

	<u>Very Low-Income</u>	<u>Low-Income</u>	<u>Moderate-Income</u>
Ownership Unit	<u>\$436,586</u>	<u>\$278,872</u>	<u>\$149,931</u>
Rental Unit	<u>\$331,903</u>	<u>\$220,858</u>	<u>\$115,625</u>
<i>Source: City of Sebastopol, 2021 Developer Impact Fee Update</i>			
<i>If there is a decimal fraction unit requirement, the option of an additional inclusionary unit or an in-lieu fee for one inclusionary unit.</i>			

The balance of this fund is \$132,918 as of Fiscal Year 2020-2021, with annual revenues averaging \$11,000 to \$15,000 in recent years. This fund is used for direct project assistance, with most recent expenditures used to develop and expand Park Village (see Homelessness subsection of 4.2.2: Housing Needs Analysis).

Consistency with State Law

The State Density Bonus Law requires a ~~city~~City or ~~county~~County to provide a developer with a density bonus and other incentives or concessions when a certain number of affordable units are included within the development. Existing law provides a calculation of the amount of density bonus for each type of qualified development. The City of Sebastopol codified the Density Bonus Law to incentivize construction of affordable housing.⁴¹ These incentives include parking reductions, variances, and public land acquisition. Under Program A-4.1, the City will explore the feasibility of a local Density Bonus Ordinance that provides additional incentives in exchange for additionally affordability or developments that meet the City’s identified housing needs.

The Housing Accountability Act (HAA) limits to a local government’s ability to deny, reduce the density of, or deny housing development projects consistent with objective local development standards and contribute to meeting housing need. Several recent pieces of legislation strengthen and clarify the HAA. To ensure the City is compliant with the HAA, it will adopt Objective Design Standards (Program A-3.1) and provide ongoing education about new laws to decisionmakers (Program B-3.1). The City’s Growth Management Ordinance (GMO) meets the requirements for an SB 330 exemption (see Appendix E).

Publication and Transparency Requirements

The City website includes a Planning Department page. This page includes fee schedules, exactions, and affordability requirements, and information on permitting procedures. It also has a webpage dedicated to the Zoning Ordinance, which includes an explanation of zoning and links to the Zoning Map and Zoning Ordinance, which includes allowable uses and development standards by zone. Under Program A-4.2, the City will review its webpage and make necessary changes to be consistent with

⁴¹ Sebastopol Municipal Code 17.255

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 21A decision made by City staff may be appealed to the Planning Commission~~

or Design Review Board, or City Council (depending on the application) and a decision made by the Planning Commission or Design Review Board may be appealed to the City Council. Table 22 describes the applicable decision-making authority based on permit type, including the agency responsible for hearing an appeal of a permit decision. The appeal of housing projects must address conformance with Government Code Section 65589.5.⁴² 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 ~~2223~~.

Table 23: Approval Processing Times and Decision-Making Authorities

Type of Approval or Permit	Typical Processing Time	Approval Authority
Administrative Permit - Regular - Minor	3-6 weeks	Planning Director
Adjustment	3-6 weeks	Planning Director
Annexation Request - Preliminary - Prezone Request	3-6 weeks 4-7 weeks + 4-12 weeks for LAFCO	Planning Commission and City Council
Certificate of Compliance	3-6 weeks	Environmental Review Committee
Conditional Use Permit - Planning Director Review - Planning Commission Review	4-7 weeks	Planning Director and or Planning Commission
Development Agreement	4-7 weeks	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
Environmental Review o Initial Study/ Exemption o Negative Declaration/ Mitigated Negative Declaration	4 weeks 24 weeks (60-90 additional days for lead agency to approve, conditionally approve	Planning Department

⁴² [Sebastopol Municipal Code 17.455.020C](#)

Type of Approval or Permit	Typical Processing Time	Approval Authority
○ Environmental Impact Report	or disapprove an adopted negative declaration) 1-2 years	
General Plan Amendment	4-7 weeks	City Council
Lot Line Adjustment / Merger	3-6 weeks	Environmental Review Committee
Preliminary Discretionary Review – Planning Submittal	3-4 weeks	Planning Department
Reasonable Accommodation Request	3-6 weeks	Planning Director
Subdivision Map	4-7 weeks	Planning Commission and City Council
Time Extension Request - Staff - Council/ Commission Hearing	Subject to staff’s discretion Up to 10 weeks	Planning Commission
Tree Protection Plan	Timeline depends on submittal materials and Arborist’s Report, but is concurrent	Tree Board
Water Efficient Landscape Review	3-6 weeks	Design Review Board (DRB)
Variance	4-7 weeks	Planning Commission
Zoning Code Amendment	4-7 weeks	City Council
Accessory Dwelling Units (ADUs) / Junior ADUs	3-8 weeks	Planning Director
Affordable Housing SB-35 Project Supplemental Application	3-7 weeks (to be processed concurrently with applicable entitlements)	Subject to primary entitlement application’s approval authority
<i>Source: City of Sebastopol; Sebastopol Municipal Code, 2022</i>		

Table 24: Processing Procedure and Timeframe by Residential Project Type

	Single-family	Subdivision	Multi-family
Application and Permit Type(s)	<ul style="list-style-type: none"> • Administrative Permit • Site Plan 	<ul style="list-style-type: none"> • Preliminary Review • Master Planning Permit • Site Plan • Tentative and Final Maps • Environmental Review (Initial Study + Mitigated/ Negative Declaration) • Design Review • Project Website • Development Agreement 	<ul style="list-style-type: none"> • Preliminary Review • Master Planning Permit • Site Plan • Tentative and Final Maps • Environmental Review (Initial Study + Mitigated/ Negative Declaration) • Design Review • Project Website • Density Bonus Review • Inclusionary/ Affordable Housing Agreement • Variance
Estimated Total Processing Time	3-4 weeks	3-13 months	4-15 months

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. This preliminary review is not required component of project review, but often assists in streamlining a project for quicker and less expensive process overall, as key project concerns can be addressed early in the process. This increases approval certainty and can decrease project costs and timelines.

Design Review Procedures

Sebastopol requires design review for developments of 3 or more lots with 3 or more new units, and for any buildings (except ADUs) in zones other than single-family or duplex zones. The Design Review Board (DRB) delegates many of its functions to the Planning Director, who uses an administrative process to determine consistency with design guidelines and to ensure neighborhood compatibility.

If the residential use is permitted in the zone, and no other entitlements are required (for example, a use permit or subdivision), then the DRB is authorized to process any CEQA review along with the Design Review entitlement. Planning Commission or City Council approval is not required for Design Review permits. Planning Commission/City Council are only required bodies if the project requires entitlements from these bodies, such as a variance or a rezoning.

The Design Review function itself does not require public hearings, but the Code does give the City Council, DRB or Planning Director the authority to require a public

hearing for residential developments of 10 or more units except when the application qualifies for exemption from a public hearing requirement under State law. Stakeholder interviews indicated that the ~~entitlement~~current design review process ~~for-is a constraint to housing projects and that the process~~ could be improved by eliminating some of the design review discretion, ~~and the~~. ~~The City will adopt objective design standards as a part~~ has recently begun to streamline the process. For example, the City hosting a combined Tree Board and DRB hearing to reduce the number of Program A-3.1 total meetings required for a housing project.

Current findings required for design review approval include the following:

1. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol;
2. The design provides appropriate transitions and relationships to adjacent properties and the public right-of-way;
3. It would not impair the desirability of investment or occupation in the neighborhood;
4. The design is internally consistent and harmonious;
5. The design is in conformity with any guidelines and standards adopted pursuant to this chapter.

In addition to recent streamlining efforts, the City will adopt objective design standards for multifamily and mixed use developments through Program A-3.1 which will provide a nondiscretionary process for multi-family projects. The City will also amend its code to revise current findings 1, 3, and 4 and instead prioritize consistency with established guidelines under Program D-2.2f. While the current design review process may impact development timing and approval certainty and thereby impact housing cost and supply, these programs will mitigate those constraints.

Cumulative Impact of Permitting Procedures

Permitting procedures are clearly noted in each application and municipal code. Although multiple review processes and discretionary requirements exist, they are streamlined through concurrent application processing and inter-departmental consultation to reduce unexpected barriers during the permitting process. Due to lower permit volume, processing times in the City of Sebastopol are generally less than larger jurisdictions. ~~In order to~~To further remove constraints in the development process, ~~Program Programs~~ A-3.1 will facilitate non-, A-3.5, and D-2.2 serve to reduce 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. Affordable Housing SB-35

Project Supplemental Application, which is submitted concurrently with the Master Planning Application Form⁴³ at time of notice of intent to submit through SB35. This application is available on the City's website, includes information about the SB 35 process and requirements, and serves as a written procedure for the SB 35 streamlined, ministerial approval process. This application process provides permit streamlining for eligible projects. The approval process allows ministerial review and omits CEQA analysis requirement along with CUPs or other discretionary entitlements. Program B-2.1 includes actions continue streamlining of SB 35 housing applications.

While Sebastopol has streamlined the approval and development of supportive housing and interim housing, it has not adopted specific provisions and by-right procedures for Permanent Supportive Housing and Low Barrier Navigation Centers. Under Program D-2.2, the City will ensure consistency with these requirements.

Building Codes and Enforcement

Building codes are an essential part of planning and development and establish design standards for any building construction to include proper installation of plumbing, mechanical, electrical, and fire safety systems. These standards ensure the health, safety, and general welfare of the public and are necessary for the longevity of life and property without putting any undue constraints on housing development.

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.⁴⁴ 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.

⁴³ This is the standard intake form for all planning projects, including all residential projects. This form is found on the City's Planning Department website. On this form, applicants provide basic information, such as property address and APN, contact information, current/proposed site information, property owner authorization, authorized agent information, authorization for staff to enter the property for purposes of facilitating review, and fee information. It is not a separate application/entitlement. This form is required at time of any submittal.

⁴⁴ 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 granted.⁴⁵

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~~needed to preserve open space and provide separation between residential development and traffic. A minimum 25-foot-wide access corridor, with at least 16-foot clearance for one residential unit and 19-foot clearance for two or more units, are required for flag 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-foot long from the intersection with a turn-around radius of 46 feet and 40 feet for roadway radius. Subdivisions with streets longer than 500 feet need multiple access points for ingress/ egress of emergency vehicles.

The City has established on and off-site improvement requirements that aim to improve circulation and promote visual continuity between new subdivisions and existing adjacent development. The improvements are assessed on a case-by-case basis under a conditional use permit and are typically reviewed by the City Council as the decision-making body. Improvement standards are comparable to other jurisdictions. The City's on and off-site improvement requirements do not pose a significant or unique constraint to housing development.

Development and Permitting Fees

The City charges various permitting fees for housing development to cover the cost of processing, evaluating, and ensuring compliance. The City sets permitting and development fees in amounts that do not exceed and are equal to the cost of

⁴⁵ Sebastopol Municipal Code 16.40, 16.44

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 2324 compares selected permitting fees from Sebastopol with jurisdictions of similar populations within Sonoma County. While there is significant variation between different types of permits in different jurisdictions, the fees required by the City of Sebastopol are generally within the range of fees required by comparable jurisdictions and therefore are not likely to pose a unique or significant constraint to housing development. Fees increase annually by approximately 0.1% to 1.5% to account for inflation and are typical across other jurisdictions.

Table 25: Sebastopol Development and Permitting Fees

Item/ Permit Type	Fee
Administrative Permit	
- Regular	\$454.75
- Minor	\$267.50
Adjustment	\$695.50
Annexation Request	
- Preliminary	\$4,000
- Prezone Request	\$8,000
Appeal of Commission, Board or Staff determination	\$1,070
Certificate of Compliance	\$3,000
Conditional Use Permit	
- Planning Director Review	\$1,500
- Planning Commission Review	\$3,000
Density Bonus Review	\$2,000
Development Agreement	\$15,000
Design Review	
- Planning Director	\$347.75
- Design Review Board	
o Additions/ Modifications	\$535
o Amendment to existing design review approval	\$428
o New building (<10,000 sq. ft. or 1-2 dwelling units)	\$2,000
o New building (≥10,000 sq. ft. or 3+ dwelling units)	\$4,000
General Plan Amendment	\$6,000
Inclusionary/ Affordable Housing Agreement	\$5,000
Lot Line Adjustment / Merger	\$3,000
Preapplication Conference	\$481.50
Preliminary Review	\$3,000
Reasonable Accommodation Request	\$428
Research Fee	\$181.90
Site Inspection	\$144.45
Subdivision	
- Tentative Minor	\$7,000
- Tentative Major	\$8,000

Item/ Permit Type	Fee
- Subdivision Ordinance Exception	\$3,103
Time Extension Request	
- Staff	\$214
- Council/ Commission Hearing	\$535
Tree Protection Plan	\$508.25
Water Efficient Landscape Review	\$301.74
Variance	\$4,000
Zoning Code Amendment	\$5,000
Zoning Determination	\$180.83
Zoning Ordinance Interpretation	\$588.50
<i>Source: City of Sebastopol Master Planning Fee Schedule, 2020</i>	

Table 26: Development and Permitting Fees in Sebastopol and Comparable Local Jurisdictions

City	Administrative Permit	Conditional Use Permit	Residential Design Review	Development Agreement
Sebastopol	\$454.24	\$1,500 for Planning Director review; \$3,000 for Planning Commission Review	Ranges from \$347.75 To \$4,000	\$15,000
Cloverdale	\$385	\$3,220	\$1,845	Deposit determined by staff.
Santa Rosa	\$243	\$2,936	\$1,480	\$10,607
Rohnert Park	\$350	\$2,731	\$1,638 for residential remodels; \$2,731 for new residences or change-in-use	Actual cost of time & materials charged against an Initial Deposit as determined by staff
Healdsburg	\$402	\$2,531	\$1,599	Deposit determined by staff
<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 27: Sebastopol Impact Fees

Fee	Single-Family Dwellings*	Multi-Family Dwelling Unit
Traffic Impact Fee	\$8,174	\$4,624
Park Land and Development Fee	\$13,198	\$8,994
General Government Fee	\$3,017	\$2,056
Fire Facilities Fee	\$1,000	\$681
Stormwater Facilities Fee	\$1.44 per sq. ft.	\$1.44 per sq. ft.
* Impact fees for Single-Family Dwellings is based on a 1,750 SF or larger unit. Units smaller than this will receive a SF discount		
Source: City of Sebastopol Impact and Annexation Fee Schedule, Effective July 17 2021		

Housing for People with Disabilities

Approximately 11% of Sebastopol residents have a disability of any kind and require accessibly designed homes that offers greater mobility and opportunity for independence. The City established design [guidelines](#)⁴⁶ 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 [cityCity](#) works closely with developers to ensure accessible residential development. The codes enforced do not pose an undue constraint on housing development within the [cityCity](#) but acts as an additional measure of building compliance to ensure accessibility and provide for residents with disabilities.

The City updated the definition of “family” in its Zoning Code in 2018. The current definition references the City’s definition of a household, as follows: “one or more persons, whether or not related by blood, marriage or adoption, jointly occupying a dwelling unit in a living arrangement characterized by the sharing of common living areas, including area and facilities for food preparation.”

[Small community care homes of six or fewer persons are permitted by-right in all residential and commercial-office \(CO\) zones, and large community care homes of seven or more persons are conditionally permitted in all residential zones and CO zones. Under Program D-2.2, the City will amend its code to allow large community care homes subject to only objective, transparent criteria.](#)

Accessible Development

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new multi-family developments to be fully accessible to the physically disabled. Enforcement of ADA requirements is not at the discretion of the City but is mandated under Federal law. The provisions of the ADA applicable to

⁴⁶ See <https://sebastopol.municipal.codes/SMC/15.80.070>

residential uses would apply only to multi-family developments and any residential components of a live-work project in a Commercial Zone.

Compliance with building codes and the ADA may increase the cost of housing production. However, these regulations provide minimum standards that must be followed to ensure the development of safe and accessible housing.

Reasonable Accommodation

Under the ADA, cities must reasonably modify policies when necessary to avoid discrimination because of disability, unless they can show that the modifications “would fundamentally alter the nature of the service, program or activity” (28 Code of Federal Regulations 35.130(b)(7)). In general, the law states that local agencies retain their ability to regulate land uses and to apply neutral, non-discriminatory regulations, but are required to make accommodations to allow persons with disabilities an equal opportunity to use and enjoy housing in the community.

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~~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,⁴⁷ 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. pf 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

⁴⁷ [Sebastopol Municipal Code 8.12](#)

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~~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 [cityCity](#) 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 [cityCity](#) requires new projects to analyze site-specific hazardous waste and potential wildfire impacts through a CEQA process. These requirements may pose a constraint for developers but are necessary to preserve life, safety, and property.

Infrastructure Constraints

Government Code Section 65583.2(b)(5) requires that adequate utility supplies be provided for new housing development, including water, sewer, and dry utilities. The availability of infrastructure, including water, wastewater, and dry utilities, can pose a constraint to development. The City's 2021 Development Impact Fee Program study and General Plan have identified population growth projections and their assumptions for capacity demands. These demands are supplemented by various facilities fees that are identified in the Impact Fee Program such as new water supply, sewer, public services, and other facilities to accommodate increased demand. Information on specific infrastructure constraints is listed below:

Energy: Electrical and gas services for the City of Sebastopol are provided by Pacific Gas & Electricity. The City manages the Solar Sebastopol program to promote residential and commercial usage of solar energy. Per local ordinance, new projects and substantial remodel projects are required to utilize solar panels in an effort to reduce greenhouse gas emissions (GHGs). The City's collaboration with the Regional Climate Protection Authority and other jurisdictions resulted in the 2016 Climate

Action Plan which provides guidelines for reducing GHGs. The City also adopted Title 24 CALGreen Tier 1 standards as part of the municipal code to promote energy-efficient buildings and landscaping designs coming from residential and commercial developments. New residential developments are evaluated for adequacy of energy infrastructure as part of the standard City development review process. Energy infrastructure does not pose a constraint to housing development.

Water and Wastewater: Sebastopol is solely served by municipal wells that accumulate from groundwater basins. Wastewater is collected and pumped to the Sub-Regional Water Reclamation System Treatment Plant in Santa Rosa for treatment. Due to elevated risks related to groundwater recharge and supply, the City is currently involved in collaborative regional efforts with the Basin Advisory Panel to produce a Groundwater Sustainability Plan pursuant to the 2014 Sustainable Groundwater Management Act. The City has also codified the Water Shortage Contingency Plan in their municipal code to promote water conservation and efficient use of potable water. Additionally, the City continues to conduct annual level of service reports that monitor groundwater supply and further implement local design standards to promote groundwater recharge and conservation per various State agency measures. New projects are subject the City's 2005 Water Master Plan, Sanitary Sewer System Utility Master Plan, and Capital Improvement Program to mitigate potential impacts to water quality and further assess adequate water supply for future demands. The City's 2005 Water Master Plan has determined that sufficient capacity exists for future development. The City's 2021 Level of Service report has also determined that there is adequate wastewater capacity for future development.

Communications: Telecommunications services are provided by AT&T, Viasat, Verizon, or other providers, at the discretion of future tenants. Telecommunications are generally available in the project area, and facility upgrades would not likely be necessary.

Fire and Police Services: The City of Sebastopol is serviced by the City's Fire Department and Sebastopol Police Department. The Fire Department retains 32 volunteer firefighters and are subject to strict response times per National Response Standard 1720. The Police Department retains 24 officers, 14 of which are sworn-in full-time positions. The annual level of service report indicates that response times for fire and police were adequate and met national standards. The City's 2016 General Plan outlines guidelines for meeting infrastructure and public service needs of the community. Additionally, new projects are required to undergo a public services consultation to determine adequate emergency vehicle access and transit impact mitigation measures during the development review process. These fees to maintain service levels do contribute to the cost of development overall but are not likely to pose a constraint to development as they are a small portion of total costs.

4.5 FAIR HOUSING ANALYSIS

4.5.1. Background and Summary of Fair Housing Issues

The requirement to affirmatively further fair housing (AFFH) ~~is derived~~derives from the Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex, and later amended to include familial status and disability.¹ The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful actions to address significant disparities in housing needs and access to opportunity. These measures are intended to address disproportionate housing needs of the City's most vulnerable residents, including renters and cost burdened households.

Though housing costs continue to rise, and affordable housing is in too short supply, the City of Sebastopol has made notable efforts in the past several years to increase funding for affordable housing, preserve existing and naturally occurring affordable housing, and enhance local fair housing protections. The Assessment of Fair Housing (AFH) details the efforts and progress that the City has made to promote fair and equitable housing opportunity and highlights remaining fair housing issues to be addressed.

Housing Element Requirements

Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Housing Element law as amended by AB 686 requires that jurisdictions incorporate AFFH into their Housing Element updates, including community engagement and outreach, an assessment of fair housing, identification of housing sites, and goals, policies, and programs that meaningfully address local fair housing issues. The City of Sebastopol is addressing these requirements through the following means:

Meaningful Engagement: Meaningful engagement and outreach efforts were conducted throughout the Housing Element process. These efforts and the incorporation of feedback received is detailed in Appendix A.

Assessment of Fair Housing: This section contains the assessment, which includes analysis of local data, regional data, trends and patterns, and local knowledge. The AFH identifies fair housing issues and contributing factors based on the analysis in the five different subsections:

1. Enforcement and Outreach Capacity
2. Segregation and Integration Patterns and Trends

3. Disparities in Access to Opportunity
4. Disproportionate Housing Needs, including Displacement
5. Areas of Concentrated Poverty and Affluence Across Racial and Ethnic Groups

Sites Inventory: Housing sites identified to meet regional housing needs have been evaluated relative to the components of the AFH. Section 3 contains the housing sites information, maps, and a summary of this sites analysis.

Identification of Contributing Factors: Factors that contribute to fair housing issues have been identified for each area of the AFH and prioritizes these factors within Table 4447.

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 4447 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)⁴⁸ 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

⁴⁸ Government Code Section 12955 et seq

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~~)⁴⁹ prohibits tenants from being evicted without "just cause," which means that tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% for a period of 10 years.

California Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in land use decisions.

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 coordination with a fair housing service provider]~~ the Sonoma County Community Development Commission (CDC) and other local organizations. The following affordable housing requirements can be found in City of Sebastopol's Municipal Code:

- **Inclusionary Housing Ordinance:** In an effort to "promote the construction of housing within Sebastopol that is affordable to all economic segments of the community" and "throughout the community, rather than concentrated within specific areas of neighborhoods," the City requires that all development projects of five or more units or parcels reserve at least 25 ~~percent~~% of units as deed restricted affordable housing regardless of whether it is a rental or purchase-based property.⁴⁵⁰ 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.⁸⁵¹ An additional source of affordable housing permitted in parcels zoned as residential are accessory dwelling units.⁹⁵²

⁴⁹ AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13

⁵⁰ Sebastopol Municipal Code 17.250

⁵¹ Sebastopol Municipal Code 17.55.020

⁵² Sebastopol Municipal Code 17.295.030

- **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,⁵³ 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.

⁵³ [Sebastopol Municipal Code 17.250.070](#)

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.~~

~~**Legal Aid of Sonoma County (LASC):** Legal Aid of Sonoma County represents low and very low-income residents throughout Sonoma County. Their housing practice provides legal assistance regarding public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lockouts and utility shut-offs, residential hotels, and training advocates and community organizations. It is important to note that LASC is restricted from representing undocumented clients.~~

~~**Bay Area Legal Aid (BALA):** ~~BALABayLegal~~: ~~BayLegal~~ represents low and very low-income residents within their seven-county service area, including Sonoma County. ~~BALABayLegal~~ 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 ~~BALABayLegal~~ is restricted from representing undocumented clients.~~

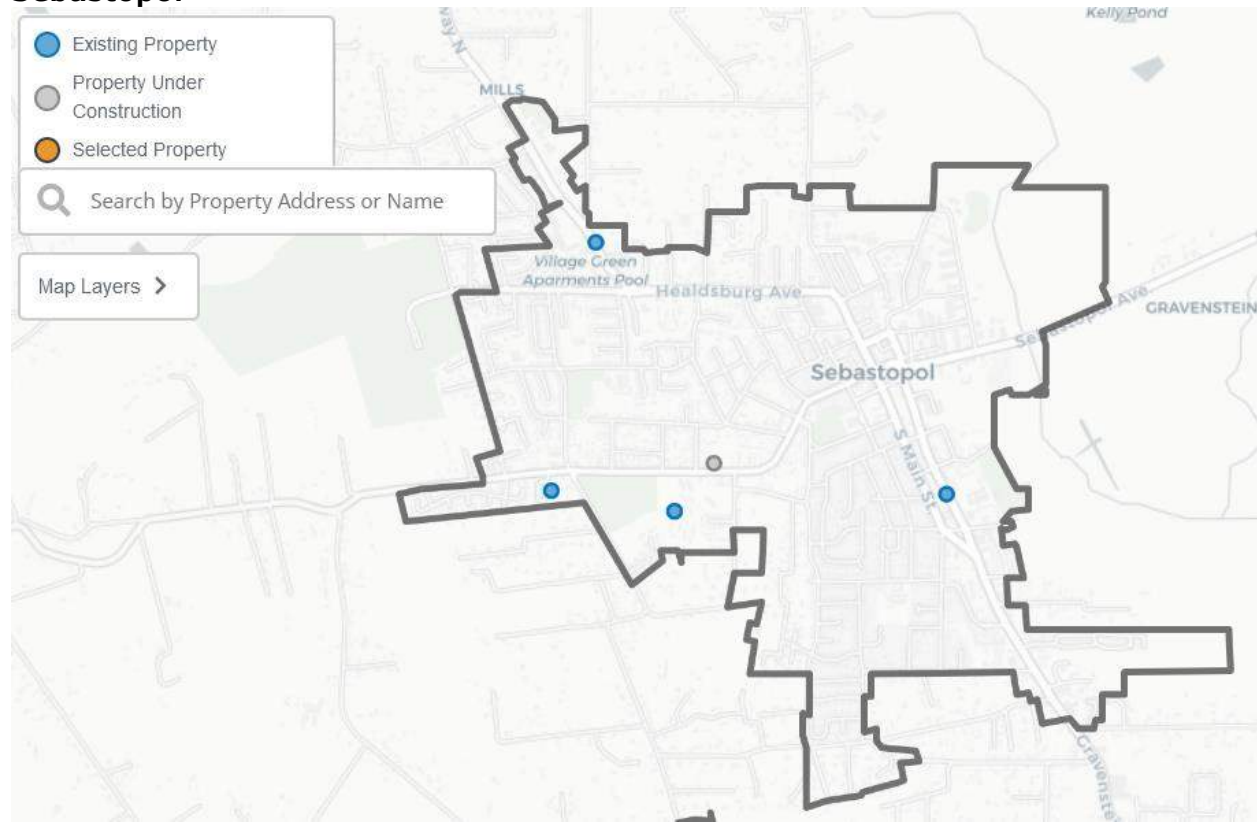
Department of Fair Employment and Housing (DFEH): The California DFEH is a State agency dedicated to enforcing California’s civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department. DFEH is also a HUD Fair Housing Assistance Program (FHAP) agency and receives funding from HUD to enforce fair housing laws.

Fair Housing Advocates of Northern California (FHANC): Fair Housing Advocates of Northern California is a private 501(c)(3) nonprofit organization with a stated mission of ensuring equal housing opportunity and educating communities on the value of diversity in their neighborhoods. FHANC is also a grantee under HUD’s Fair Housing Initiatives Program (FHIP), which means that it receives funding from HUD to assist victims of housing discrimination. FHANC provides fair housing counseling services, fair housing complaint investigation, and assistance in filing fair housing administrative complaints to residents of Sonoma, Solano, and Marin counties. FHANC also offers counseling and education programs on foreclosure prevention and pre-purchase homebuying.

Public Housing

The City of Sebastopol does not own or operate any public housing; however, it does include five housing projects in which all units are deed-restricted affordable: Gravenstein Apartments with 59 affordable units; Bodega Hills Apartments with 23 affordable Family units; Burbank Orchards with 60 affordable Elderly units; and Petaluma Avenue Homes with 44 affordable Family units. Woodmark Apartments is a new construction estimated for completion in 2022 and will provide 47 affordable Family units.

Figure 1: Federal- and State-Subsidized Affordable Housing Properties in Sebastopol



Source: California Housing Partnership Affordable Housing Map and Benefits Calculator

Among other outcomes, these affordable units are estimated to generate the following outcomes: \$870 per month in median household rent savings; \$631,000 per year in medical cost savings from living in a lower poverty community; 40 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 and enforced for all residents. In Sebastopol, the main factors that contribute to fair housing issues related to enforcement and outreach are:

- Lack of language access
- Lack of resources for fair housing agencies and organizations

4.5.3 Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes

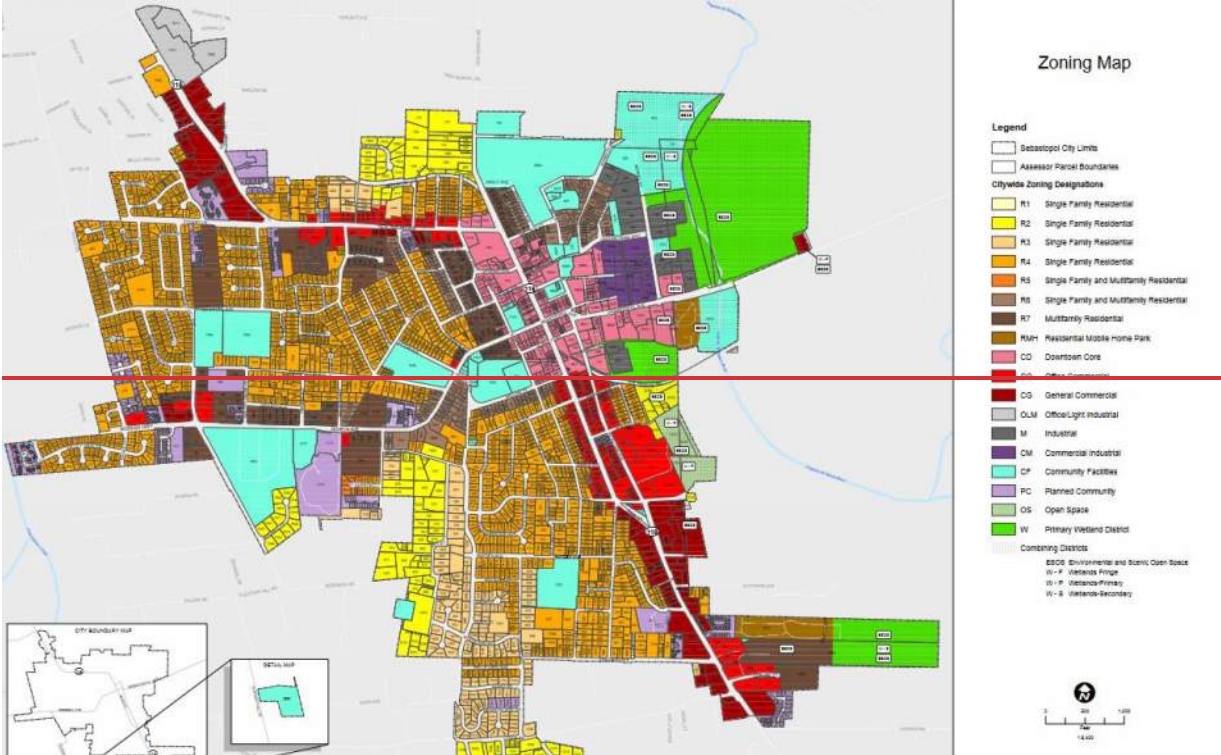
Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration is the equal distribution of demographic groups within a geographic location or community. This section of 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 28: Racial Population Demographics, Sebastopol

	Sebastopol		
	2010	2020	Percent Change
Hispanic/Latinx	11.7%	12.7%	+1.0%
White (Non-Hispanic) alone	81.4%	74.9%	- 6.5%
Black or African American alone	0.8%	1.7%	+0.9%

American Indian and Alaska Native alone	2.2%	0.0%	-2.2%
Asian alone	1.6%	3.8%	+2.2%
Native Hawaiian or Other Pacific Islander alone	0.4%	0.2%	-0.2%
Two or More Races	0.8%	6.7%	+5.9%
<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~~White population than both Sonoma County and California (Table 28).

Table 29: Racial and Ethnic Composition of Sebastopol's Population Compared to Sonoma County and California

	Sebastopol		Sonoma County		California	
	2010	2020	2010	2020	2010	2020
Hispanic/Latinx	11.7%	12.7%	23.6%	27.0%	36.7%	39.1%
White (Non-Hispanic) alone	81.4%	74.9%	67.6%	62.5%	41.2%	36.5%
Black or African American alone	0.8%	1.7%	1.4%	1.5%	5.9%	5.4%
American Indian and Alaska Native alone	2.2%	0.0%	0.8%	0.4%	0.4%	0.3%
Asian alone	1.6%	3.8%	3.9%	4.2%	12.8%	14.6%
Native Hawaiian or Other Pacific Islander alone	0.4%	0.2%	0.3%	0.3%	0.4%	0.3%
Two or More Races	0.8%	6.7%	2.2%	3.6%	2.3%	3.4%
<i>Source: American Community Survey 2010 and 2020, 5-Year Estimates</i>						

As shown in Table 28, the racial and ethnic makeup of Sebastopol is more like that of Sonoma County than that of the broader region. However, Sebastopol has the lowest percentage of racial and ethnic minorities in the County at just 21.7~~percent~~% of its population. This stands in contrast to cities like Santa Rosa, Windsor, and Cloverdale and nearby unincorporated areas which have some of the largest proportions of minority populations in Sonoma County. Sebastopol is primarily

designated as either High or Highest Resource areas, this suggests possible barriers of entry for minority populations. Table 29 below compares the proportion of minority ~~populations~~populations⁵⁴ in all of Sonoma County's cities in 2022.

Table 30: Minority Populations in Sonoma County Municipalities

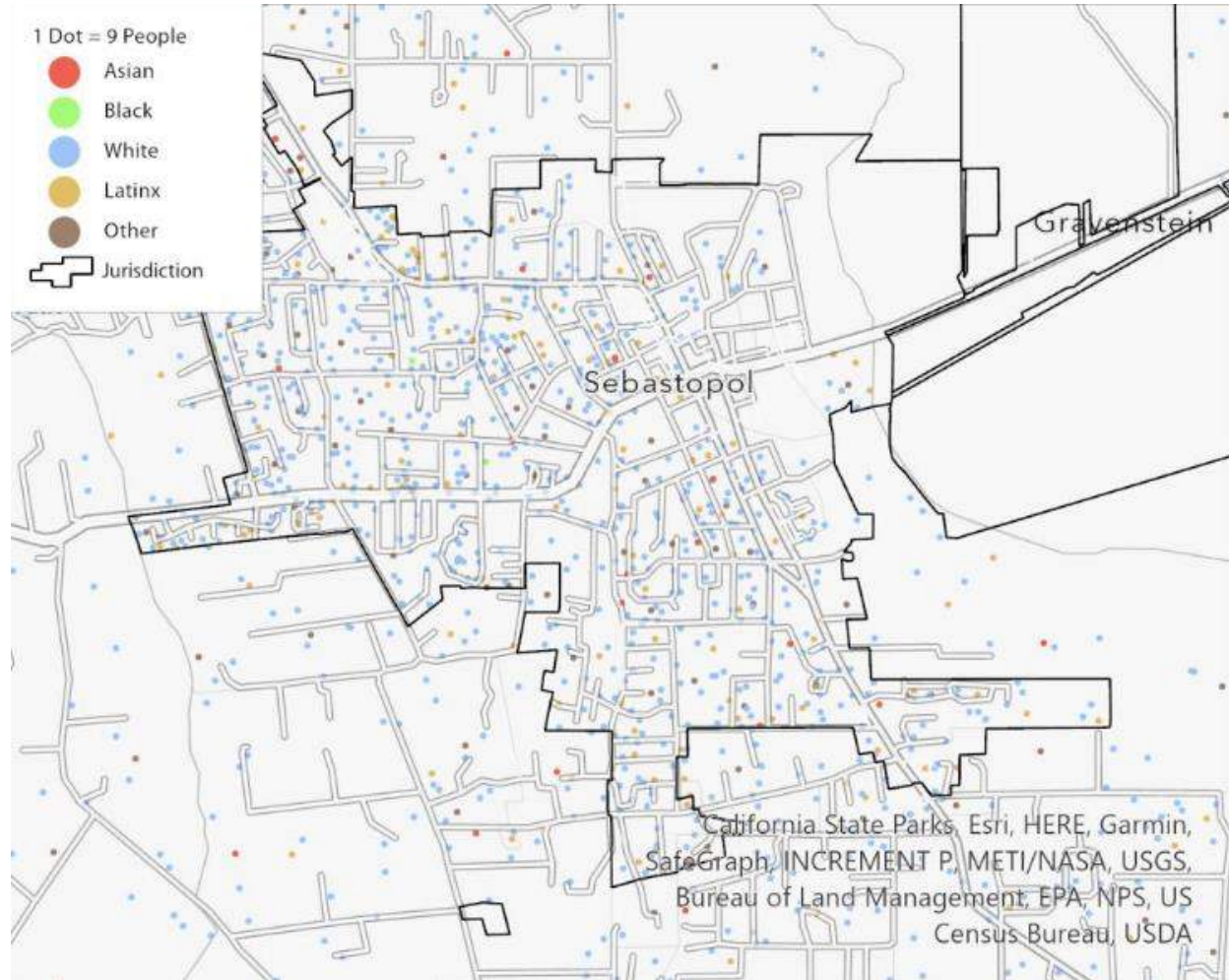
Municipality	Population	% Minority Population
Santa Rosa, CA	178,127	48.8%
Petaluma, CA	59,776	33.4%
Rohnert Park, CA	44,390	41.0%
Windsor, CA	26,344	46.7%
Healdsburg, CA	11,340	36.8%
Sonoma, CA	10,739	27.9%
Cloverdale, CA	8,996	42.2%
Cotati, CA	7,584	25.9%
Sebastopol, CA	7,521	21.7%
County Total	488,863	40.6%

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 32). There are no notable clusters of one race within this distribution.

Figure 2: Racial Dot Map of Sebastopol, 2020

⁵⁴ 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.



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 Table 31: Intermunicipal Divergence of municipalities in Sonoma County

Cities/Towns	Inter-municipal Divergence	Population	Level of Segregation
Sebastopol	0.4160	7,379	High
Sonoma	0.3505	10,648	High
Cotati	0.2510	7,265	High
Petaluma	0.2257	57,941	High
Rohnert Park	0.1941	40,971	Moderate

Healdsburg	0.2953	11,254	High
Cloverdale	0.2998	8,618	High
Santa Rosa	0.1750	167,815	Moderate

Source: Othering & Belonging Institute Racial Segregation in the San Francisco Bay Area, Part 1

At the regional level, segregation is measured between cities instead of between neighborhoods. The Intra-municipal Divergence Index measures the level of segregation of people between neighborhoods within a City. Santa Rosa has the greatest levels of intra-municipal divergence among municipalities in Sonoma County while Sebastopol has one of the lowest levels of segregation of people between neighborhoods (Figure 5)-(Table 31).

Figure 5 Table 32: Intra-municipal Divergence of municipalities in Sonoma County

Cities/Towns	Intra-municipal Divergence	Population
American Canyon	0.0276	19,454
Cloverdale	0.0228	8,618
Cotati	0.0004	7,265
Healdsburg	0.0385	11,254
Petaluma	0.0306	57,941
Rohnert Park	0.0208	40,971
Santa Rosa	0.0950	167,815
Sebastopol	0.0019	7,379
Sonoma	0.0013	10,648

Source: Othering & Belonging Institute Racial Segregation in the San Francisco Bay Area, Part 1

Another way to measure levels of segregation is by using an isolation index. The isolation index compares each neighborhood’s composition to the jurisdiction’s demographics. This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group.

While it might be counterintuitive to describe Whites as the most segregated racial group, this is a byproduct as the segregation of people of color. The segregation of non-Whites into disproportionately non-White neighborhoods or areas outside of the jurisdiction itself results in Whites residing in disproportionately whiter neighborhoods. The isolation index value for White residents in Sebastopol is 0.747 which means that on average, White residents in the City live in neighborhoods that are 74.7% White. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index

values for all racial groups in Sebastopol for the years 2000, 2010, and 2020 can be found in Table 3032 below. Among all racial groups in this jurisdiction, the White population’s isolation index has changed the most over time, becoming less segregated between 2000 and 2020. As measured by the Racial Isolation Index, Sebastopol’s White population is more segregated than the Bay Area average, and its Asian/ Pacific Islander, Black/African American, and Latinx/Hispanic populations are less segregated than the Bay Area average.

Table 33: Racial Isolation Index Values for Segregation within Sebastopol

Race	Sebastopol			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	0.016	0.018	0.027	0.245
Black/African American	0.007	0.009	0.010	0.053
Latinx	0.092	0.108	0.144	0.251
White	0.853	0.837	0.747	0.491

Source: U.S. Census Bureau, 2020, 2010, 2000

While the racial isolation index measures the segregation of a single group, the dissimilarity index measures segregation between two different groups. Table 3033 provides the racial dissimilarity index values indicating the level of segregation in Sebastopol between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the racial dissimilarity index between White residents and all residents of color in the jurisdiction, and all racial dissimilarity index values are shown across three time periods (2000, 2010, and 2020.) In Sebastopol, the highest segregation is between Black and White residents. It should be noted, however, that the racial dissimilarity index value might not be a reliable data point due to Sebastopol’s small population size.

The “Bay Area Average” column in this table provides the average racial dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. While the racial dissimilarity index is highest between Black and White residents in both Sebastopol and the Bay Area, the data shows slightly higher levels of segregation in the greater Bay Area. Segregation levels for other racial groups are much lower in Sebastopol than the Bay Area average.

Table 34: Racial Dissimilarity Index Values for Segregation Within Sebastopol

Race	Sebastopol			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.084*	0.062*	0.058*	0.185
Black/African American vs. White	0.046*	0.089*	0.211*	0.244
Latinx vs. White	0.070	0.080	0.025	0.207
People of Color vs. White	0.053	0.044	0.023	0.168

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 3234 below provides the average Theil’s H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil’s H Index for racial segregation in Sebastopol declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil’s H Index for racial segregation in Sebastopol was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Sebastopol is less than in the average Bay Area city.

Table 35: Theil’s H Index Values for Racial Segregation within Sebastopol

Index	Sebastopol			Bay Area
	2000	2010	2020	2020
Theil’s H Multi-racial	0.002	0.003	0.002	0.042

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

Compared to other jurisdictions within Sonoma County, there is a higher proportion of White households occupying Project-Based Section 8 Public Supported Housing projects than in the neighboring cities of Cotati and Cloverdale (Table 35).

Table 36: Project-Based Section 8 Publicly Supported Housing Demographics, Sonoma Urban County

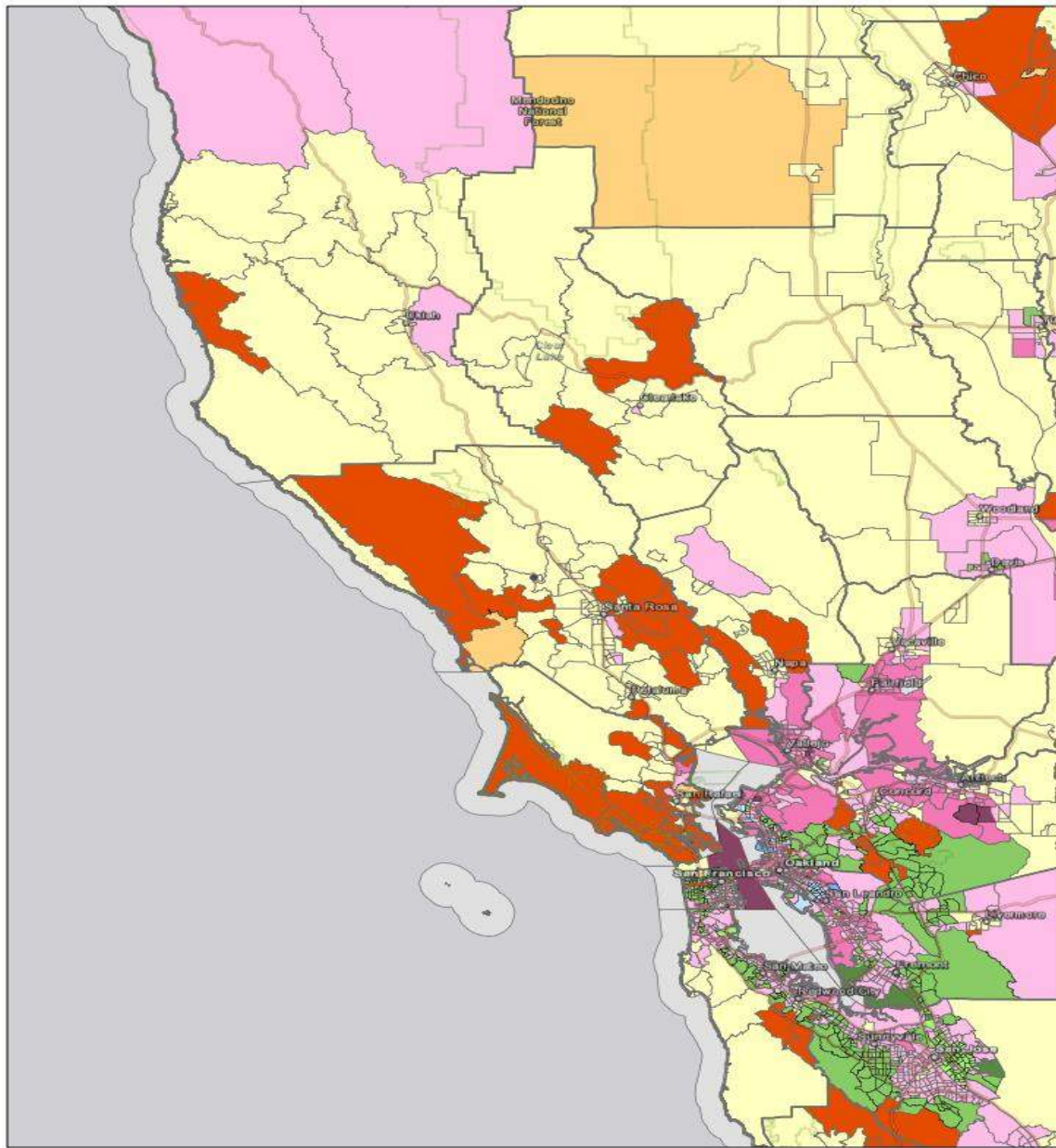
<u>Sonoma County</u>	<u># Units</u>	<u>% White</u>	<u>% Black</u>	<u>% Hispanic</u>	<u>% Asian or Pacific Islander</u>	<u>% Households with children</u>
<u>Marvin Gardens Apartments, Cotati</u>	<u>37</u>	<u>48.57</u>	<u>22.86</u>	<u>25.71</u>	<u>n/a</u>	<u>57.14</u>
<u>Windwood Apartments, Cotati</u>	<u>28</u>	<u>69.23</u>	<u>11.54</u>	<u>19.23</u>	<u>n/a</u>	<u>57.69</u>
<u>Kings Valley Apartments, Cloverdale</u>	<u>75</u>	<u>83.1</u>	<u>1.41</u>	<u>12.68</u>	<u>1.41</u>	<u>1.41</u>
<u>Burbank Heights, Sebastopol</u>	<u>67</u>	<u>95.38</u>	<u>1.54</u>	<u>3.08</u>	<u>n/a</u>	<u>n/a</u>
<u>Burbank Orchards, Sebastopol</u>	<u>60</u>	<u>94.92</u>	<u>1.69</u>	<u>3.39</u>	<u>n/a</u>	<u>n/a</u>

Across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and White populations. Racial segregation both within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.” Compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups.

In Sonoma County, most residents are White, with Hispanic residents the next largest group. There are Hispanic majority tracts near and directly south of the City of Santa Rosa (see Figure 63).

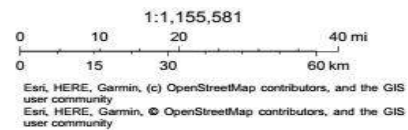
Figure 3: Sonoma County Neighborhood Segregation

AFFH Analysis



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- County Boundaries
- (A) Neighborhood Segregation (UC Berkeley, 2019) - Tract
 - Asian-Black
 - Asian-Latinx
 - Asian-White
 - Mostly Asian
 - Black-Latinx
 - Black-White
 - Latinx-White
 - Mostly Latinx
 - Other-White
 - Mostly White
 - 3 Group Mix
 - 4 Group Mix
 - Diverse
 - Unpopulated Tract



CA HCD

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% of people in Sebastopol have a disability of any kind and require accessibly designed homes that offer greater mobility and opportunity for independence according.

According to the 2015-2019 ACS, approximately 12% of the population in both the City and County has one or more disabilities (Table 3336.) While there are no apparent concentrations of persons with a disability in Sebastopol, there are slightly higher rates and distributions of persons living with disabilities when compared to Sonoma County, the Bay Area, and the State of California, particularly those living with Cognitive Difficulty and Ambulatory Difficulty.

Table 37: Trends in Disability Characteristics

	Sebastopol		Sonoma County		California	
	2015	2019	2015	2019	2015	2019
Total with a Disability	14.9%	12.6%	11.7%	11.9%	10.4%	10.6%
Hearing Difficulty	4.3%	2.9%	3.8%	3.7%	2.9%	2.9%
Vision Difficulty	1.2%	1.9%	0.8%	1.9%	2.0%	2.0%
Cognitive Difficulty	6.9%	5.7%	4.7%	4.6%	4.3%	4.3%
Ambulatory Difficulty	7.1%	5.3%	6.0%	6.0%	5.9%	5.8%
Independent Living	6.7%	5.2%	5.3%	5.3%	5.5%	5.5%
Self-Care Difficulty	3.9%	3.4%	2.5%	2.5%	2.6%	2.6%

Source: ACS 5-Year Estimates 2011-2015, ACS 5-Year Estimates 2015-2019

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households

American Community Survey 2015-2019 data indicates that Sebastopol has a higher share of single-person households (32.9%) than both Sonoma County (27.5%) and the Bay Area. (27.4%) The share of married-couple family households is smaller in Sebastopol than in Sonoma County or the Bay Area region.

Figure 4: Household Type in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Of the 85 households living below the poverty level in Sebastopol, 25 (29.4%) are married-couple families, 11 (12.9%) are male householders with no spouse present, and 49 (57.6%) are female householders with no spouse present. There are no male-headed households with children live in poverty while all 49 female-headed households ~~with children live~~ in poverty have children. Sebastopol’s female-headed family households and other non-married-couple family households more likely to rent than to own homes compared to married couple family households. However, this data comes with a large margin of error given the small population size.

Table 38: Sebastopol Families in Poverty by Household Type

	California	Sonoma County	Sebastopol
Family Households with Incomes below Poverty Level:	862,463	6,369	85
Married-couple families:	372,346	2,907	25
No child	35.0%	43.5%	100.0%

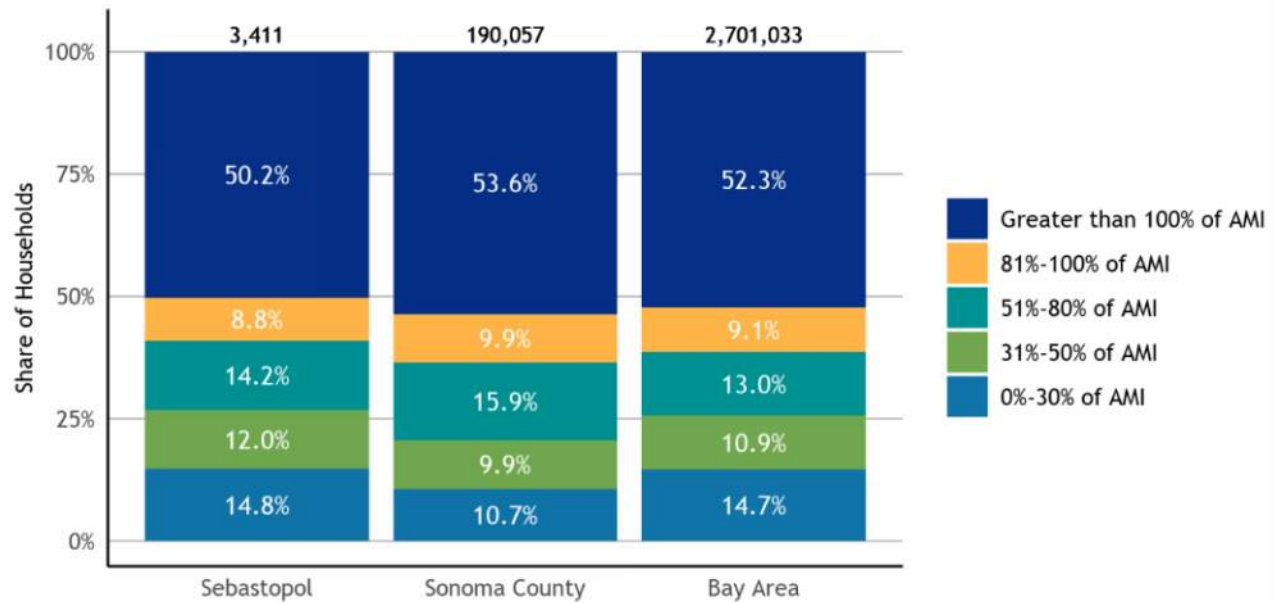
With child/children	65.0%	56.5%	0.0%
Male householder, no spouse present:	98,869	614	11
No child	27.6%	18.2%	100.0%
With child/children	72.4%	81.8%	0.0%
Female householder, no spouse present:	391,254	2,848	49
No child	16.9%	20.8%	0.0%
With child/children	83.1%	79.2%	100.0%
<i>Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012</i>			

Income

Household income is the principal factor in determining a household’s ability to balance housing costs with other basic life necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs, and often face additional barriers when seeking adequate housing. The relationship between household income, household type, race/ethnicity, and other protected classes often exacerbates fair housing issues. Identifying geographies and individuals with a low- to moderate- income (LMI) is important to overcome patterns of segregation. HUD defines LMI areas as a Census tract or block group where over 51% of the population is LMI, with income at or below 80% of the Area Median Income

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high-and low-income households in the State. In Sebastopol, 50.2% of households make more than 100% of the Area Median Income (AMI), with 14.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 85).

Figure 5: Households by Households Income Level



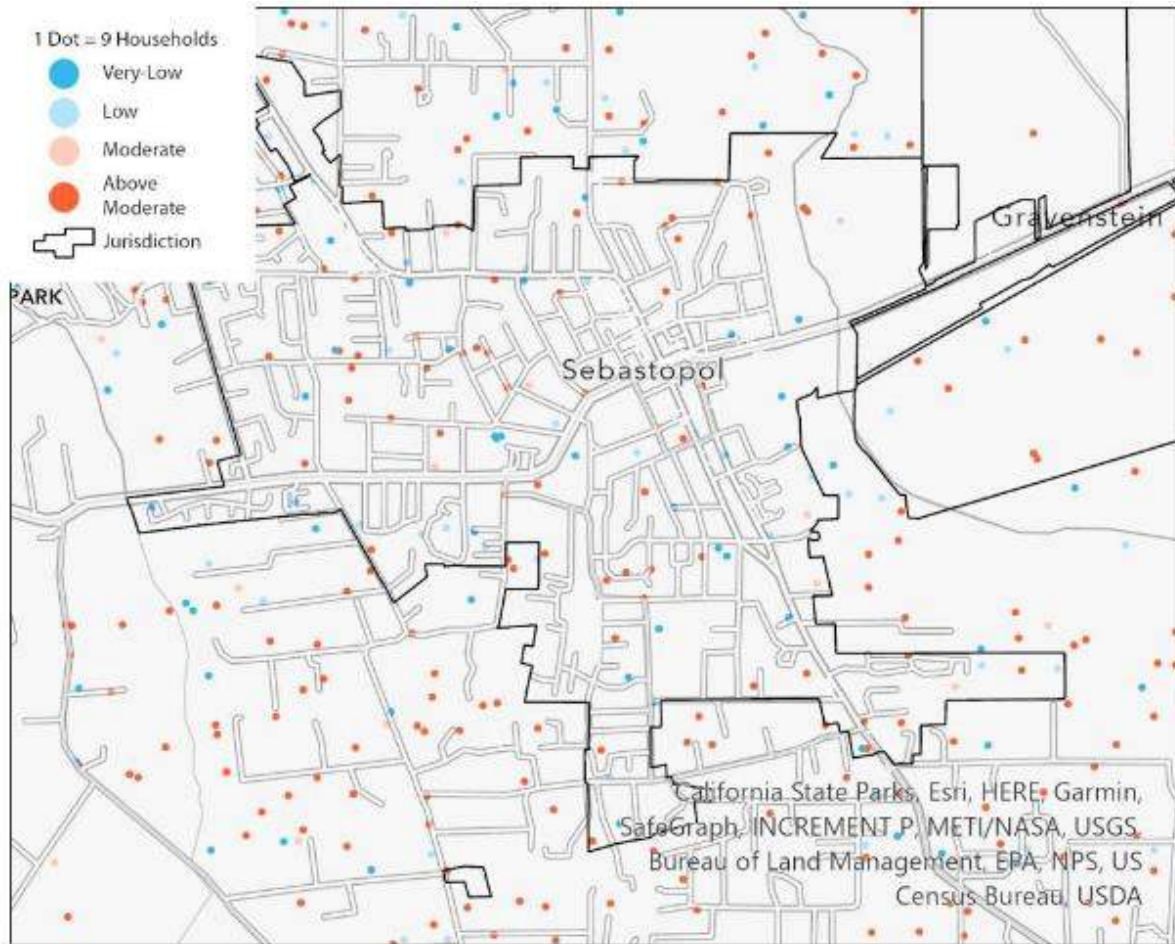
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

There are two block groups in Sebastopol with median incomes greater than \$125,000 according to the 2015-2019 ACS. Those making just under \$125,000 are in the northern and southern regions of the city. Three designated block groups ~~meet~~ are at the HCD 2020 State Median Income level around \$87,100 and there are no concentrated areas of households earning less than \$55,000 in Sebastopol.

~~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 96 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 96)

Figure 6: Income Dot Map of Sebastopol (2015)



Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Income Isolation Index Values for Sebastopol and the average Bay Area jurisdiction are present in Table 3538 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.

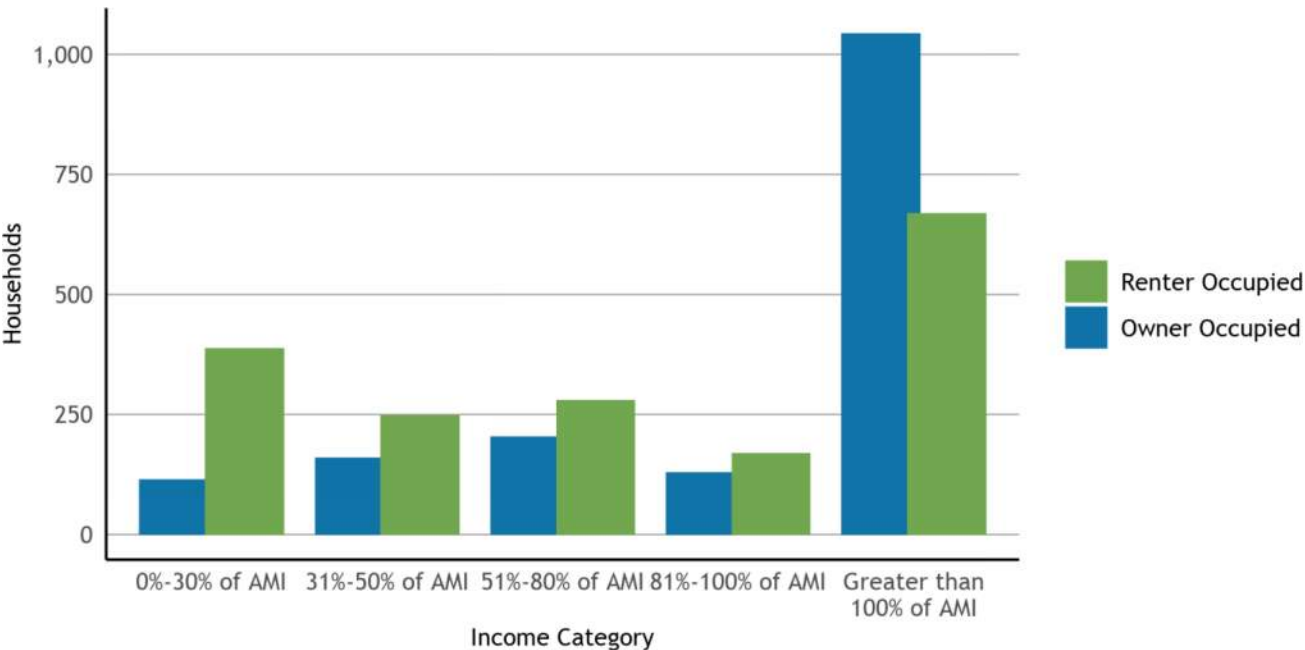
Table 39: Income Group Isolation Index Values in Sebastopol (2010, 2015) and Average Bay Area Jurisdiction (2015)

Income Group	Sebastopol		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.217	0.218	0.269
Low-Income (50%-80% AMI)	0.197	0.174	0.145
Moderate-Income (80%-120% AMI)	0.172	0.164	0.183
Above Moderate-Income (>120% AMI)	0.455	0.456	0.507

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data

Residents of all income levels are more likely to rent than own in Sebastopol as demonstrated in Figure 107. The largest income group of both renters and homeowners are those earning more than 100% of AMI. The second largest income group of renters, however, are those earning between 0% and 30% of AMI.

Figure 7: Household Income Level by Tenure in Sebastopol



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

From 2010 and 2015, the share of Very Low-Income (VLI) households in Sebastopol increased by 5.56~~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 ~~3639~~ below provides the income group “dissimilarity” index values, which indicate the level of segregation in Sebastopol between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying income group dissimilarity for lower-income households. Segregation in Sebastopol between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, this table shows the level of segregation between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Like other tables in this report, the “Bay Area Average” column shows the average income group dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, the average income group dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has decreased between 2010 and 2015. In 2015, the income segregation in Sebastopol between lower-income residents and other residents was less than the average value for Bay Area jurisdictions.

Table 40: Income Group Dissimilarity Index Values for Segregation within Sebastopol

Income Group	Sebastopol		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.142	0.044	0.198
Below 50% AMI vs. Above 120% AMI	0.151	0.082	0.253

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Key findings on income in Sebastopol from the “AFFH Segregation Report: Sebastopol” conducted by the UC Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

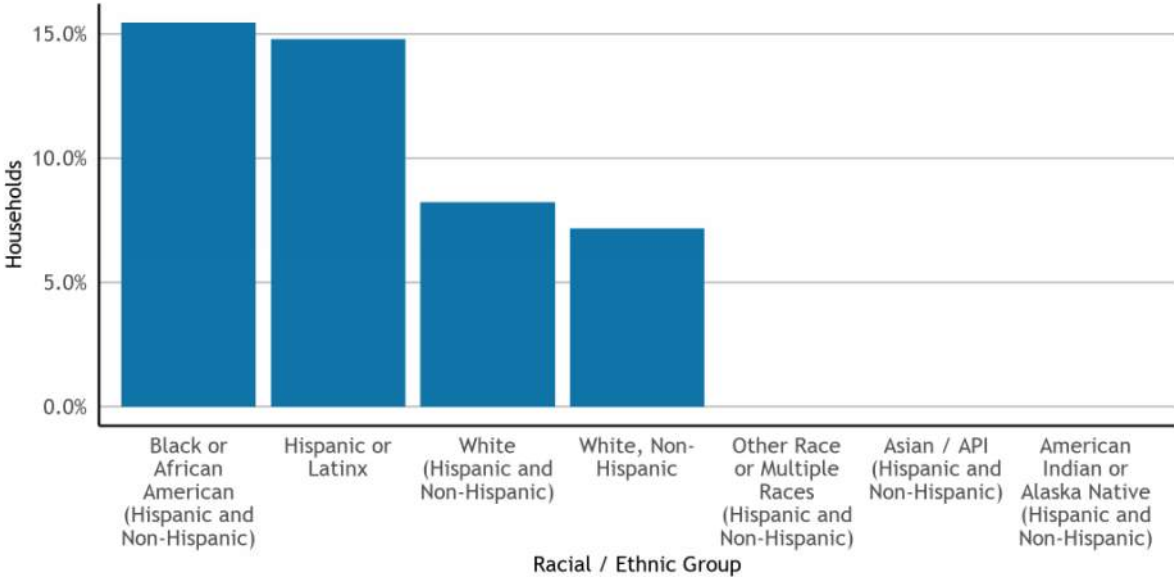
- Neighborhood income segregation declined between 2010 and 2015 according to the Theil’s H-Index.
- Above Moderate-income residents are the most segregated compared to other income groups in Sebastopol. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Low-income population’s segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Poverty

Poverty thresholds, as defined by the Census Bureau, vary by household type but remain constant throughout the country and [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.⁵⁵

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 118.)

Figure 8: Poverty Status by Race in Sebastopol

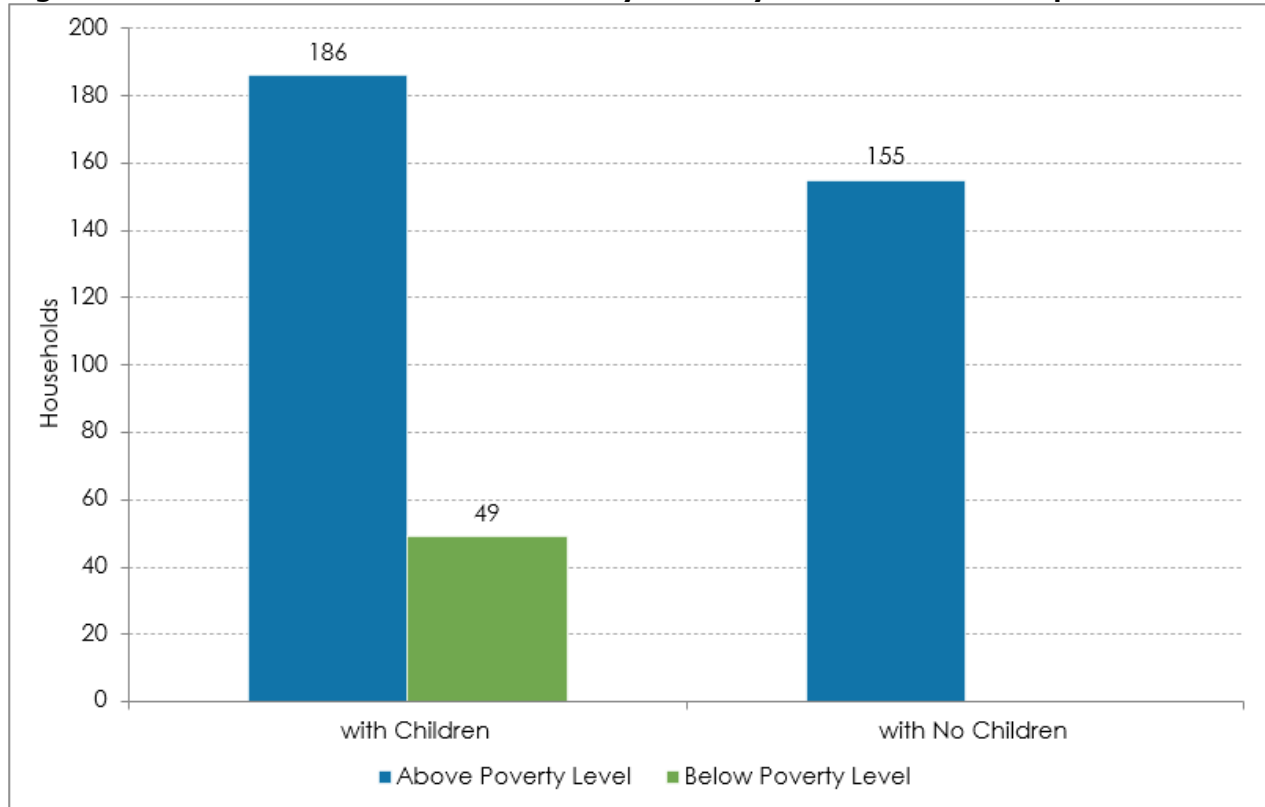


⁵⁵ U.S. Census Bureau, American Community Survey 5-Year Data (2020), Table S1701

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 129-). This suggests that single female-headed households are highly susceptible to becoming impoverished in Sebastopol.

Figure 9: Female-Headed Households by Poverty Status in Sebastopol



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), 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 41: Percent of Population Below Poverty Level for Whom Poverty Status is Determined in California, Sonoma County, and Sebastopol (2019)

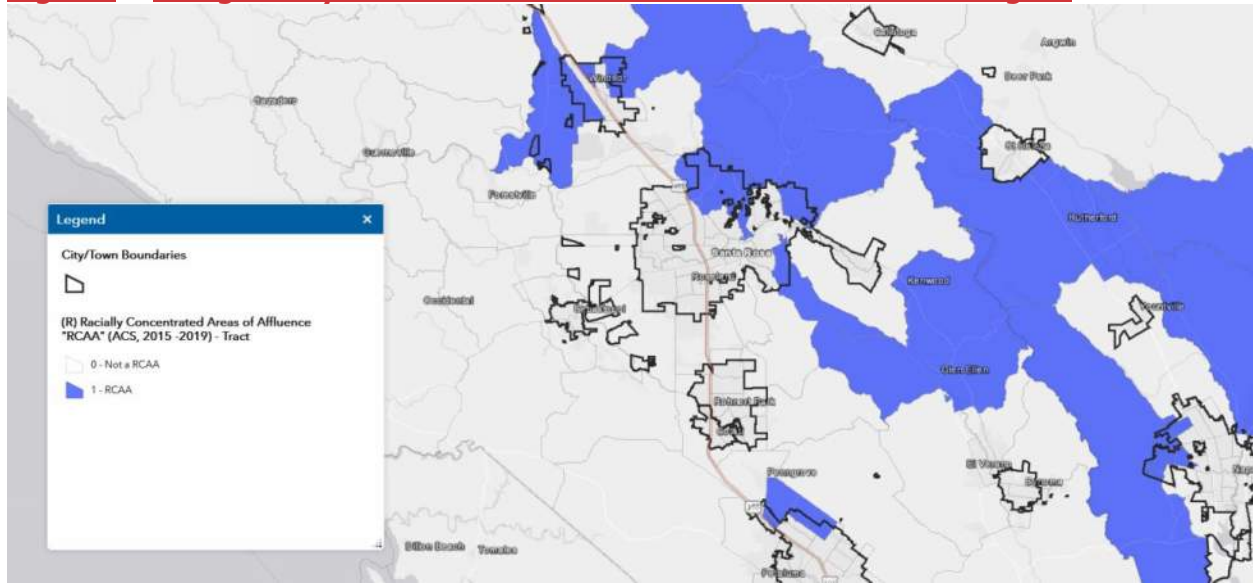
	California	Sonoma County	Sebastopol
% of population below Population in poverty	13.4%	9.2%	7.3%
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2019), Table S170			

Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)

The U.S. Department of Housing and Urban Development (HUD) has determined that Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” HUD defines census tracts with a majority non-White population (greater than 50%) that have either a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower, as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). There are no R/ECAPS in the City of Sebastopol or in Sonoma County.

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence should also be analyzed to ensure housing is integrated, a key to fair housing choice. Scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States. Based on their research, RCAAs are defined as census tracts where 1) 80% or more of the population is White, and 2) the median household income is \$125,000 or greater. There are no ~~RECAAs~~RCAAs in Sebastopol. There are several RCAAs in Sonoma County and the surrounding region, mainly in eastern Sonoma County and western Napa County (Figure 10).

Figure 10: Regionally Concentrated Areas of Affluence in the Region

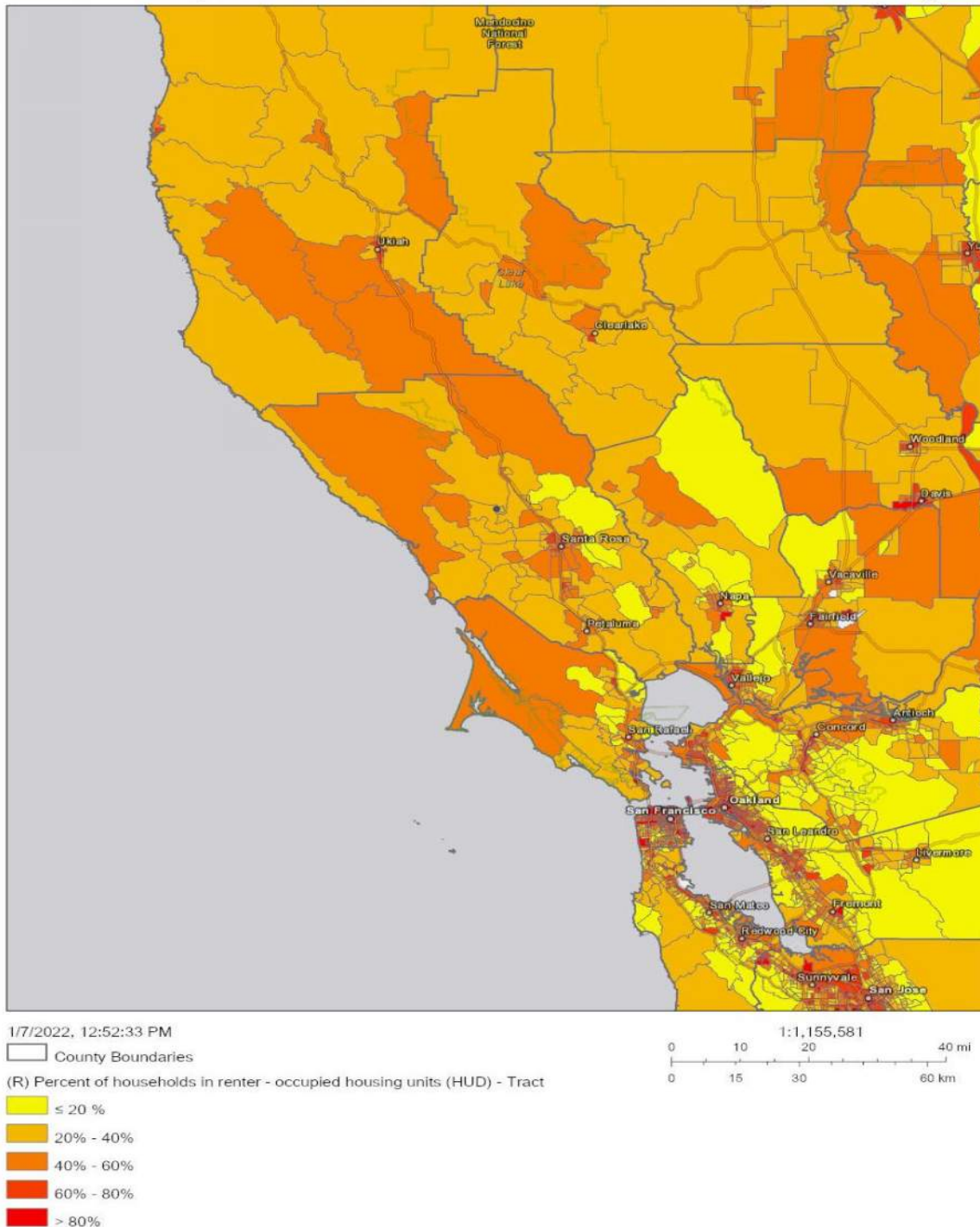


Source: HCD AFFH Data Viewer, ACS 2015 - 2019, HCD, PlaceWorks 2021

In February 2017, the California Fair Housing Task Force (Task Force) was tasked with creating a map that more effectively reflects that level of racial and ethnic diversity in many parts of California. The map that was created filters areas that are both non-Whites racially segregated and high poverty. Census tracts and rural block groups that have both a poverty rate of over 30% and that are designated as being racially segregated are categorized by this statewide standard as “High Segregation and Poverty.” There are no Block Groups of High Segregation and Poverty in Sebastopol or Sonoma County.

Tenure

Figure 11: Sonoma County Percent of Households in Renter-Occupied Housing Units



In Sonoma County, the location of renters largely correlates with aforementioned patterns of racial and ethnic segregation. ~~There~~The 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

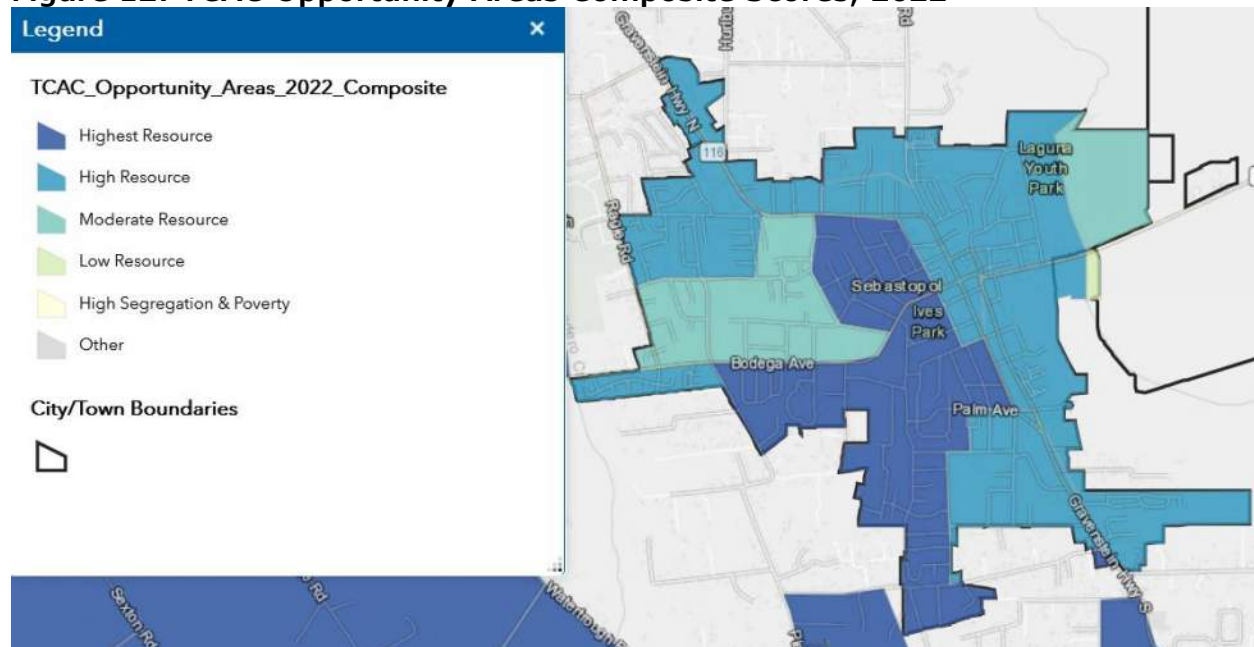
4.5.4 Disparities in Access to Opportunity

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~~identifies any 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 12: TCAC Opportunity Areas Composite Scores, 2022



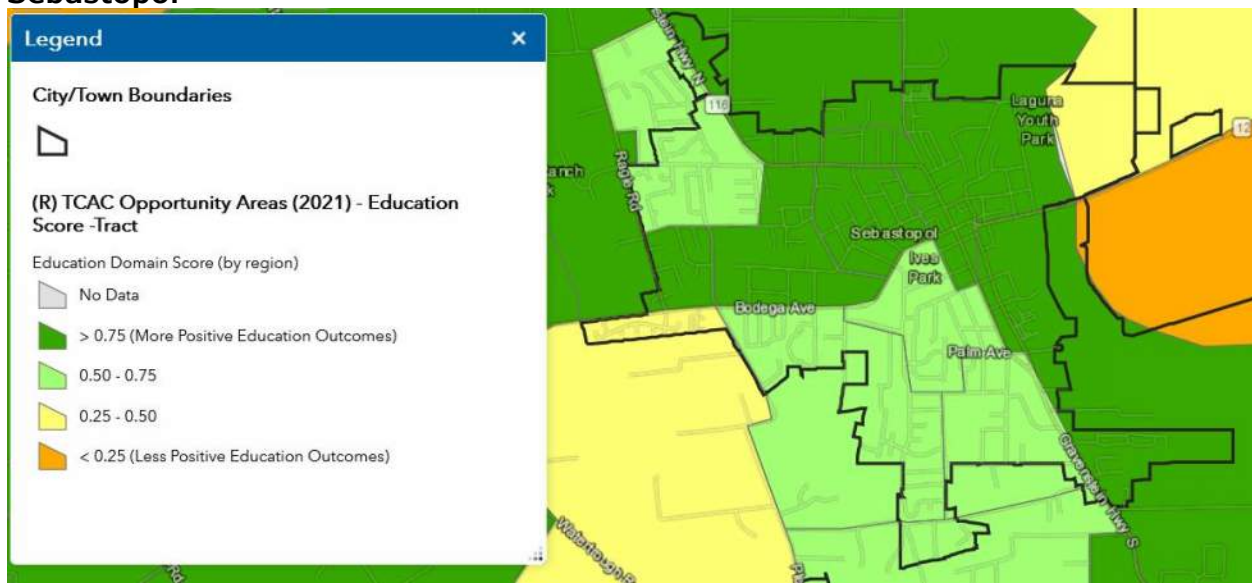
Source: TCAC/HCD Opportunity Area Maps

Education

TK-12 education for the City of Sebastopol is provided by the Sebastopol Union School District (Park Side Elementary School, Brook Haven Middle School and CASTLE Preschool & Child Care), Gravenstein Union School District (Gravenstein Elementary School, and Hillcrest Middle School), and Twin Hills Union School District (Apple Blossom Elementary, Twin Hills Charter Middle School, Orchard View Charter School (K-12), and Sunridge Charter School (K-8) West Sonoma County Union High School Grove Union School District (Oak Grove Elementary School and Willowside Middle School) also operate in Sebastopol.

2021 TCAC Opportunity Areas Education Scores provides an index for measuring the level of educational outcomes within a census tract. The higher the score, the more positive the outcomes. All census tracts that intersect Sebastopol rank between 0.50 (light green) and >0.75 (dark green) indicating generally positive education outcomes across the City.

Figure 13: TCAC Opportunity Areas (2021) Education Score by Tract in Sebastopol



Source: HCD/TCAC Opportunity Maps 2021

California School Dashboard features five of the schools located in Sebastopol, all with varying rates of enrollment, socioeconomic disadvantage, English learners, and foster youth which could be indicators of school performance and educational opportunity. There is limited data on their overall performance given that fewer than ten students have tested in all but one of the schools, Sebastopol Independent Charter.

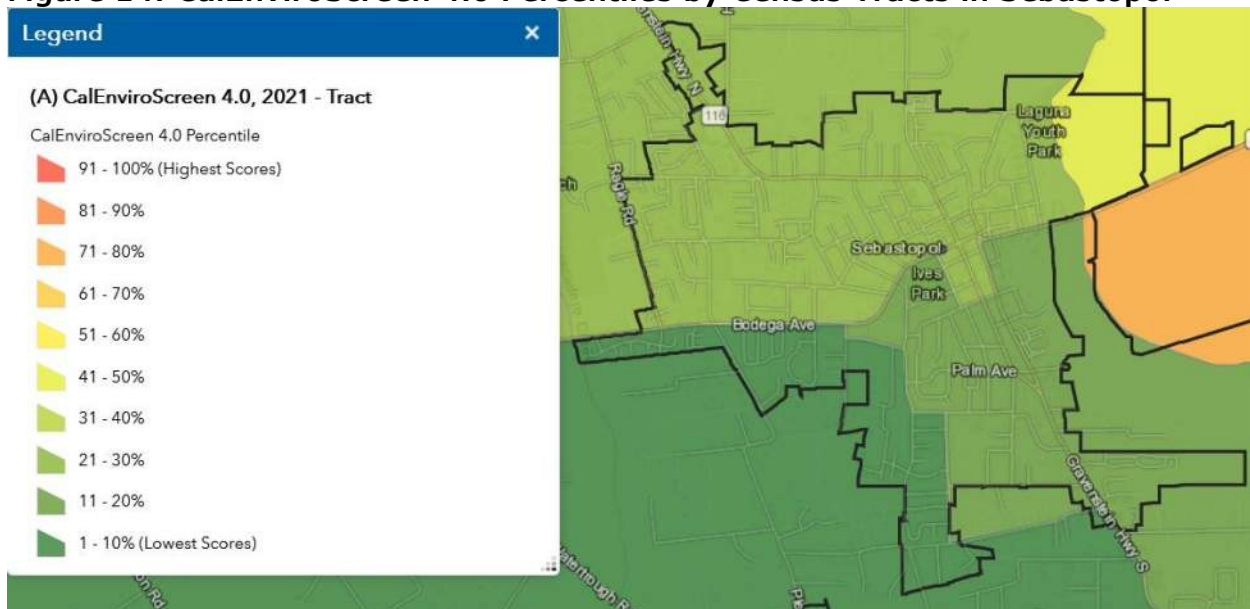
Table 42: Sebastopol School Attributes (2020)

School	Enrollment	Socioeconomically Disadvantaged	English Learners	Foster Youth
Sebastopol Union Elementary	418	48.1%	12.2%	0.7%
Sebastopol Independent Charter	281	32.7%	0.4%	0%
REACH	118	41.5%	0%	0%
Brook Haven Middle	198	48.5%	9.1%	1.5%
Park Side Elementary	--	48.6%	15.3	0%

Source: California School Dashboard, California Department of Education

Access to Healthy Environment

Figure 14: CalEnviroScreen 4.0 Percentiles by Census Tracts in Sebastopol







Source: CalEnviroScreen 4.0 – Feb 2021 Update

The California Healthy Places Index (HPI) combines 25 community characteristics like access to healthcare, housing, education, and more, into a single indexed “HPI” score. The healthier a community, the higher the HPI score. The HPI applies a positive frame focusing on assets a community has have they can build on, rather than what is lacking. According to this index, Sebastopol has healthier conditions than 83.4% of other California Cities and Towns. Of the factors that make up the “Clean Environment” score in this index, ozone quality scores the lowest, but still has better conditions than most of the State.

Figure 15: Environment Conditions Compared to Other California Cities/Towns and Individual Indicators of Environmental Health in Sebastopol

 Clean Environment ^

This City / Town has healthier clean environment conditions than 86.4% of other California Cities / Towns.

Indicator	Value	Percentile Ranking
Diesel PM	0.076 kg/day	72.3  ↻
PM 2.5	6.61 µg/m ³	77.1  ↻
Ozone	0.032 ppm	96.0  ↻
Drinking Water Contaminants	472	53.5  ↻

Source: The California Healthy Places Index (HPI)

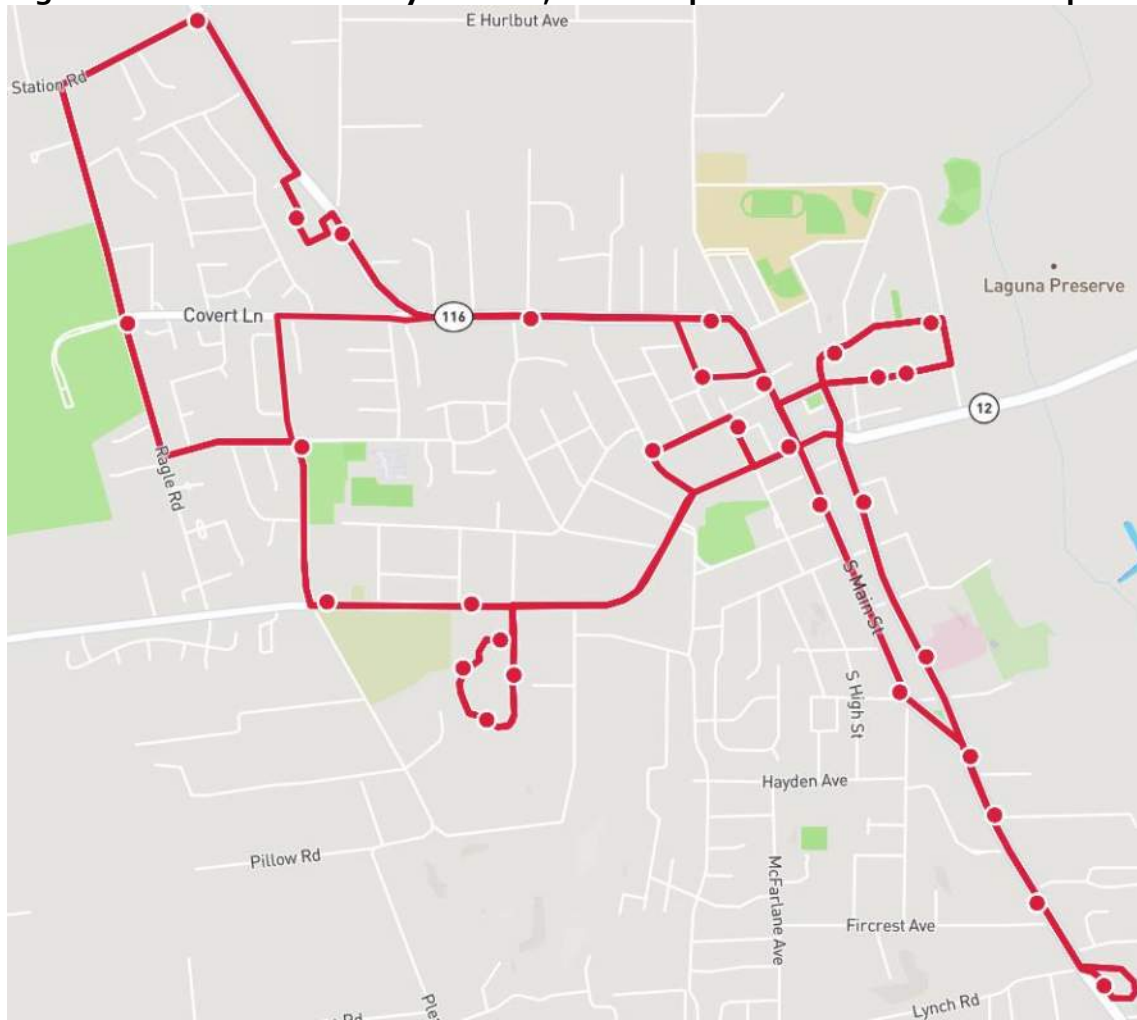
The TCAC Opportunity Areas (2021) Environmental Scores are based on the CalEnviroScreen. This data reflects slightly less positive environmental outcomes in the northern part of the City. This is likely due to environmental conditions in the unincorporated areas as the Census tract spans far north of City limits.

Transportation Opportunities

Public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit must provide a link between job opportunities, public services, and affordable housing to help ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

Sonoma County Transit (SCT) provides public transportation services to the City of Sebastopol and other jurisdictions within the County (Figure 1816.) The Shuttle makes stops at key local destinations including Safeway, the Sebastopol Senior Center, Burbank Heights, and Lucky’s Market.

Figure 16: Sonoma County Transit, Sebastopol Shuttle Route 24 map



Source: Sonoma County Transit [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.

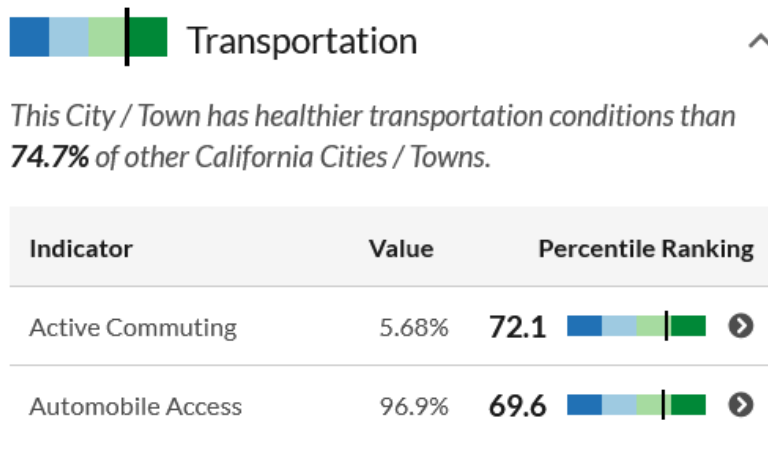
SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts, with at least two on each bus. In addition, the agency offers half-priced fares to youth between the ages of five and 18, senior passengers 65 years and over, Medicare card holders, 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 Sebastopol 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 17: California Healthy Places Index: Transportation in Sebastopol

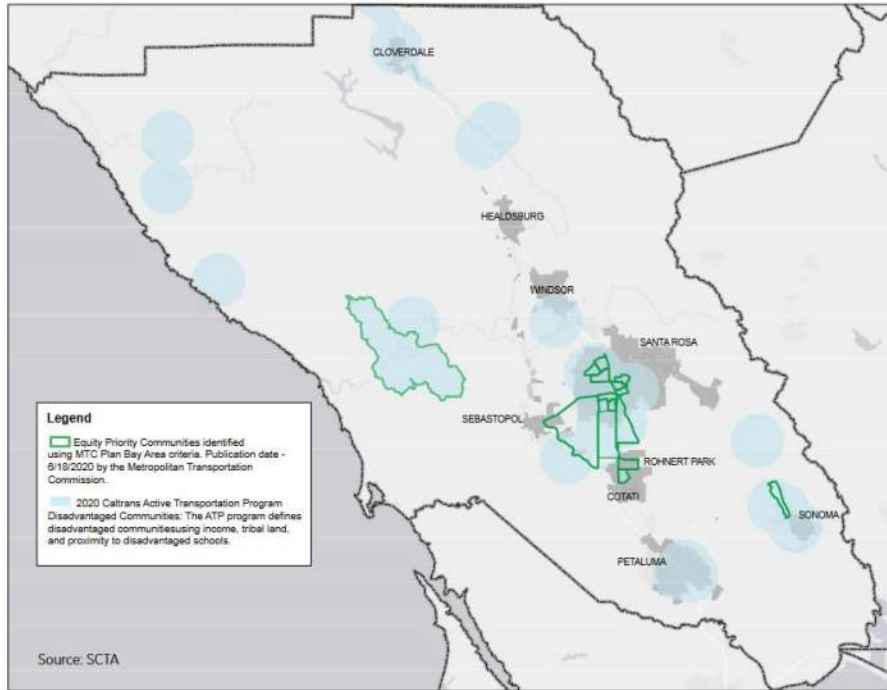


Source: California Healthy Places Index

Sonoma County Transportation Authority (SCTA) outlines current and future options for public transit in their Comprehensive Transportation Plan, Moving Forward 2050.

This public document is updated every five years to ensure the plan is relevant and meeting community needs. The City of Sebastopol is represented on the SCTA Board of Directors and contributes to these regular updates. In the most recent update, released in September 2021, SCTA outlines “Equity Priority Communities” and “2020 Caltrans Active Transportation Program Disadvantaged Communities.” ~~Neither~~ ~~transitorily disadvantaged group have been identified in~~ Neither designation applies to Sebastopol.

Figure 18: Sonoma County Equity Priority Communities



The SCTA Plan suggests that rising transportation costs impact household incomes and affordability throughout Sonoma County. The Center for Neighborhood Technology (CNT) estimates that transportation and housing costs accounted for over ~~50-percent%~~ of household ~~incomesexpenses~~ in ~~our county~~ the County. Reducing household transportation costs will increase countywide affordability and improve quality of life in Sonoma County.

Economic Development and Access to Jobs

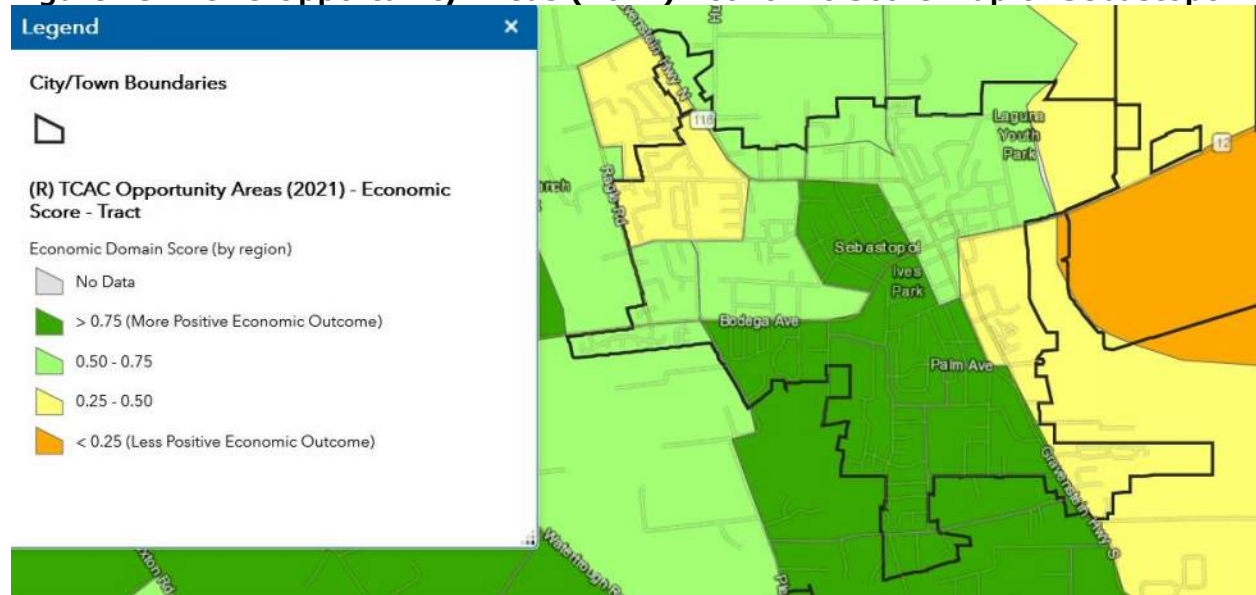
The TCAC Opportunity Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

- Poverty: Percent of population with income level above 200% of ~~federal~~ 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~~) in Figure 19) that reflect less positive economic outcomes. These outcomes are likely attributed to economic activity in areas of the census tract that are outside Sebastopol ~~city~~City limits.

Figure 19: TCAC Opportunity Areas (2021) Economic Score Map of Sebastopol

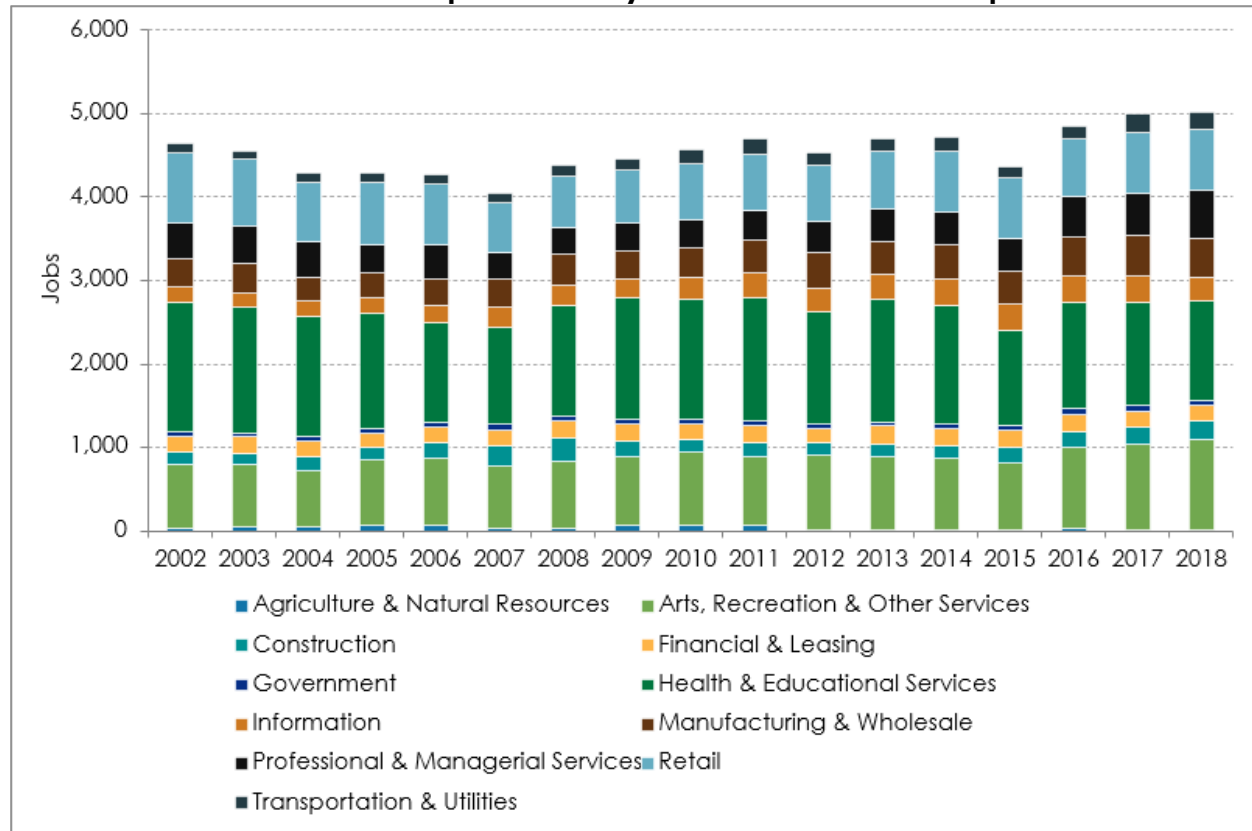


Source: *HCD-AFFH Data Viewer 2021, TCAC Opportunity Maps 2021*

The U.S. Census Bureau Work Area Profile Analysis tool calculated 3,748 private primary jobs in the City of Sebastopol in 2019. Of those jobs, most are concentrated in the center right of the City and the number of jobs per square mile are increasingly less concentrated towards City boundaries.

As of 2019, Sebastopol employed 4,113 people and the job market experienced 6.47% one-year growth. The three largest industries are Health & Educational Services, Arts, Recreation & Other Services, Retail. Health & Educational Services has steadily shrunk over time. The highest paying industries are Public Administration (\$108,462 on average), Finance & Insurance (\$84,075), and Wholesale Trade (\$75,556) In 2019, the Median Household Income was \$82,244 which was more than the median annual income of \$65,712 across the United States and California. Within a year, from 2018 to 2019, the Median Household Income grew by 6.53%.

Table 43: Share of Workers per Industry Over Time in Sebastopol



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Sebastopol (Figure 2220) 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~~ Only 13% of ~~Sebastopol's~~ employed residents work outside the City while only 13 percent of employed Sebastopol residents work in the City, and 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.).~~

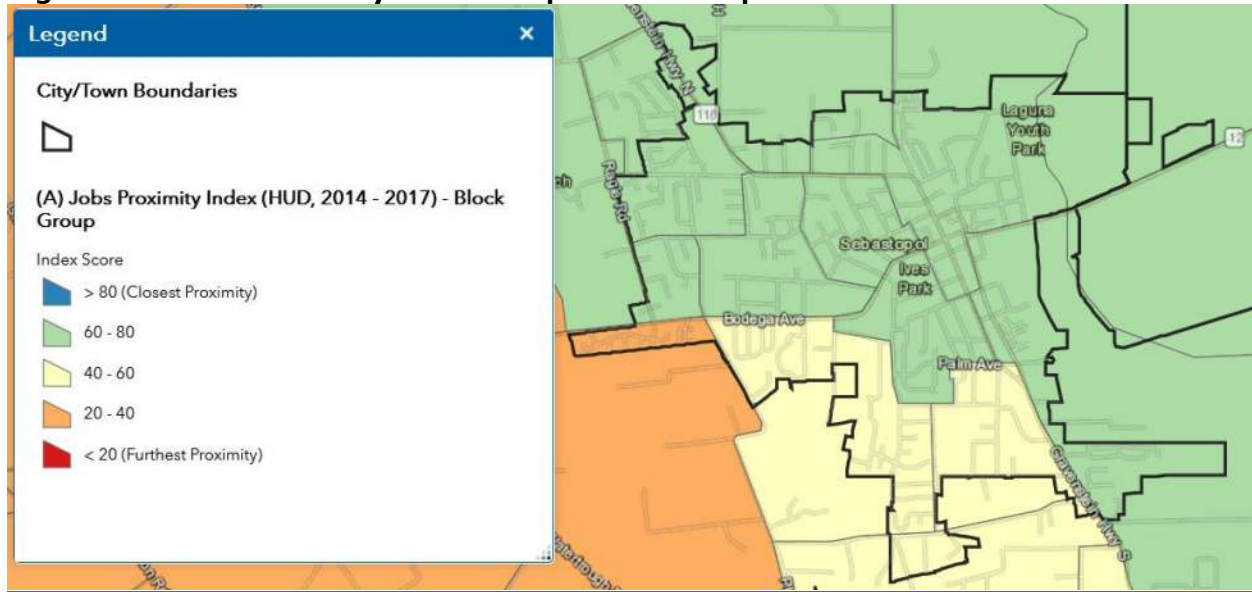
Figure 20: Inflow and Outflow Analysis of Sebastopol



Source: *OntheMap.ces.census.gov, 2019*
Note: Arrows do not indicate directionality of worker flow

The U.S. Department of Housing and Urban Development (HUD) Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. In Sebastopol, residents within all census tracts in Sebastopol have relatively good access to employment opportunities, the most southern portion to a lesser extent, and there are no tracts that are either closest or furthest in proximity.

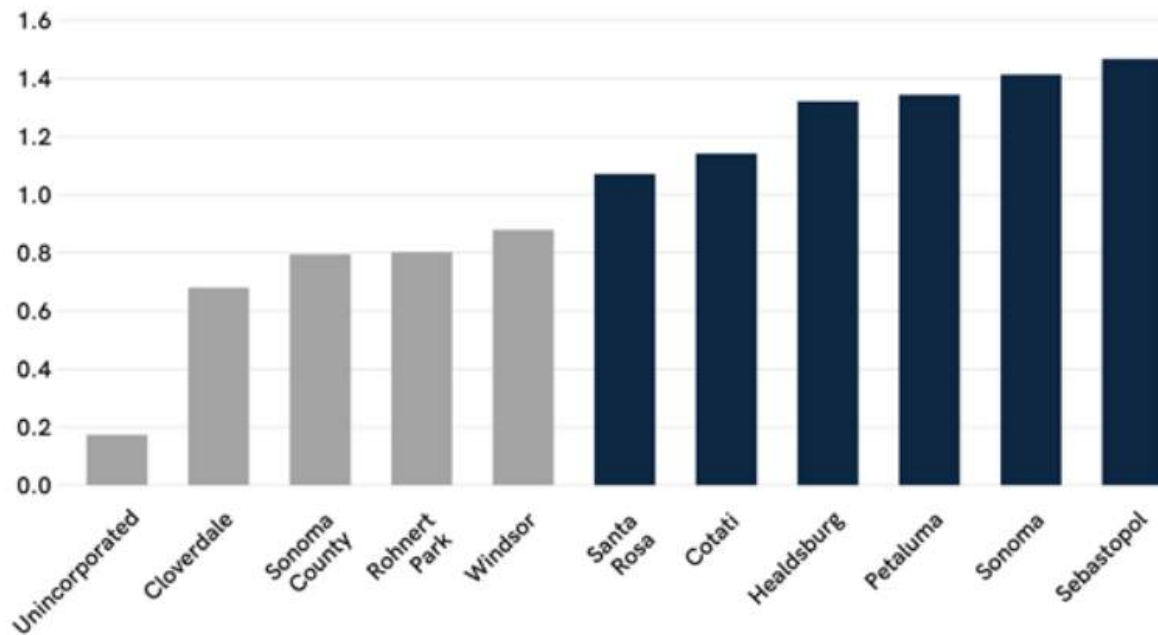
Figure 21: Job Proximity Index Map of Sebastopol



Source: HUD Jobs Proximity Index, American community Survey 2017 5-Year Estimates

Measuring the ratio of jobs-to-housing can offer insight into how well cities are balancing the two, and although imperfect, ratios that are too skewed in either direction can indicate an opportunity for action. Figure 2422 ranks jurisdictions in Sonoma County based on its respective jobs-to-housing ratio. The higher the ranking, the stronger the jobs-to-housing ratio which means that the City more adequately provides housings according to the number of jobs and vice-versa. Sonoma and Sebastopol top the list with jobs-to-housing ratios above 1.4 (i.e., 1.4 jobs for every home built). The jobs-to-housing ratio in these jurisdictions rank well below the average Bay Area jurisdiction given that cities like San Francisco and San Jose produce more than three jobs for every permitted home according to the State of Housing in Sonoma County 2022 report.

Figure 22: Ratio of All Jobs to Homes in Sonoma County Jurisdictions



Source: California Department of Housing and Community Development, Annual Progress Reports, Generation Housing

Disparities in Access to Opportunity: Fair Housing Issues and Contributing Factors

Any shortfall in resource levels that might exist in the moderately resourced areas can be attributed to the City’s limited capacity for assistance of households in need of these resources. Application processes for housing in higher resourced areas pose a high barrier for lower-resourced residents and requires more robust administrative assistance to ensure the households that are most likely to experience additional challenges with accessing education, healthy environments, public transportation, economic development opportunities, and access to jobs. The small size of the City also restricts its access to financing affordable housing on small sites that could provide housing near resources for at-need residents. Therefore, the two contributing factors to fair housing issues related to access to opportunities are:

- Capacity for assistance
- Access to financing for small sites

4.5.5 Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden,

overcrowding, homelessness, and substandard housing conditions. This section analyzes these four housing needs categories as they apply to the City of Sebastopol.

Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with 30-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 2523) Roughly two-thirds of homeowners can afford housing by HUD standards (i.e., spend no more than 30% of income on rent) while only half of renters can afford housing in Sebastopol using this standard.

Figure 23: Cost Burden by Tenure in Sebastopol

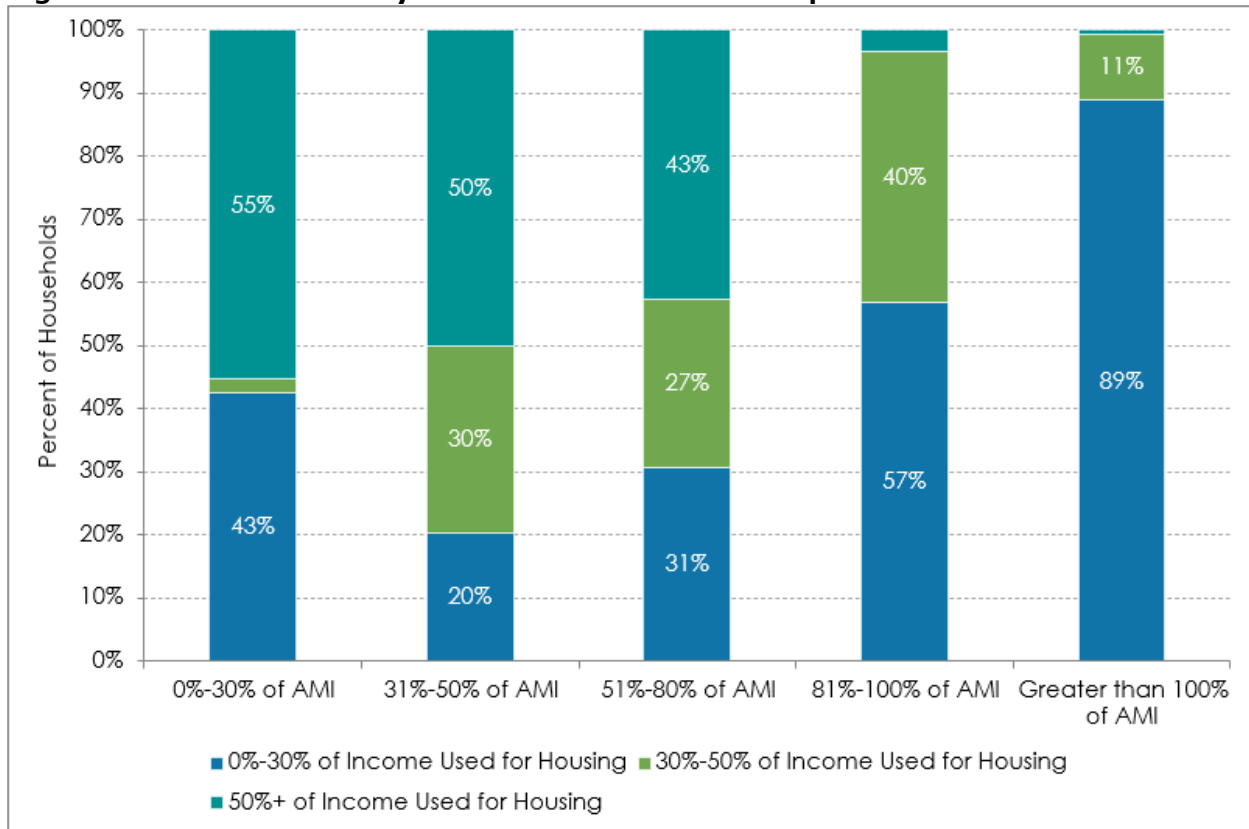


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Housing cost burden for lower income households puts them at greater risk of housing insecurity and/or eviction. Over half of extremely low-income households in

Sebastopol are severely cost-burdened and almost all are cost-burdened to some extent. The proportion of severely cost-burdened households becomes exponentially smaller as income increases (Figure 2624). Within highest income households, only 11% are cost-burdened and less than 1% are severely cost-burdened. This indicates that the lowest income households are in the greatest need of affordable housing in Sebastopol.

Figure 24: Cost Burden by Income Level in Sebastopol



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Compared to Sonoma County, renter- and owner-occupied households in Sebastopol experience housing cost burdens at lower rates except in the category of owner-occupied households experiencing severe cost burden. In the State of California, there are slightly more owners and renters experiencing over 30% cost burden than in Sebastopol, while the number of extremely cost burdened homes in Sebastopol also outnumbers the State. Renter households experience 'cost burden' and 'severe cost burden' at higher rates than owner-occupied households at the City, County, and State levels.

Table 44: Cost Burden by Tenure in Sebastopol, Sonoma County, and California

	Cost burden > 30%	Cost Burden >50%
Sebastopol		
Owner-Occupied	29.31%	14.80%
Renter-Occupied	45.34%	28.57%
Sonoma County		
Owner-Occupied	29.68%	12.49%
Renter-Occupied	50.37%	25.67%
California		
Owner-Occupied	30.19%	13.03%
Renter-Occupied	50.61%	26.28%
<i>Source: HUD CHAS Data; ACS 2014-2018</i>		

Overcrowding

Overcrowding is defined as housing units with more than one person per room, including dining and living rooms, but excluding bathrooms and kitchens. Overcrowding has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless. Residential crowding reflects demographic and socioeconomic conditions. Older-adult immigrant and recent immigrant communities, families with low incomes and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" is co-residing with family members or friends for economic reasons. Doubling up is the most reported living situation for families and individuals before the onset of homelessness (California Health and Human Services)

In the City of Sebastopol, less than 8.2% (the statewide average) are overcrowded and there is no data on severely overcrowded households. Owner occupied households have fewer occupants per room on average than renter occupied households in every category. The vast majority (82.6%) of owner-occupied households have .50 or less occupants per room which is higher than both the County and statewide averages. Renter household occupant numbers more closely resemble State averages, though Sonoma County has 11.8% more renter households with two or more occupants per room, which is considered overcrowded. Sebastopol also has a higher percentage of renter households with 1.51 to 2.00 occupants per room (8.0%) than both the County (5.6%) and California (3.9%)

Table 45: Tenure by Occupants Per Room in Sebastopol

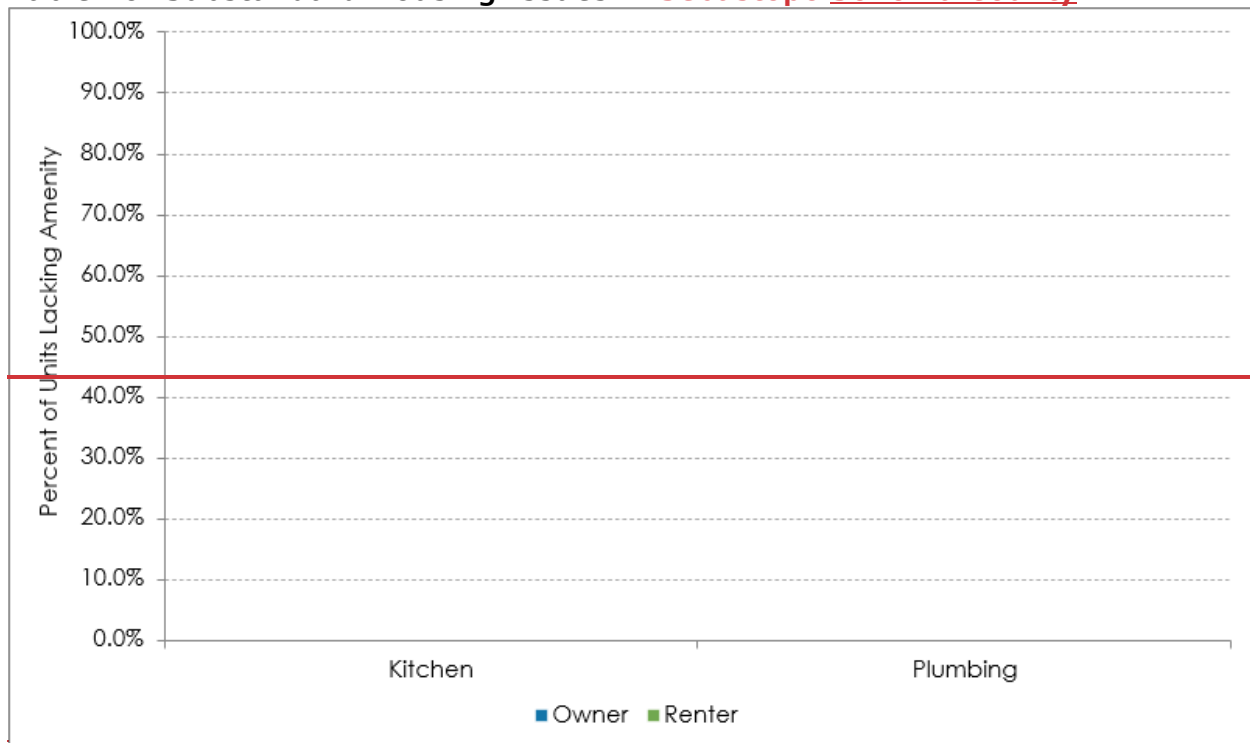
	Sebastopol	Sonoma County	California
Owner Occupied Households			

.50 or less occupants per room	82.6%	75.0%	67.4%
0.51 to 1.00 occupants per room	16.6%	22.6%	28.5%
1.01 to 1.50 occupants per room	0.0%	2.4%	3.1%
1.51 to 2.00 occupants per room	0.0%	1.7%	0.8%
2.00 or more occupants per room	0.0%	10.6%	0.3%
Renter Households			
.50 or less occupants per room	52.0%	51.8%	44.9%
0.51 to 1.00 occupants per room	35.1%	38.9%	41.9%
1.01 to 1.50 occupants per room	3.8%	12.2%	7.8%
1.51 to 2.00 occupants per room	8.0%	5.6%	3.9%
2.00 or more occupants per room	1.2%	13.0%	1.4%
<i>Source: 2020 ACS 5-Year Estimates</i>			

Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are no reported homeowners or renters experiencing substandard housing conditions in Sebastopol. ⁵⁶ [Rates of substandard housing are higher for the region but have decreased from 2010 to 2019 \(Table 45\).](#)

Table 46: Substandard Housing Issues in Sebastopol/Sonoma County



⁵⁶ [U.S. Census Bureau, American Community Survey 5-Year Data \(2015-2019\).](#)

<u>Year</u>	<u>2010</u>		<u>2019</u>	
<u>Tenure</u>	<u>Owner</u>	<u>Renter</u>	<u>Owner</u>	<u>Renter</u>
<u>Lacking Complete Kitchen</u>	<u>0.5%</u>	<u>1.9%</u>	<u>0.4%</u>	<u>1.7%</u>
<u>Lacking Plumbing</u>	<u>0.5%</u>	<u>1.2%</u>	<u>0.4%</u>	<u>0.6%</u>

Source: U.S. Census Bureau, American Community Survey 5 -Year ~~Data (2015-Estimates: 2010, 2019)~~, Table B25053, Table ~~B25043, Table~~ B25049

Homelessness

~~Those experiencing~~The Department of Housing and Urban Development defines homelessness ~~include individuals as any, "individual or families~~family who ~~lack or are perceived to lack~~lacks a fixed, regular, and adequate nighttime ~~resident, or who have a residence" or an individual whose, "primary nighttime resident in a shelter, on the street, in a vehicle, or in an enclosure or structure that residence [is] not authorized or fit~~designed for human habitation ~~or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground."~~ People experiencing homelessness have the most immediate housing needs of any population group and are most vulnerable to violence and criminalization due to their unhoused status.

California accounts for almost half of the country's homeless population. Sonoma County has the fourth highest number of homeless individuals for large suburban areas in the United States.⁵⁷~~The 2020~~⁵⁸ Preliminary 2022 Sonoma County Point-In-Time (PIT) Count ~~data~~ reported 2,745,893 individuals experiencing homelessness, a ~~seven percent decrease~~5% increase in ~~the homeless persons~~population since 2019. ~~Of 2020.~~⁵⁹ More comprehensive data released in 2020 shows that the majority (63%) ~~of~~ those experiencing homelessness in the County ~~, the majority (63%)~~ are white men. The ~~number~~sheltered ~~populations~~homeless population increased by ~~five percent~~5% between 2019 to 2020.⁶⁰

Home to approximately 8,000 people, Sebastopol is one of a growing number of smaller cities in Sonoma County that is facing the need to bring ~~the~~ affordable housing, permanent supportive housing, and transitional housing ~~that is so~~ critical to addressing the ~~housing~~needs of the most vulnerable unhoused individuals in the County. The ~~2020~~2022 Point-In-Time Count ~~conducted in early 2020~~ found that there were ~~12978~~ unhoused people in Sebastopol, ~~up~~down from ~~69129~~ 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

⁵⁷ County of Sonoma Community Development Commission "Project Homekey" page

⁵⁸ County of Sonoma Community Development Commission "Project Homekey" page

⁵⁹ The Press Democrat, *Sonoma County's homeless population increased 5% during pandemic*, May 16 2022

⁶⁰ Ibid.

to 2020, ~~while then decreased in 2022.~~ The total homeless population in Sonoma County ~~has decreased decreased between 2018 and 2020, then increased in 2022.~~ While just over a quarter of Sonoma County’s homeless population is sheltered, almost half of Sebastopol’s population is sheltered (Table 4346). Shelters and resources for the local homeless population are distributed throughout the City, and so are homeless residents. Most of Sonoma County’s homeless population lives in Santa Rosa (1,658 people), followed by Rohnert Park (369 people) and Petaluma (293 people).

Table 47: Homeless Persons in Sebastopol by Shelter Status

<u>Jurisdiction</u>	<u>Shelter Status</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2022</u>
<u>Sebastopol</u>	Unsheltered	69	101	129	<u>40</u>
	Sheltered	0	0	0	<u>38</u>
	Total	69	101	129	<u>78</u>
<u>Sonoma County</u>	<u>Unsheltered</u>	<u>1,929</u>	<u>1,957</u>	<u>1,702</u>	<u>2,088</u>
	<u>Sheltered</u>	<u>1,067</u>	<u>994</u>	<u>1,033</u>	<u>805</u>
	<u>Total</u>	<u>2,996</u>	<u>2,951</u>	<u>2,745</u>	<u>2,893</u>

Source: ~~2020~~2019 and 2022 Sonoma County Homeless Census Comprehensive Report

Section 4.2.2 contains additional information about homelessness, including an analysis of needs, resources, and the City’s efforts in addressing homelessness.

Displacement

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people; public policies; and investments, such as capital improvements and planned transit stops; and flows of private capital.⁶¹ 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.~~

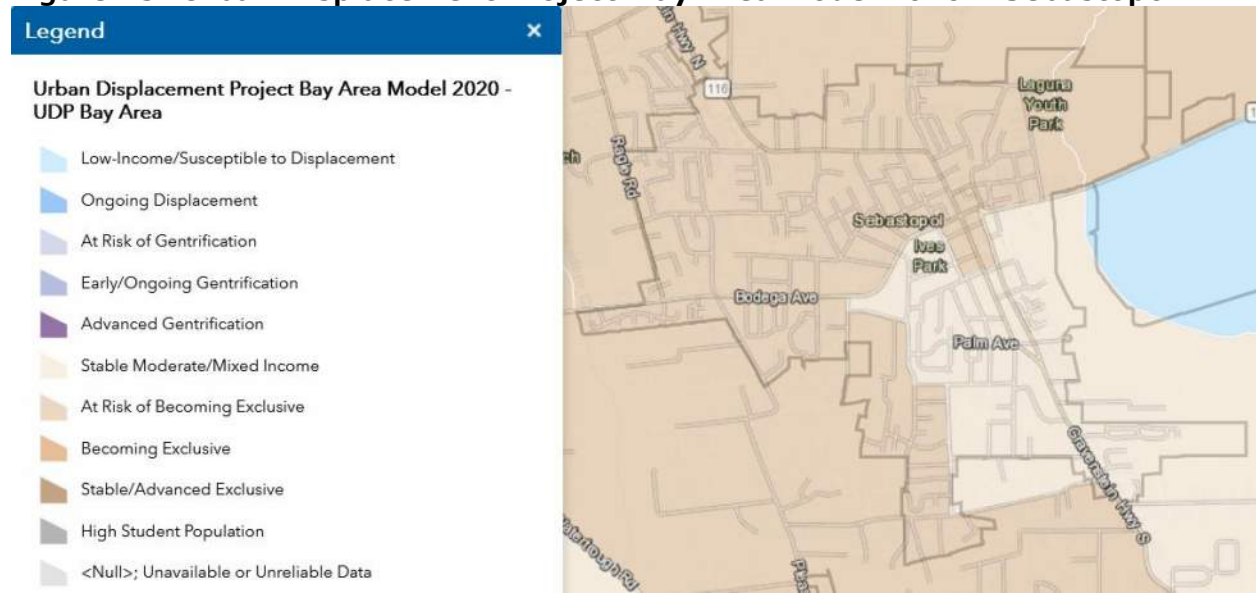
For the purposes of this assessment, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.⁶² Decades of disinvestment in low-income communities, ~~couples~~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.

⁶¹ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

⁶² Been, V., Ingrid, E., & O’Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

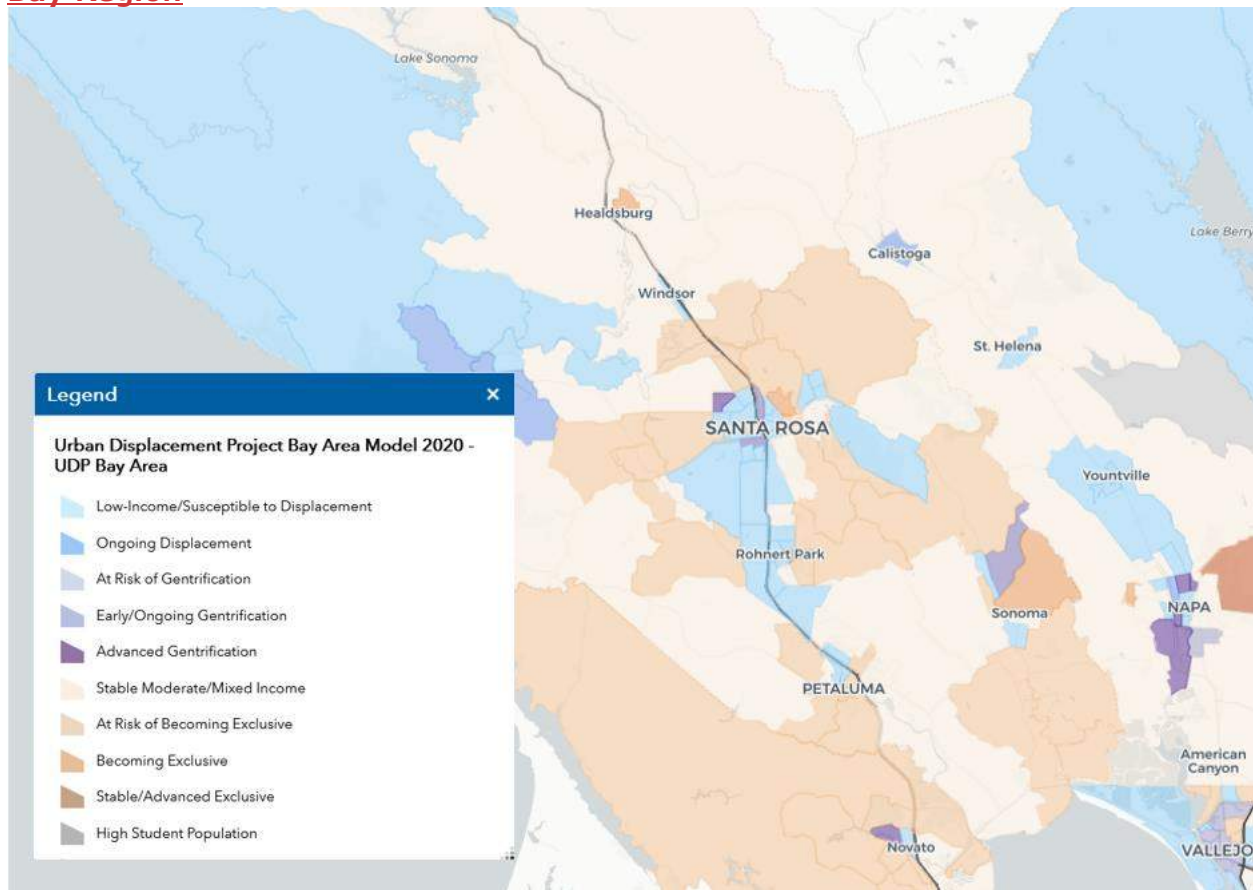
The University of California, Berkeley (UCB)'s Urban Displacement Project Bay Area Model 2020 shows that there are no neighborhoods in Sebastopol that are susceptible to or experiencing displacement, nor are there areas at risk of or undergoing gentrification. Most census tracts, however, include neighborhoods are the At Risk of Becoming Exclusive (Figure 2725). Sebastopol has a lower displacement risk than most jurisdictions in the region (Figure 26).

Figure 25: Urban Displacement Project May Area Model 2020 – Sebastopol



Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Figure 26: Urban Displacement Project Bay Area Model 2020 – North Bay Region



Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

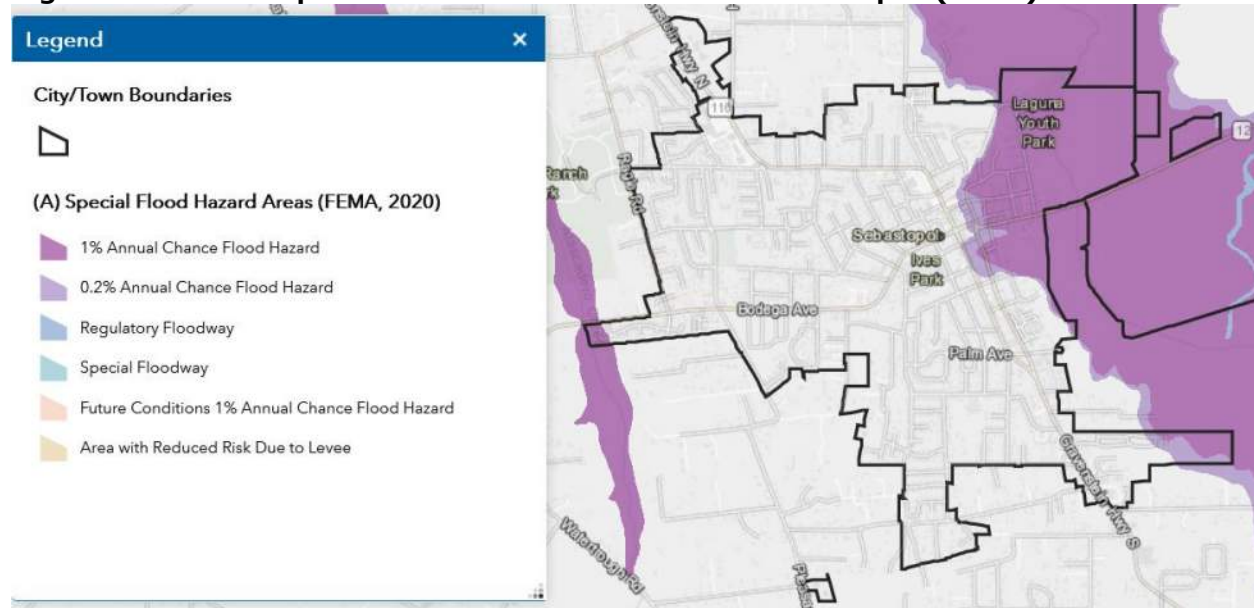
Rising housing costs are a primary cause of displacement and can assist in identifying and comparing displacement risk trends. Median gross rent in Sebastopol was \$1,547 in 2022, up from \$1,200 in 2010, an increase of 28.9%. In comparison, median gross rent in all of Sonoma County was \$1,743 in 2022 and \$1,201 in 2010, an increase of 45%. During the same period, median household income increased by 58.2% in Sebastopol and increased by 36% in Sonoma County.⁶³ While displacement risk has increases Countywide, this issue is not as prevalent in Sebastopol in comparison to the full County. The City has restrictions on non-hosted short-term rentals, which may contribute to this minimized displacement risk.

Figure 27 identifies census tracts that are at risk of disaster-driven displacement from flooding. The Special Flood Hazard Areas in Sebastopol are concentrated in the northeast corner of the City, with one minor segment showing up on the far left-hand side. In these areas, there is a 1-percent⁰ Annual Chance Flood Hazard. There are

⁶³ U.S. Census Bureau, American Community Survey, 2010 and 2020 5-Year Estimates

very few residences within this area, and it does not align with areas with higher concentrations of protected classes.

Figure 27: FEMA Special Flood Hazard Areas in Sebastopol (2020)



Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

The rising cost of housing in Sebastopol, Sonoma County, and across the Bay Area region is driving displacement of the most vulnerable populations. This is not only disruptive and, in some cases, traumatic for displaced households, but is also a primary driver of segregation at the regional scale.

There are no neighborhoods in the City of Sebastopol experiencing gentrification; however, 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs. There exists a risk of becoming exclusive and further displacement of lower-income residents due to rising housing costs. A lack of affordable housing units in a range of sizes, including larger units to house families, was also cited by stakeholders as an important contributing factor.

4.5.6 Other Relevant Factors and Local Knowledge

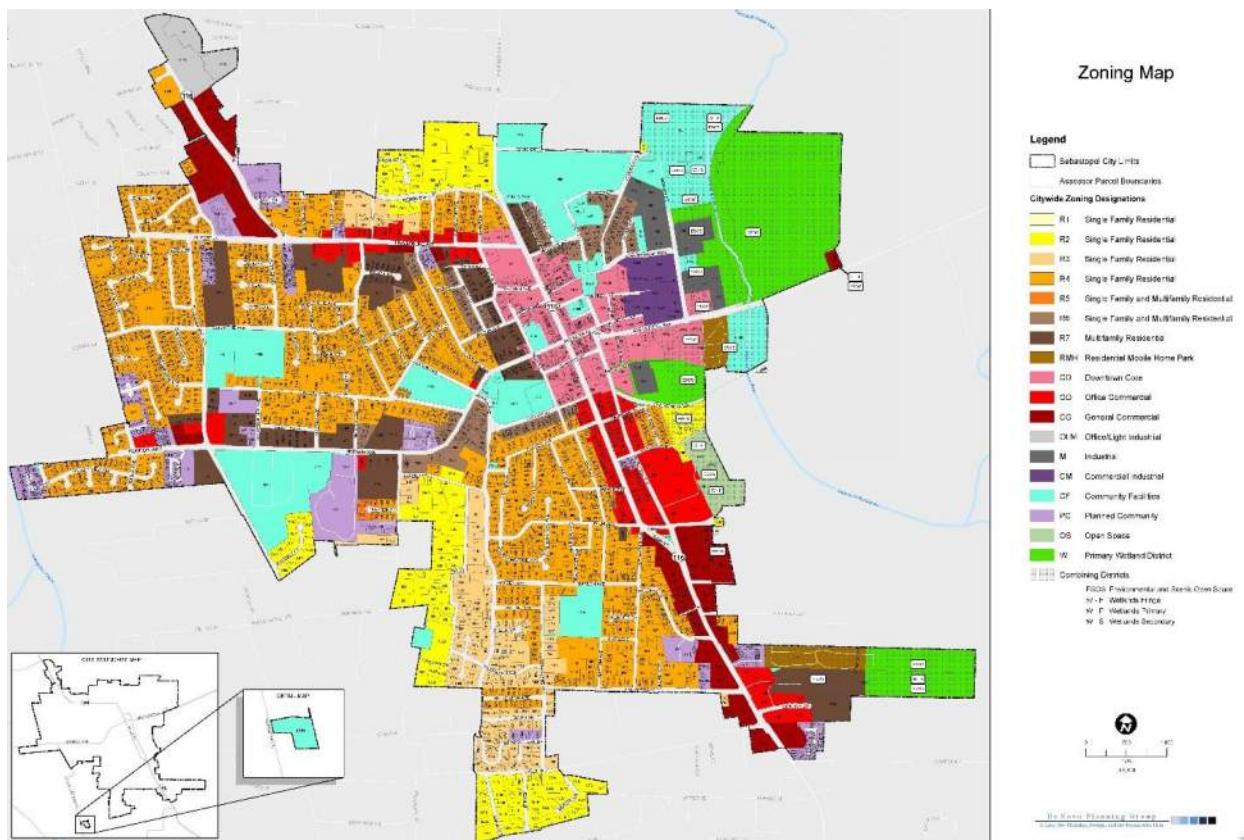
Fair housing issues are also affected by historical exclusionary zoning practices, such as the use of zoning ordinances to exclude certain types of land uses and/or races and ethnicities from a given community. Exclusionary zoning was introduced in the early 1900s, typically to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. In the United States, exclusionary zoning is standard in almost all communities and is used to limit the supply of available housing units,

such as prohibiting multifamily residential dwelling and minimum lot size requirements.

Single-family zoning is exclusionary when it occurs to the exclusion of other types of residential uses. While not intended to be exclusionary, Sebastopol’s past prohibition of anything but single-family homes have excluded persons who do not have incomes high enough to live there.

The City of Sebastopol has taken steps to address past exclusionary zoning practices with each update of the Housing Element. As of 2022, Sebastopol is zoned according to the map shown below. Under its zoning code, Sebastopol has eight residential zoning districts. Districts R1 through R5 are primarily zoned for single family residential uses, but District R5 permits townhomes, condominiums, duplex, triplex, and fourplex uses. Higher density multi-family residential developments are only allowed in Districts R6 and R7, allowing up to 25 dwelling units per acre. **Sebastopol is a small city without neighborhood delineations. There are no locations within the City that are not within walking distance to good schools, goods, services, or transit.**

Figure 28: Zoning Map of the City of Sebastopol



Source: City of Sebastopol Municipal Code, Title 17: Zoning , 2018

In the recent past, housing costs have been impacted by remote workers from the tech industry and other high paying industries moving out of metropolitan centers and into the area. This trend has continued with remote workers from other

industries, as the impact of the COVID pandemic affected employment. While this this typically affects the prices of market rate housing, it is now affecting overall housing costs as units previously attainable by middle income households are now more expensive.

4.5.67 Fair Housing Goals and Priorities Based on Identified Contributing Factors Summary

Table 48: Fair Housing Issues, Contributing Factors, and Programs & Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
<u>Neighborhoods are at-risk of becoming exclusive</u>	Community opposition (High Priority)	<u>Program A-3.1: The City will establish Objective Design Standards to minimize discretionary decision-making</u>	<u>80% of housing projects using Objective Design Standards through the planning period, focusing on areas zoned to allow multifamily and mixed-use development</u>
		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	<u>Connect with 15 landlords throughout the community during the planning period.</u>
		<u>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</u>	<u>Facilitate development of 1 new PSH and 1 new LBNC project during the planning period, near transportation and amenities .</u>
	Access to financing for small sites (High Priority)	Program A-3.2: The City will support affordable housing developers through financial and technical actions to facilitate development on lots of all sizes and levels of affordability. 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.	<u>During the planning period, financially support 2 affordable housing projects; increase developer outreach by 25%; provide staff assistance to assess development strategies for 8 new housing projects; and provide priority</u>

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
			<u>permit processing to 3 affordable housing projects.-</u>
		<u>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.</u>	<u>Increase developer outreach about funding opportunities by 25% to facilitate projects throughout the community</u>
	Risk of becoming exclusive and/or displacement of residents due to rising housing costs (High Priority)	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(e)(3)	<u>Apply for 3 grants throughout the planning period</u>
		<u>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.</u>	<u>Maintain affordability covenants on 100% of at-risk units (one project)</u>
		<u>Program D-2.1: The City will work with the County CDC to develop a landlord education program.</u>	<u>Connect with 15 landlords throughout the community during the planning period.</u>

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
		<u>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)</u>	<u>100% of required replacement housing units throughout the community</u>
	Limited availability of affordable units in a range of sizes (Medium Priority)	<p>Program A-3.3: The City will increase opportunities for missing middle housing to support a range of housing types and sizes.</p> <p>Program A-3.4: The City will establish a Workforce Housing Overlay Zone to support a range of housing types and sizes.</p> <p>Program A-3.5: The City will encourage the development of ADUs and JADUs to support a range of housing types and sizes.</p>	<u>Facilitate the development of 10 new units throughout the planning period, primarily in the higher resource residential areas on the west side of the City.</u>
		<u>Program A-3.4: The City will establish a Workforce Housing Overlay Zone to support a range of housing types and sizes</u>	<u>Facilitate the development of 2 projects or 20 units using the Workforce Housing Overlay Zone, focused in or near the Downtown area.</u>
		<u>Program A-3.6: The City will encourage the development of ADUs and JADUs to support a range of housing types and sizes</u>	<u>Aim for an average of 7.5 ADUs per year for a total of 60 ADUs during the planning period, including 15 VLI units, 15 LI units, and 15 MI units, throughout the community.</u>
Limited Fair Housing enforcement & outreach	Lack of language access (Medium Priority)	<u>Program D-1.1: The City will provide fair housing information in multiple languages.</u>	<u>Provide links and/or information on website to fair housing resources, including 50% of those materials in multiple languages</u>

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action	Metric/Milestone
	Lack of resources for fair housing agencies and organizations (Medium Priority)	<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 <u>and</u> 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> <p><u>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.</u></p>	<p><u>Communicate with 2 organizations annually about fair housing programs.</u> ;</p> <p><u>Contact 25% of households residing in units with expiring affordability covenants.</u></p>

APPENDIX A: COMMUNITY ENGAGEMENT AND OUTREACH

The City of Sebastopol values community input and has had a focus on offering various opportunities for residents and community stakeholders to provide input on housing and community development issues during the preparation of this Housing Element. Government Code 65583(c)(7) requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This appendix documents how public engagement was sought after and gathered during the update process, and how the input received from residents and stakeholders was incorporated into the preparation and content of the Housing Element.

Timeline of Community Engagement and Outreach

Through this outreach, City staff received nearly 300 survey participants, written and verbal public comments, and engaged in-person with local residents. Most agree that housing affordability, traffic, and homelessness are urgent concerns that need to be addressed and that strategies to solving these issues is to encourage a variety of types of housing focusing on creating affordable and senior housing downtown, and infrastructure improvements to address the traffic issues. Public participation opportunities were provided as outlined below:

September 28, 2021: The City conducted a virtual community workshop meeting open to the public where major elements of the Housing Element Update process, updates to Housing Element law, and the City’s current Regional Housing Need Allocation were presented via a PowerPoint presentation. The public was invited to provide initial comments regarding the Housing Element Update process and general housing needs in the City.

September 29, 2021: The City established a dedicated webpage for the Housing Element Update with information on the update process and how to get involved. The webpage also included, a dedicated Housing Element Update email address, and a phone number to the planning department.

October 13, 2021: The Housing 101 video was created to explain what the Housing Element is and the associated update process. The video covers the City’s Regional Housing Needs Allocation (RHNA) and how demographics and public input shape the goals, policies, and programs that are established to meet statutory requirements.

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

The video was shared on the City's social media outlets and Housing Element Update webpage.

October 2021-December 2021: A community opinion survey was conducted in English and Spanish to collect input from Sebastopol residents about Housing Needs and Opportunities in the City. The survey was distributed through the City website, through the City's newsletter, through posts on City Facebook and Next Door accounts, through tabling at the Farmers Market, and through posting flyers around the community. The survey asked questions regarding current living situations and opinions on various housing issues. The survey was advertised on the City's social media outlets, on the Housing Element Update Webpage, and on flyers posted at local businesses and community locations including laundromats, grocery stores, apartment complexes, the library, and thrift stores. The survey was open from October 22, 2021 through December 27, 2021 and received 179 responses. (see responses in Appendix B).

November 21, 2021: The Housing Element team conducted outreach by tabling at the Sebastopol City Farmers Market to encourage participation in the community opinion survey and educate the public about the 2023 Housing Element Update.

December 14, 2021: The City conducted a virtual public workshop with the City of Sebastopol Planning Commission to provide an overview of statewide, regional, and local housing issues and laws and to demonstrate where demographic data and community input could inform the 2023 Housing Element Update. The City presented housing topics including affordable housing, Housing Element requirements, RHNA, new housing laws, demographics, project objectives, preliminary sites assessment, potential policy options, and preliminary survey results. The workshop provided an opportunity for the Planning Commission to initiate discussions on potential policy options and seek public input on housing needs and potential solutions.

December 2021-January 2022: A stakeholder opinion survey was conducted to collect input from local developers about Housing Needs and Opportunities in the City. The survey asked questions about housing needs, current and expected housing issues, and the types of housing needed. The survey was open from December 6 through January 17 and received 24 responses (see responses in Appendix B).

January 2022: Stakeholder Interviews were conducted with local agencies to discuss issues and needs for seniors and the local workforce, and to discuss multifamily developer ideas and needs. The participants were an Educational Cohort, the West County Community Services who provide services and support for seniors and youth, and Pacific West Communities, a multi-family housing developer .

March 7, 2022: The City held a public workshop on the Draft Housing Strategy of the 2023 Housing Element Update at the City Council meeting, participants joined the meeting virtually. During the workshop, the Planning Director and the consultant presented information about proposed goals, policies, and programs, and the public had an opportunity to provide comments and feedback.

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

April 2022: A community input survey was conducted on the released Draft Housing Strategy to seek public input on housing goals, policies and programs (see responses in Appendix B). Input from the survey were integrated into Section 2 of the Draft Housing Element .

July 2022: The Draft Housing Element was released for public review on July 21, 2022. The City held a public workshop on the draft on July 26, 2022, and the public had an opportunity to provide comments and feedback.

August 2022: The City held a public workshop on the Draft Housing Element on August 2, 2022. The Housing Element team conducted outreach by tabling at the local Gravenstein Apple Fair on August 13 and 14 to inform the public about the release of the draft and to encourage participation in the public comment period. The official public comment period for the Housing Element closed on August 20, 2022.

November 2022: A revised draft Housing Element was released on November 22, 2022 for an additional seven day public comment period.

Equity and Representation in Engagement

From the early outreach efforts for the Housing Element, the City made an effort to reach all segments of the population, including low-income and special needs populations and service providers and advocates that represent these groups (see Table 48 and Table 49). By providing information on the upcoming Housing Element effort in multiple languages, multiple locations, multiple medias, and using early outreach to develop a mailing list, the City was able to hear comments from many segments of the population, including advocates and low-income residents, and integrate their comments into the Draft Housing Element.

Outreach Lists Contacts and Locations

Table 49: Outreach Contact List

<u>Black Oak Builders</u>	<u>St. Stephen's Episcopal Church</u>
<u>Burbank Housing</u>	<u>The Living Room</u>
<u>CA Waterboard</u>	<u>TLC Child and Family Services</u>
<u>Chris Pellascini</u>	<u>West County Services</u>
<u>City Ventures</u>	<u>Sebastopol Union School District (6)</u>
<u>Colin Doyle AIA</u>	<u>West Sonoma County Union High District (29)</u>
<u>Community Church of Sebastopol</u>	<u>Art at the Source</u>
<u>Cory Maquire</u>	<u>Ceres Project (2)</u>
<u>Earthtone Construction</u>	<u>Education Development Center</u>
<u>Fritz Architecture</u>	<u>Harmony Farm Supply</u>
<u>Kathy Austin AIA</u>	<u>Ives Community Pool</u>
<u>Lars Architects</u>	<u>Law Offices of Stephen C. Zollman</u>
<u>Leff Construction</u>	<u>Sebastopol Center for the Arts</u>
<u>Pacific West</u>	<u>Sebastopol Community Cultural Center (2)</u>
<u>Randy Figueredo AIA</u>	<u>Sebastopol Downtown Association</u>
<u>Rodriguez Wright, LLP</u>	<u>Sebastopol Senior Center (2)</u>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

Rotary Club of Sebastopol	Sebastopol World Friends
Satellite Affordable Housing Associates	Sebastopol Chamber of Commerce
Sebastopol Christian Church	SoCo News (2)
Sebastopol Lions Club	Sonoma Library (2)
Sebastopol Sunrise Rotary Club	The Laguna Foundation
Sebastopol United Methodist Church	
Sonoma Applied Village Services	City Email list of 204 individuals

[Community Opinion Survey flyers were posted at 24 locations around town including laundromats, community organizations and non-profits, coffee shops and cafes, grocery stores, retail stores, and an apartment complex.](#)

Table 50: Community Opinion Survey Flyers Posting Locations

Laundromats	
Hi-Tide	992 Gravenstein Hwy S, Sebastopol, CA 95472
La Fiesta	580 Gravenstein Hwy N, Sebastopol, CA 95472
24 Hour Coin/Hilltop Wash and Dry	167 Pleasant Hill Ave N, Sebastopol, CA 95472
Super Suds	736 Gravenstein Hwy N, Sebastopol, CA 95472
Wash Plus	7110 Bodega Ave, Sebastopol, CA 95472
Community Organizations/Non-Profits	
Gravenstein Community Health Center	652 Petaluma Ave Suite H, Sebastopol, CA 95472
Sebastopol City Hall	7120 Bodega Ave, Sebastopol, CA 95472
Sebastopol Chamber of Commerce & Visitor Center	265 S Main St, Sebastopol, CA 95472
Sutter Health Hospice Thrift	748 Gravenstein Hwy N, Sebastopol, CA 95472
Sebastopol Senior Center	167 N High St, Sebastopol, 95472
Sebastopol Regional Library	7140 Bodega Ave Sebastopol, CA 95472
The Legacy Senior Center Thrift	789 Gravenstein Hwy S, Sebastopol, CA 95472
Coffee Shops and Cafés	
Hole in the Wall Café	972 Gravenstein Hwy S, Sebastopol, CA 95472
Coffee & Moore (previously Coffee Catz)	6761 Sebastopol Ave, Sebastopol, CA 95472
Hardcore Espresso	81 Bloomfield Rd, Sebastopol, CA 95472
Grocery Stores	
Fircrest Market	998 Gravenstein Hwy S, Sebastopol, CA 95472
Community Market	6762 Sebastopol Ave #100, Sebastopol, CA 95472
Pacific Market	550 Gravenstein Hwy N, Sebastopol, CA 95472
Retail	
People’s Music	122 N Main St, Sebastopol, CA 95472
Sebastopol Bike Center	731 Sebastopol Ave, Sebastopol, CA 95472
Many Rivers Books & Tea	130 S Main St, Sebastopol, CA 95472
Ace Hardware	660 Gravenstein Hwy N, Sebastopol, CA 95472
Whipper Snapper Children’s Consignment	564 Gravenstein Hwy N, Sebastopol, CA 95472

<u>Apartments</u>	
<u>Burbank Heights & Orchard Senior Housing</u>	<u>7777 Bodega Ave, Sebastopol, CA 95472</u>

Stakeholder Interviews

The table below outlines stakeholder interviews that were held during the public outreach period.

Table 51: Stakeholder Interviews

<u>ORGANIZATION INTERVIEWEE DATE OF INTERVIEW</u>	<u>INTERVIEW SUMMARY</u>	<u>INCORPORATION IN HOUSING ELEMENT</u>
<u>WEST COUNTY UNIFIED SCHOOL DISTRICT</u> <u>DENISE FISHER- Facilities Coordinator</u> <u>JENNIE BRUNEMAN- Director of Facilities</u> <u>1/13/2022</u>	<u>School District serves incorporated Sebastopol as well as unincorporated West County</u> <u>Affordability is big concern, for teachers and for families with children</u> <u>Enrollment levels have declined as the area’s housing costs have gone up</u> <u>Main way families can afford to live in Sebastopol is if their homes have been passed down from a previous generation</u> <u>Sebastopol needs higher density – maybe not big box apartments, but other options like townhouses or mixed use</u> <u>Conflict between quaint character of the town and need for growth</u> <u>Strong interest in programs with housing set aside or designated for teachers or faculty</u>	<u>Some of these comments are relevant regionally but may not apply to the City of Sebastopol itself.</u> <u>Comments incorporated into the discussion of needs, summary of constraints, and discussion of population demographics.</u> <u>Programs to Address Needs:</u> <ul style="list-style-type: none"> • <u>Program A-3.3 Missing Middle Housing</u> • <u>Program A-3.4 Workforce Housing Overlay Zone</u> • <u>Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources</u>
<u>WEST COUNTY COMMUNITY SERVICES</u> <u>DANNIELLE DANFORTH- Director of Housing and Homeless Services</u> <u>1/13/2022</u>	<u>Barriers to finding housing for clients include:</u> <ul style="list-style-type: none"> • <u>Affordability</u> • <u>Availability</u> • <u>High rents create inaccessibility for lower wage essential workers</u> • <u>Lack of permitted supportive housing</u> • <u>Community opposition to affordable housing, transitional housing, and supportive housing</u> 	<u>Comments incorporated into the discussion of needs, summary of constraints, discussion of special needs populations, community opposition, and Assessment of Fair Housing.</u> <u>Programs to Address Needs:</u> <ul style="list-style-type: none"> • <u>Program B-3.1 Monitor Housing Trends, Laws, and Issues</u> • <u>Program A-3.4 Workforce Housing Overlay Zone</u>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

		<ul style="list-style-type: none"> • <u>Program D-1.1 Administer Housing Services and Provide Outreach and Education</u> • <u>Program D-2.1 Landlord Education</u> • <u>Program D-2.2 Zoning for a Variety of Housing Types</u>
<p><u>DEVELOPERS: Summary of Joint Interviews</u> <u>LAUREN ALEXANDER- Pacific West Communities, Inc.</u> <u>MICHAEL JACOBS- Talia Developments</u> <u>PAUL FRITZ- Fritz Architecture and Planning</u> <u>RICH WALLACH- Burbank Housing</u> <u>RICK OBERDORFER and WYNE KLEEFELD</u> <u>Sonoma County Habitat for Humanity</u> <u>1/18-1/20/2022</u></p>	<p><u>Sebastopol’s “Highest Resource” designation makes it an especially attractive City to affordable housing developers</u> <u>Barriers to developing affordable housing include:</u></p> <ul style="list-style-type: none"> • <u>High percentage of land is zoned single-family residential</u> • <u>Community opposition to multifamily units, especially those designated for lower income households</u> • <u>High costs of land, construction, CEQA, fees, regulatory process</u> • <u>Lack of local funding, land, or City capacity to support affordable housing development</u> • <u>Design review process, absence of Objective Design Standards</u> • <u>Lack of clear timelines and fees</u> <p><u>Opportunities:</u></p> <ul style="list-style-type: none"> • <u>More parcels zoned for higher density, missing middle, mixed-uses</u> • <u>More by-right mixed use or residential</u> • <u>Underutilized lots</u> • <u>Pre-approved plans, education, and resources for ADUs/JADUs</u> • <u>Ongoing educational opportunities for decision makers to engage in on-going educational opportunities</u> 	<p><u>Comments incorporated into the summary of constraints.</u></p> <p><u>Programs to Address Needs:</u></p> <ul style="list-style-type: none"> • <u>Program A-3.1 Objective Design Standards Program</u> • <u>Program A-3.2 Support Efforts of Affordable Housing Developers</u> • <u>Program A-3.3 Missing Middle Housing</u> • <u>Program A-3.4 Workforce Housing Overlay Zone</u> • <u>Program A-4.2 Fee Mitigation and Transparency</u> • <u>Program B-2.1 Expedite Processing for Affordable Housing Projects</u> • <u>Program B-3.1 Monitor Housing Trends, Laws, and Issues</u> • <u>Program A-3.6 Encourage the Development of Accessory Dwelling Units</u>

Community Input

The City of Sebastopol sought community input through public workshops, surveys, flyers, and in-person tabling events.

Public comment and survey results demonstrate that residents have given housing issues a lot of thought and have some good ideas for meeting housing needs while

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

preserving the City’s community identity and character. Common themes identified include housing costs, both for renting and purchasing, as a top concern, along with housing affordable to people that work in the City and accessible homes for the aging population. When asked what types of new housing would be most successful in Sebastopol, accessory dwelling units (ADUs, also known as granny units or second units) had the most support from respondents, along with “Missing Middle” housing such as townhouses, smaller single-family homes, or cottages. When asked to provide their thoughts on housing opportunities in the community, respondents had a variety of opinions on different strategies. Responses made include support for using underutilized parking lots, large parcels, and commercial spaces, fee subsidies for ADUs, tiny homes, increased density, transitional housing, senior housing, community housing, and housing for physically and/or mentally disabled. Responses also include concerns about traffic, parking, homeless, needed infrastructure improvements, too many short-term rentals, preserving large lots and historic architecture, and opposition to multifamily development.

Table 51 provides a summary of community comments from the September 2021 workshop through the release of the Draft Housing Element, and how these comments were incorporated into the draft.

Table 52: Incorporation of Community Comments

Summary of Comment	Incorporation into Housing Element
<p><u>Need for accessory dwelling units and to “streamline process to encourage more ADUs”</u> <u>Need for fee subsidies for ADUs “making the permit process easier and less expensive to created ADU's and tiny homes, and garage conversions.”</u> <u>Simplify the process of converting existing structures into legal ADUs by reducing the need for qualified conversions to go through Planning Commission review for determination of a non-conforming use.</u></p>	<p><u>Program A-3.6 Encourage the Development of Accessory Dwelling Units</u> <u>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.</u> <u>The City will make builders, property owners and members of the public aware of opportunities to facilitate ADU construction within the city by creating a dedicated ADU/JADU development website. This includes the CalHFA ADU Grant Program which provides up to \$40,000 to reimburse pre-development and non-reoccurring closing costs associated with the construction of the ADU.</u></p>
<p><u>Need for “Missing Middle” housing such as townhouses, smaller single-family homes, or cottages</u> <u>Increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments to meet the demand for missing middle housing</u></p>	<p><u>Program A-3.3 Missing Middle Housing</u></p>

City Council Hearing Draft Housing Element
 Appendix A: Community Engagement and Outreach

January 3, 2023

<p><u>Need for using underutilized parking lots and commercial spaces suggestions include downtown lots: City owned, CVS Allow housing to be added to underutilized commercial sites, empty parking lots, and other identified parcels near jobs, transit, or both by providing incentives or other options.</u></p>	<p><u>Program A-3.4 Workforce Housing Overlay Zone can be applied to underutilized parking lots and commercial spaces</u> <u>Program A-4.1 Density Bonus Incentives</u></p>
<p><u>Need for increased density. Add housing above commercial buildings. Allow taller buildings “3 or more story apartments and condos, townhomes that go up with a smaller footprint.”</u></p>	<p><u>The City already allows housing (CUP) above commercial buildings in the CD, CO, CM, and OLM zones. Housing where all units are deed-restricted affordable is permitted in these zones (no CUP)</u> <u>The City already allows 3+ story multifamily housing in the CD zone, and in the R7, CO, CM, and OLM zones for affordable housing projects.</u> <u>Programs to increase density allowed include:</u></p> <ul style="list-style-type: none"> • <u>Program A-4.1 Density Bonus Incentives</u> • <u>Program A-3.3 Missing Middle Housing</u>
<p><u>Need for more subsidized housing</u></p>	<p><u>Program A-3.2 Support Efforts of Affordable Housing Developers</u></p>
<p><u>Need for Supportive housing for those with physical and/or mental illness</u></p>	<p><u>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</u> <u>Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers</u> <u>Program A-3.2: Support Affordable Housing Developers</u></p>
<p><u>Need for transitional housing/ emergency shelter options</u></p>	<p><u>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</u> <u>Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers</u> <u>Program A-3.2: Support Affordable Housing Developers</u></p>
<p><u>Need for senior housing “develop additional senior housing near downtown”</u></p>	<p><u>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</u></p>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

<u>Need for Tiny homes, villages, community housing, trailers with wheels, yurts, villages, cooperative housing and to utilize large lots for more housing. Allow 'green' practices such as compost toilets</u>	<u>Comment appears to apply to land outside City limits and has been transmitted to County for consideration</u>
<u>Need to utilize detached garages for housing</u>	<u>Program A-3.6 Encourage the Development of Accessory Dwelling Units</u>
<u>Need to consider housing land trust model</u>	<u>Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources</u>
<u>Need for the extension of the Joe Rodota Trail from Forestville to Jenner for safer bicycle travel</u>	<u>Noted; Not in scope of Housing Element</u>
<u>Need opportunities to rezone commercial areas, especially office rezone areas, into mixed use. Allow by right in office commercial zone, length of Hwy 116 (currently requires use permit) Allow for mixed-use development options and residential units on commercial zoned in the Highway 116 corridor by right rather than the more onerous use permit</u>	<u>The City does allow mixed-use by right. Buildings with first floor commercial do not require a use permit to allow residential units on upper floors. Purely affordable developments are allowed by right Program A-3.4 Workforce Housing Overlay Zone may allow more housing by right in commercial areas Program A-3.5 Opportunities for By Right Housing will allow more housing by right in commercial and downtown zones when 40% of units are affordable.</u>
<u>Need opportunities for creative land use and to get rid of single-family only zoning</u>	<u>Noted; Statute does not require the elimination of single-family zoning. Programs are included to increase opportunities for creative land use, small units, and affordable housing within primarily single-family neighborhoods Program A-3.4 Workforce Housing Overlay Zone Program A-3.3 Missing Middle Housing Program A-3.6 Encourage the Development of Accessory Dwelling Units</u>
<u>Streamline/ease permitting for property owners to build more housing</u>	<u>Program A-3.6 Encourage the Development of Accessory Dwelling Units Program B-2.1 Expedite Processing for Affordable Housing Projects Program A-3.1 Objective Design Standards Program Program A-3.3 Missing Middle Housing</u>
<u>Concerns about parking "More housing downtown would require more parking" suggestion of a 3-level parking garage at the public lot on Burnett Street.</u>	<u>See discussion on Parking Requirements in Technical Background Report</u>
<u>Concerns about preserving historic architecture</u>	<u>See discussion on Historic Preservation in Technical Background Report</u>
<u>Concerns about infrastructure, including sidewalks and traffic.</u>	<u>Comments noted. Statute requires that the City plan and zone for additional housing despite community concerns related to growth and traffic.</u>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

<u>Concerns about drought and lack of water</u>	<u>See discussion on Water and Wastewater in Technical Background Report. Statute requires that the City plan and zone for additional housing despite community concerns about drought.</u>
<u>Concerns about cost to build ADUs</u>	<u>See discussion on Accessory Dwelling Units in Technical Background Report Program A-3.6 Encourage the Development of Accessory Dwelling Units</u>
<u>Concerns about sprawl to accommodate housing</u>	<u>See discussion on Growth Controls in Technical Background Report. City has an Urban Growth Boundary, and the RHNA can be accommodated within existing limits.</u>
<u>Concerns about homeless and need for safe overnight parking and support services. Are there mandates from legislature or other entity on what a city must do in terms of providing homeless housing?</u>	<u>See discussions on Homelessness in Technical Background Report Program D-2.2 By Right Permanent Supportive Housing and Low Barrier Navigation Centers Program A-3.2: Support Affordable Housing Developers</u>
<u>Concerns about residences being used for short-term rentals instead of housing and short-term rental units owned by non-Sebastopol residents. Need for enforcement of ban on ADU short-term rentals</u>	<u>The City has a Vacation Rental Ordinance, has contracted with monitoring company that identifies illegal short-term rentals, and is contracting with a new company to help update the ordinance.</u>
<u>Concerns about multifamily development "dislike the idea of large apartment buildings which have a concentrated impact on traffic and utilities"</u>	<u>Noted. Statute required planning and zoning for multifamily development even though there may be neighborhood concerns related to traffic. Additionally, several Programs encourage gentle density or alternatives to large apartment buildings, including Missing Middle development, live/work or mixed-use development, and ADUs. Reference Programs</u>
<u>Concerns about credits offered to developers to include Low-Income housing but then the housing either isn't built or does not go to LI residents</u>	<u>See discussion on Housing Resources and Fair Housing Programs and Actions in Technical Background Report</u>
<u>Concerns about health issues related to electromagnetic fields (EMF)</u>	<u>Program B-1.2 Code Enforcement and Reasonable Accommodation Procedures</u>
<u>Ongoing education about housing trends, laws, and issues for City staff and decision-makers with availability to the public</u>	<u>Program B-3.1 Monitor Housing Trends, Laws, and Issues</u>
<u>Rehabilitation assistance program for older residential units with lower income property owners that need repair</u>	<u>Program C-2.1 Rehabilitation Assistance</u>
<u>Support GHG free construction and remodels by a) banning natural gas</u>	<u>Program C-3.1 Provide Information and Promote Energy Conservation</u>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

<u>hook-ups on new construction; and b) providing education materials to homeowners applying for permits on options for electric appliances</u>	
<u>For homeless: identify more locations for supported safe parking areas similar to the Safe Parking Village in northwest Sebastopol</u>	<u>Addressed in Non-Unit Quantified Objectives</u>

Public Input on the Draft Housing Element

Table 53: Incorporation of Comments on Draft Housing Element

<u>Summary of Comment</u>	<u>Incorporation into Housing Element</u>
<u>Support for policy to require separate water meter and billing for each new housing unit except JADUs to promote water usage awareness and water conservation.</u>	<u>Noted. Conflicts with State law</u>
<u>Support for Community Land Trusts, support for partnership with CommonSpace Community Land Trust for development, acquisition, and rehabilitation.</u> <u>Support for more creative solutions, including shipping containers, used tiny homes, and community land trusts.</u>	<u>Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources amended to include multiple organizations using the Community Land Trust model</u>
<u>Opposition to parking requirements and support for Transit-Oriented Development</u> <u>Recommendation to eliminate parking minimums and adopt a parking maximum</u>	<u>City changed its parking policies in 2018 in response to constraints. Developers have flexibility in parking requirements, including shared parking lots with nearby commercial.</u> <u>Program A-3.4 Workforce Housing Overlay Zone targets infill and adaptive reuse development near transit.</u>
<u>Recommendation that Sebastopol eliminate its Design Review Board and instead use the Planning Commission along with staff to review compliance with Design Guidelines</u>	<u>Program A-3.1 Objective Design Standards Program</u> <u>Program A-3.5 Opportunities for By Right Housing was added to address public comment</u>
<u>Support for ADU Program, recommendation to commit to stronger actions earlier in the planning period.</u> <u>Recommendation to increase allowable square footage for ADUs.</u> <u>Concern about ADU affordability</u>	<u>Program A-3.6 Encourage the Development of Accessory Dwelling Units</u> <u>Comments noted.</u> <u>See discussion; City of Sebastopol used local knowledge and used conservative affordability assumptions for ADU affordability in comparison to the regional study.</u>

City Council Hearing Draft Housing Element
Appendix A: Community Engagement and Outreach

<p><u>The City should also provide incentives and encourage landlords to accept Section 8 vouchers and other housing vouchers.</u></p>	<p><u>Program D-1.1 Administer Housing Services and Provide Outreach and Education</u> <u>Program D-1.2 Proactive Outreach Program was added to address public comment and needs.</u></p>
<p><u>Support for Visitability method</u> <u>Recommendation to strengthen programs addressing Special Needs Populations</u></p>	<p><u>Visitability and Universal Design are being considered for prioritization under Program A-4.1 Density Bonus Incentives</u> <u>See discussion in Section 4.2.2</u></p>
<p><u>Homeless shelters should be reviewed to ensure they are accessible to people with disabilities.</u></p>	<p><u>Homeless shelters are subject to the ADA.</u></p>
<p><u>Recommendation to move up the timeline for conducting a new nexus study analysis.</u></p>	<p><u>Noted; Not required by State law.</u></p>
<p><u>Recommendation to remove use permit for residential only projects in the CO zone.</u> <u>Recommendation to ensure the City has a ministerial process for housing permitting and remove impact fees for deed-restricted housing.</u></p>	<p><u>Program A-3.5 Opportunities for By Right Housing was added to address public comment and will allow more housing by right in commercial and downtown zones when 40% of units are affordable.</u> <u>Program A-3.1 Objective Design Standards Impact fees are required to maintain City infrastructure. Program A-4.2 Fee Mitigation and Transparency allows deferral of impact fees.</u></p>
<p><u>Recommendation to end single-family zoning and allow plexes in all R4 parcels.</u></p>	<p><u>Noted; Statute does not require the elimination of single-family zoning.</u> <u>Programs are included to increase opportunities for creative land use, small units, and affordable housing within primarily single-family neighborhoods</u> <u>Program A-3.4 Workforce Housing Overlay Zone</u> <u>Program A-3.3 Missing Middle Housing</u> <u>Program A-3.6 Encourage the Development of Accessory Dwelling Units</u></p>
<p><u>Support for more apartment houses.</u> <u>Support for higher density housing.</u></p>	<p><u>Program A-3.4 Workforce Housing Overlay Zone</u> <u>Program 4.1 Density Bonus Incentives</u></p>
<p><u>Recommendation to have more proactive programs, rather than passive actions.</u> <u>Recommendation to include additional tenant protection measures, such as a rental registry, rent control, just cause eviction protections, proactive rental inspection program, adoption of Tenants’ Bill of Rights, and adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA).</u></p>	<p><u>The City has strengthened and clarified commitments in some of its programs in response to public comment, including several fair housing programs.</u></p>

<u>Site-specific recommendations</u>	<u>Changes were not made to the inventory after public comment, but sites will be considered for housing under Program A-2.1 Administrative List of Additional Sites. Sites with current commercial uses will be considered under Program A-3.4 Workforce Housing Overlay Zone</u>
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APPENDIX B: SURVEY RESULTS

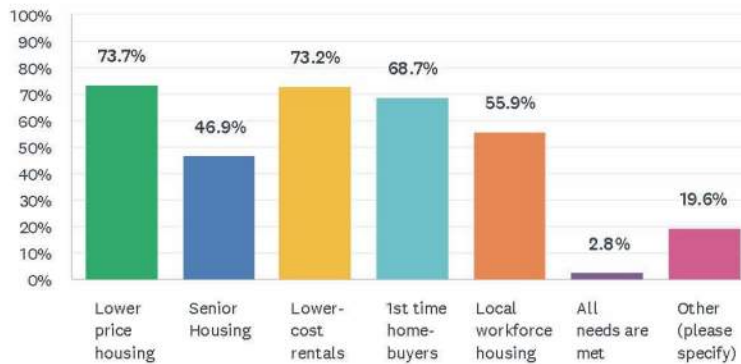
Survey 1: Community Survey Response

Responses collected October 22 through December 27, 2021. 179 responded.

City of Sebastopol Housing Needs and Opportunities Survey

Q1 The biggest housing needs facing Sebastopol today are (check all that apply):

Answered: 179 Skipped: 0



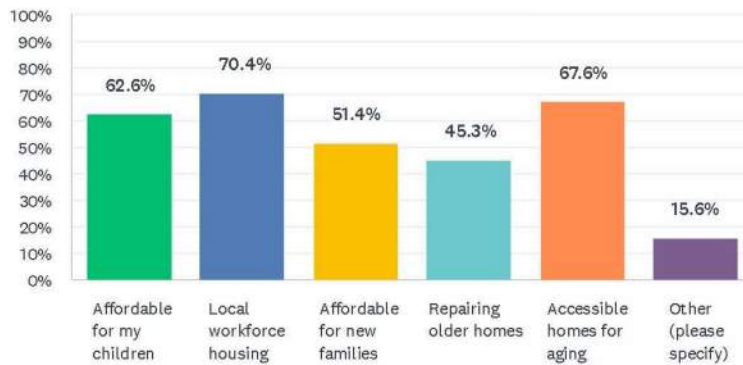
ANSWER CHOICES	RESPONSES	
Lower price housing	73.7%	132
Senior Housing	46.9%	84
Lower- cost rentals	73.2%	131
1st time home- buyers	68.7%	123
Local workforce housing	55.9%	100
All needs are met	2.8%	5
Other (please specify)	19.6%	35
Total Respondents: 179		

Most residents rated cost of housing as the biggest impediments to housing, followed by lack of opportunity for first time homebuyers, workforce housing, and senior housing. In comments, residents noted the need for transitional housing and places for overnight parking for the homeless population.

City of Sebastopol Housing Needs and Opportunities Survey

Q2 Sebastopol's housing needs in the coming 10 years will include (check all that apply):

Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
Affordable for my children	62.6%	112
Local workforce housing	70.4%	126
Affordable for new families	51.4%	92
Repairing older homes	45.3%	81
Accessible homes for aging	67.6%	121
Other (please specify)	15.6%	28
Total Respondents: 179		

Sebastopol residents expect that housing needs for the workforce, seniors, and children who grew up here will be the biggest needs in the coming 10 years. Followed closely by lack of affordability for new families and the need to repair old homes. In comments, participants asked for more senior housing, transitional housing for homeless, and tiny housing/ADUs.

Common themes to "Other (please specify)" include:

Needs:

- Higher density, multistory, and housing for seniors in urban core
- Affordable rentals, subsidized housing
- Tiny homes, villages, community housing, cooperative housing
- Supportive housing for those with physical and/or mental illness
- Safe overnight parking and support for homeless

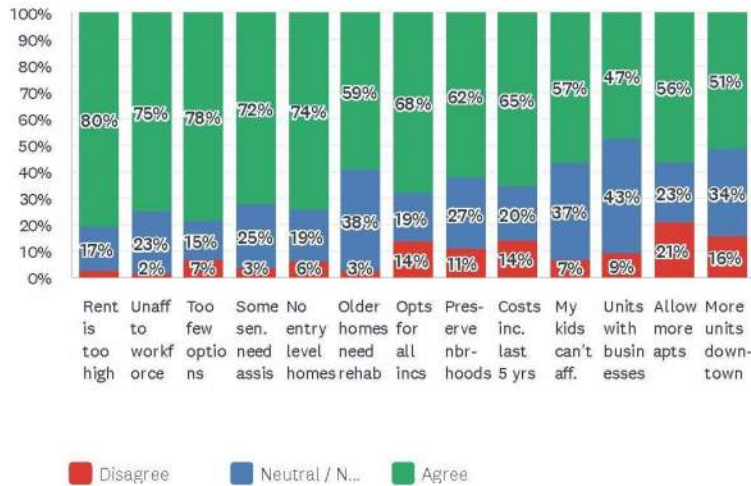
Concerns:

- Fix traffic problems before adding more housing
- Short-term rental units owned by non-Sebastopol residents

City of Sebastopol Housing Needs and Opportunities Survey

Q3 Please rank your level of agreement with each of the following statements:

Answered: 179 Skipped: 0



City of Sebastopol Housing Needs and Opportunities Survey

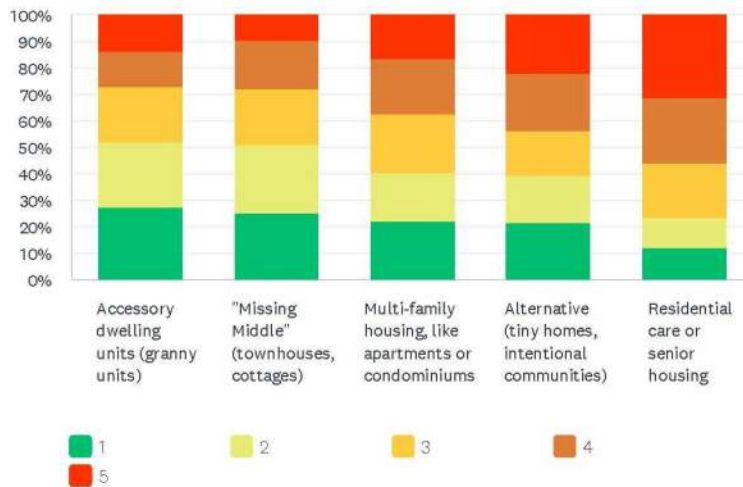
	DISAGREE	NEUTRAL / NO OPINION	AGREE	TOTAL	WEIGHTED AVERAGE
Rent is too high	3% 5	17% 30	80% 143	178	1.22
Unaff to workforce	2% 3	23% 41	75% 131	175	1.27
Too few options	7% 12	15% 26	78% 138	176	1.28
Some sen. need assis	3% 6	25% 43	72% 126	175	1.31
No entry level homes	6% 11	19% 34	74% 131	176	1.32
Older homes need rehab	3% 5	38% 66	59% 103	174	1.44
Opts for all incs	14% 24	19% 33	68% 120	177	1.46
Pres-erve nbr- hoods	11% 19	27% 46	62% 107	172	1.49
Costs inc. last 5 yrs	14% 25	20% 35	65% 113	173	1.49
My kids can't aff.	7% 12	37% 64	57% 99	175	1.50
Units with businesses	9% 16	43% 75	47% 82	173	1.62
Allow more apts	21% 37	23% 40	56% 99	176	1.65
More units down- town	16% 27	34% 58	51% 88	173	1.65

Overwhelmingly, 80 percent of respondents agree with the statement that rent is too high. They also agreed with statements that housing costs are unaffordable for the workforce, there are too few options, there are no entry level homes, and that seniors need assisted living facilities. Most also agree that there needs to be housing options for all income levels, that costs have increased the last five years, and that they would like to preserve neighborhoods and that older homes will need rehabilitation work.

City of Sebastopol Housing Needs and Opportunities Survey

Q4 Please rank what you feel are the types of new housing that would be most successful in Sebastopol today: (1 is most important and 5 is least important)

Answered: 175 Skipped: 4



	1	2	3	4	5	TOTAL	SCORE
Accessory dwelling units (granny units)	27.40% 40	24.66% 36	21.23% 31	13.01% 19	13.70% 20	146	3.39
"Missing Middle" (townhouses, cottages)	25.16% 39	25.81% 40	21.29% 33	18.06% 28	9.68% 15	155	3.39
Multi-family housing, like apartments or condominiums	22.37% 34	18.42% 28	21.71% 33	21.05% 32	16.45% 25	152	3.09
Alternative (tiny homes, intentional communities)	21.43% 33	18.18% 28	16.88% 26	21.43% 33	22.08% 34	154	2.95
Residential care or senior housing	12.12% 20	11.52% 19	20.61% 34	24.85% 41	30.91% 51	165	2.49

Of the choices provided, respondents over 50 percent of respondents think that ADU's would be the most successful time of housing in Sebastopol, comments throughout support this notion. Also ranking over 50 percent is "Missing Middle" type housing, followed by multi-family, alternative housing (tiny homes, intentional communities), and residential care or senior housing.

Q5 What are some unique features of Sebastopol that can be housing opportunities for the community? For example:

- Underutilized commercial/industrial spaces that could be converted to housing
- Detached Garages and other accessory structures that could be converted into housing

- Large homes that could be modified to accommodate more residents
- Large lots that could accommodate additional housing units

Answered: 135. Skipped: 44

Common themes (in alphabetical order):

Needs:

- Additional stories to current buildings and multistory new buildings
- "All of the above"
- Apartments/condos above businesses
- Consider housing land trust model
- Create intentional villages/tiny home communities outside the downtown area
- Extension of Joe Rodota Trail from Forestville to Jenner for safer bicycle travel
- Housing on commercial/industrial zoned land
- Large, vintage homes could be split into multi-units
- Renting RV, Yurt for short-term to open housing for long-term rentals
- Restrict short-term rentals
- Safe places for homeless
- Senior housing
- Streamline/ease permitting for property owners to build more housing
- Tiny home villages with shared accommodations such as kitchens, laundry, garden, etc
- Underutilized parking lots, industrial and commercial spaces
- Utilize detached garages for housing

Concerns:

- Homeless population – supported campgrounds and 24-hour safe parking places
- Traffic: "[Sebastopol] does not have the capability of handling all the vehicles that building Apartments will bring in. Traffic is a very big problem. Bringing in more people without planning better roads, sidewalks and parking is only going to lead to a more congestion."

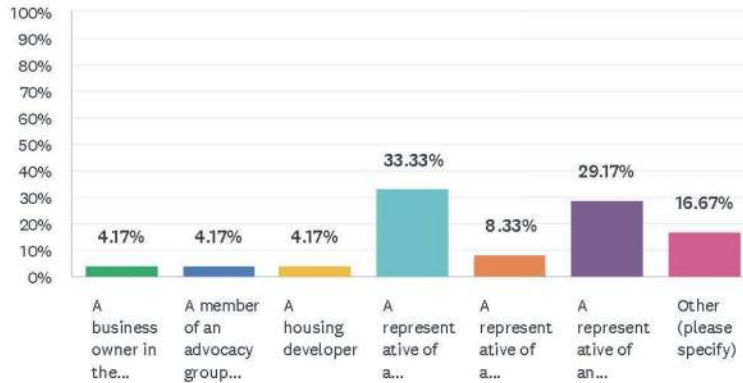
Survey 2: Stakeholder Survey Results

Responses collected December 6, 2021 through January 17, 2022. 24 respondents.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q1 My role as a stakeholder can best be described as

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
A business owner in the community	4.17% 1
A member of an advocacy group that represents underserved or special needs community members	4.17% 1
A housing developer	4.17% 1
A representative of a community-based organization	33.33% 8
A representative of a faith-based organization	8.33% 2
A representative of an educational facility	29.17% 7
Other (please specify)	16.67% 4
TOTAL	24

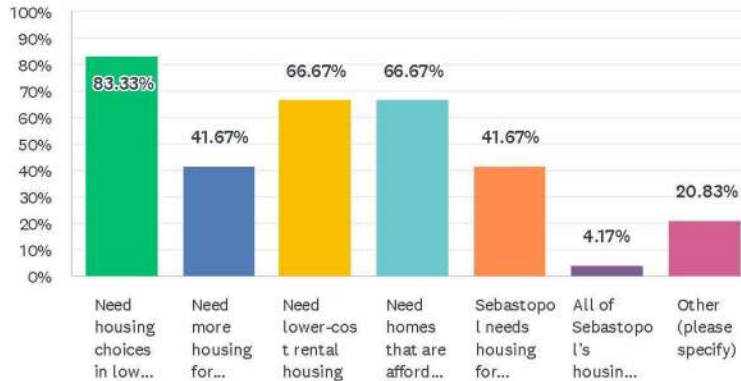
#	OTHER (PLEASE SPECIFY)	DATE
1	Homeowner in Sebastopol	1/10/2022 4:28 PM
2	resident	12/26/2021 7:58 PM
3	resident concerned about accessible housing for physically disabled residents	12/22/2021 12:32 PM
4	Architect	12/20/2021 8:54 AM

Most participants in the Stakeholder Survey represented community passed organizations (8), followed by educational faculty (7). Residents (4), faith-based representatives (2), a developer, a business owner, and a representative from an advocacy group that represents underserved or special needs community members.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q2 The biggest housing needs facing Sebastopol today are (check all that apply):

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
Need housing choices in lower price range	83.33% 20
Need more housing for seniors	41.67% 10
Need lower-cost rental housing	66.67% 16
Need homes that are affordable to first-time homebuyers	66.67% 16
Sebastopol needs housing for people who work in the City	41.67% 10
All of Sebastopol's housing needs are being met	4.17% 1
Other (please specify)	20.83% 5
Total Respondents: 24	

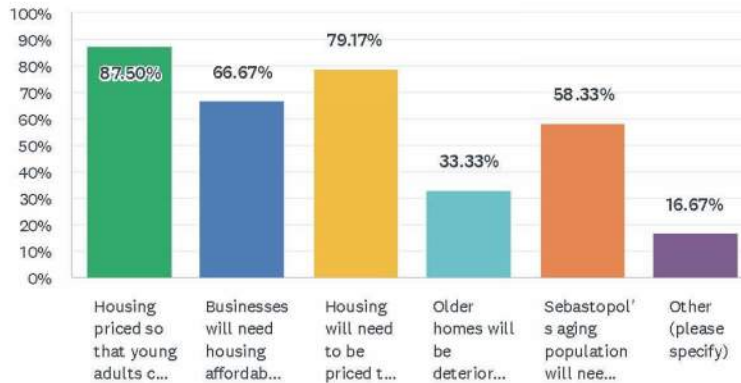
#	OTHER (PLEASE SPECIFY)	DATE
1	Options for unhoused residents	12/22/2021 2:28 PM
2	housing that is designed to be accessible for people with disabilities	12/22/2021 12:32 PM
3	Downtown housing!	12/20/2021 8:54 AM
4	Housing, perhaps "Tiny Homes" settlements with sanitation and wrap-around drug/mental health services for homeless	12/18/2021 10:39 AM
5	With first-time buyers, I would add young families	12/13/2021 3:26 PM

Stakeholder respondents overwhelmingly agree housing cost is the biggest issue, over 80 percent stated a need for lower priced housing, followed by the need for lower cost rental housing, and homes that are affordable for first-time homebuyers. Housing for seniors and for workforce housing also rated high. Comments additionally indicate needs for people with disabilities and housing and services for the homeless.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q3 Sebastopol's housing needs in the coming 10 years will include (check all that apply):

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES	
Housing priced so that young adults can afford to live in the City	87.50%	21
Businesses will need housing affordable to their workers	66.67%	16
Housing will need to be priced to attract new families to Sebastopol	79.17%	19
Older homes will be deteriorating and in need of repair	33.33%	8
Sebastopol's aging population will need accessible, well-designed housing options	58.33%	14
Other (please specify)	16.67%	4
Total Respondents: 24		

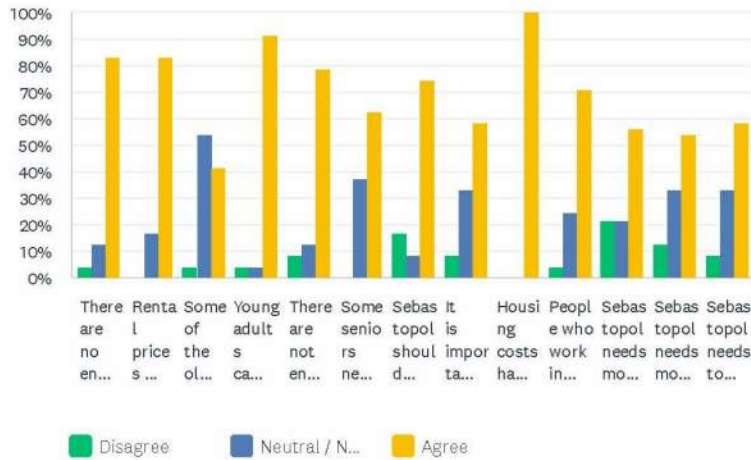
#	OTHER (PLEASE SPECIFY)	DATE
1	Need to address housing in areas vulnerable to flooding	12/22/2021 2:28 PM
2	housing that is affordable and is walkable to down-town	12/22/2021 12:32 PM
3	If there is housing for seniors, their houses will open up	12/22/2021 9:29 AM
4	Affordable rentals	12/6/2021 4:48 PM

Over the next ten years, stakeholder respondents expect that housing expense will continue to be a burden for young adults, people who work in Sebastopol, and for new families looking to move to Sebastopol. They indicate a strong need accessible, well-designed housing for its aging population. As with the residential survey, respondents expect that older homes will need repair.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q4 Please rank your level of agreement with each of the following statements:

Answered: 24 Skipped: 0



	DISAGREE	NEUTRAL / NO OPINION	AGREE	TOTAL	WEIGHTED AVERAGE
There are no entry-level homes to purchase in Sebastopol	4.17% 1	12.50% 3	83.33% 20	24	1.21
Rental prices in Sebastopol are too high	0.00% 0	16.67% 4	83.33% 20	24	1.17
Some of the older homes in Sebastopol need rehabilitation	4.17% 1	54.17% 13	41.67% 10	24	1.63
Young adults can't afford to live in Sebastopol	4.17% 1	4.17% 1	91.67% 22	24	1.13
There are not enough housing options in Sebastopol	8.33% 2	12.50% 3	79.17% 19	24	1.29
Some seniors need assistance to remain in their homes	0.00% 0	37.50% 9	62.50% 15	24	1.38
Sebastopol should allow more apartments to be built	16.67% 4	8.33% 2	75.00% 18	24	1.42
It is important to preserve Sebastopol's neighborhoods	8.33% 2	33.33% 8	58.33% 14	24	1.50
Housing costs have increased in the last 5 years	0.00% 0	0.00% 0	100.00% 24	24	1.00
People who work in Sebastopol can't afford to live there	4.17% 1	25.00% 6	70.83% 17	24	1.33
Sebastopol needs more housing options for all income levels	21.74% 5	21.74% 5	56.52% 13	23	1.65
Sebastopol needs more housing near the Downtown Area	12.50% 3	33.33% 8	54.17% 13	24	1.58
Sebastopol needs to allow more housing in conjunction with existing businesses	8.33% 2	33.33% 8	58.33% 14	24	1.50

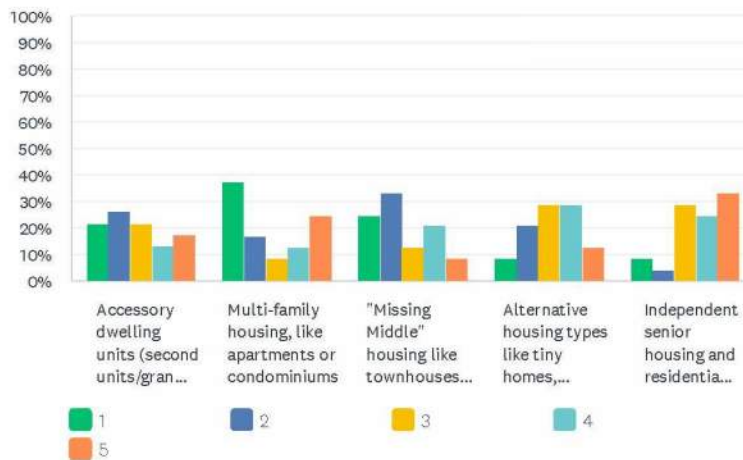
One hundred percent of respondents agree that housing costs have increased in the last five years. They also overwhelmingly agree that young adults cannot afford to live in Sebastopol, there are no entry-level homes available to purchase, and that

rental prices are too high. The majority agree that there are not enough housing options, people who work in Sebastopol often cannot afford to live here, and that more apartments need to be built.

City of Sebastopol Housing Needs and Opportunities - Stakeholder Survey

Q5 Please rank what you feel are the types of new housing that would be most successful in Sebastopol today: (1 is most important and 5 is least important)

Answered: 24 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Accessory dwelling units (second units/granny units/junior units)	21.74% 5	26.09% 6	21.74% 5	13.04% 3	17.39% 4	23	3.22
Multi-family housing, like apartments or condominiums	37.50% 9	16.67% 4	8.33% 2	12.50% 3	25.00% 6	24	3.29
"Missing Middle" housing like townhouses or smaller single-family dwellings/cottages	25.00% 6	33.33% 8	12.50% 3	20.83% 5	8.33% 2	24	3.46
Alternative housing types like tiny homes, work/live spaces, and intentional communities	8.33% 2	20.83% 5	29.17% 7	29.17% 7	12.50% 3	24	2.83
Independent senior housing and residential care facilities for seniors or persons with disabilities	8.33% 2	4.17% 1	29.17% 7	25.00% 6	33.33% 8	24	2.29

Of the types of housing options provided, highest ranked were multi-family, "Missing Middle," and accessory dwelling units.

Q6 What are some unique features of Sebastopol that can be housing opportunities for the community?

For example:

Underutilized commercial/industrial spaces that could be converted to housing

Detached Garages and other accessory structures that could be converted into housing

Large homes that could be modified to accommodate more residents

Large lots that could accommodate additional housing units

Common themes (in alphabetical order):

Needs:

- "All of the above"
- Develop underutilized commercial and industrial spaces
- Higher density downtown
- Larger homes could be divided into multi-units
- Senior housing
- Tiny homes, tiny home villages with 'green' practices such as compost toilets
- Utilize detached garages for housing

Concerns:

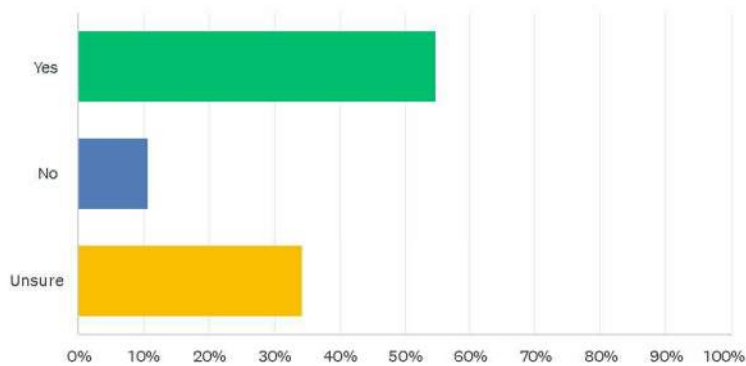
- High cost to build ADU's
- Sprawl
- Traffic
- Water

Survey 3: Policies and Programs Community Input Survey
Responses collected March 30 through April 15, 2022. 94 respondents.

Policies and Programs Community Input Survey

Q1 Early community input indicated that the design review process can sometimes act as a barrier to the development of housing. To encourage more housing in Sebastopol and respond to changes in State Law, new design standards for residential and mixed-use projects are currently being created that, when adopted, will not require interpretation, and will provide a clear review and approval process. Do you feel that adopting objective design and development standards could help overcome this community-identified constraint?

Answered: 93 Skipped: 1



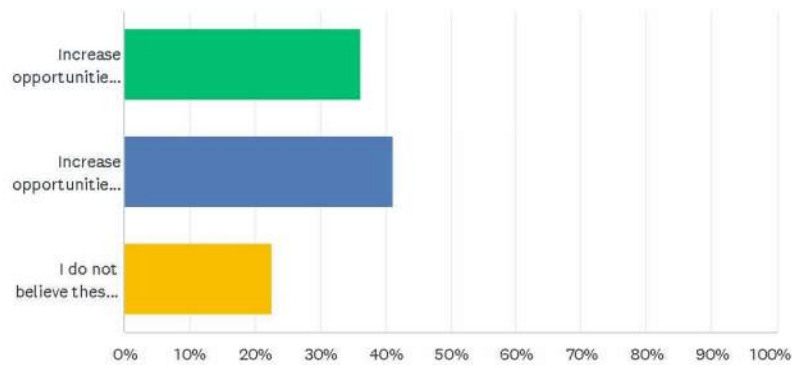
ANSWER CHOICES	RESPONSES	
Yes	54.84%	51
No	10.75%	10
Unsure	34.41%	32
TOTAL		93

Respondents generally agree that clarification of development standards the approval process is a priority. Comments indicated that it is difficult for residents to build ADU's and for developers to build multi-unit housing. There was also mention of concern of water scarcity.

Policies and Programs Community Input Survey

Q2 Early Community input indicated strong support for missing middle housing which can help meet the need for more diverse housing types to meet the needs of shifting demographics in the City. Missing middle housing is a range of multi-unit or clustered housing types that maintain the streetscape that is found in existing neighborhoods. Missing middle housing can assist in both increasing the number of units built and providing units for a wide variety of price points. Through this program, The City would increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments by taking one of two actions: Which action do you think would be the most appropriate to meet the demand for missing middle housing?

Answered: 80 Skipped: 14



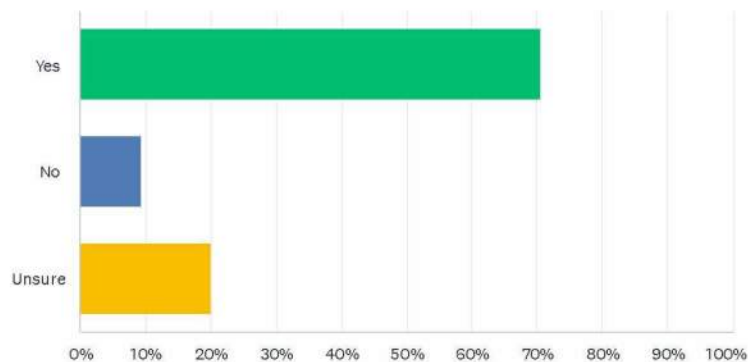
ANSWER CHOICES	RESPONSES
Increase opportunities for housing by identifying additional sites for the R-5 zoning designation which allows duplexes as well as single family homes (current parcels with R-5 designation shown in image below)	36.25% 29
Increase opportunities for housing by amending the Code to allow up to 3 units on qualifying single-family parcels, subject to objective design standards.	41.25% 33
I do not believe these action choices are appropriate to meet the demand for missing middle housing	22.50% 18
TOTAL	80

Of the options provided, allowing up to three units on qualifying single-family parcels was most popular. Comments suggested allowing both options, but that traffic is an issue and needs to be addressed. Suggesting that R-5 zoning be in areas with walkable access to shopping and transit

Policies and Programs Community Input Survey

Q3 Sebastopol has several underutilized commercial areas, parking lots, community facilities, and privately-owned buildings where additional housing units could be accommodated. Support for infill development of underutilized commercial areas was indicated in early community outreach. The Workforce Housing Overlay Program is one way to increase housing in areas near jobs and transit without replacing the existing uses. The program would allow housing to be added to underutilized commercial sites, empty parking lots, and other identified parcels near jobs, transit, or both by providing an additional set of development options for landowners. Do you believe that this approach to incentivize housing development in underutilized areas will help meet the housing needs of the community?

Answered: 85 Skipped: 9



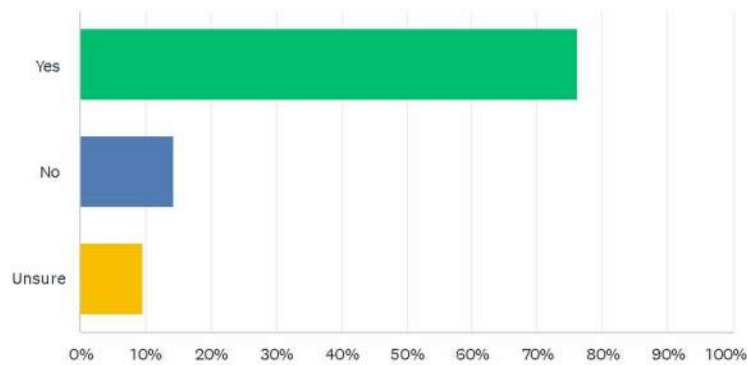
ANSWER CHOICES	RESPONSES	
Yes	70.59%	60
No	9.41%	8
Unsure	20.00%	17
TOTAL		85

Respondents overwhelmingly agreed that there should be incentives for housing development in underutilized areas. Comments suggest this housing should be developed for workforce/lower income residents.

Policies and Programs Community Input Survey

Q4 Early community input indicated robust support for Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) development as a way to increase the housing supply. Additionally, ADU and JADU development provides a unique opportunity for homeowners to increase their property value. The majority of ADUs within the City to date have been conversions of existing structures into ADUs. This program would simplify the process of converting existing structures into legal ADUs by reducing the need for qualified conversions to go through Planning Commission review for determination of a non-conforming use. Do you support the adoption of this action to make it easier to legalize existing structures as ADUs?

Answered: 84 Skipped: 10



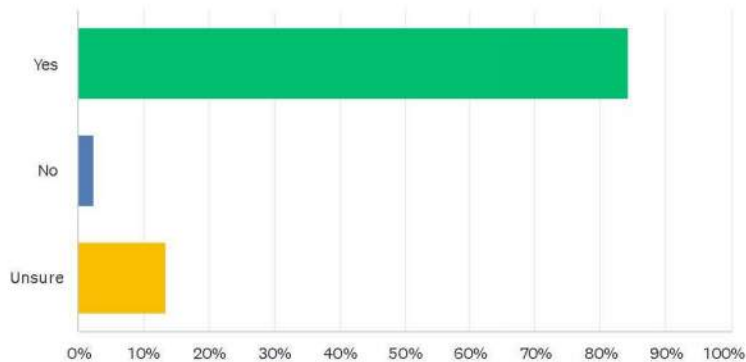
ANSWER CHOICES	RESPONSES	
Yes	76.19%	64
No	14.29%	12
Unsure	9.52%	8
TOTAL		84

Respondents overwhelmingly support the simplification of processes required to convert existing unpermitted residential structures into legal ADUs without having to go through the Planning Commission suggesting that the Building Department review for safety, but otherwise no need for the Planning Commission. Although some comments indicate there are concerns for increased density in neighborhoods and that these projects should still go through the Planning Commission siting unsightly designs and/or privacy concerns.

Policies and Programs Community Input Survey

Q5 Stakeholders and community members expressed a need for a mechanism to ensure elected officials, Commissioners, and others with authority over land use decisions maintain current knowledge about housing laws, issues, and trends. This practice would also assist the City to maintain compliance with the multitude of new State laws affecting housing. Would you support an ongoing education program to ensure City staff and decision-makers with authority over land-use decisions, as well as residents, have the most up-to-date knowledge about housing trends, laws, and issues?

Answered: 82 Skipped: 12



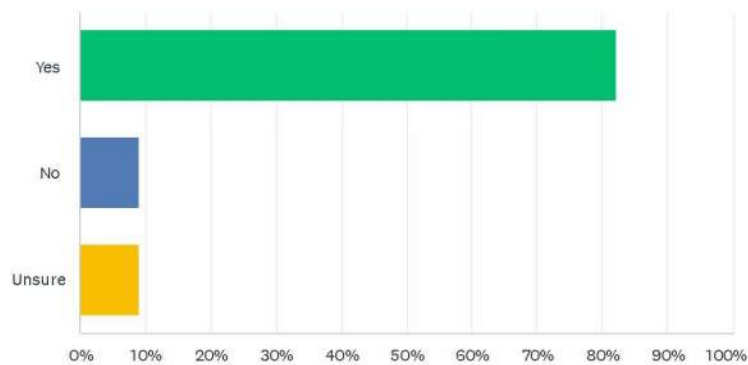
ANSWER CHOICES	RESPONSES	
Yes	84.15%	69
No	2.44%	2
Unsure	13.41%	11
TOTAL		82

Respondents overwhelmingly support ongoing education about housing trends, laws, and issues for City staff and decision-makers with availability for the public. Comments indicate some would like to include social issues and an understanding of economic ramifications of decisions made.

Policies and Programs Community Input Survey

Q6 Early community input indicated the need to maintain the aging housing stock as a top priority in the next 10 years. Older residential units may require rehabilitation or repairs more frequently than newer units. Maintenance is an issue that is typically handled by the property owner and lower income property owners may face barriers to paying for necessary repairs to their home. Under this rehabilitation assistance program, the City could provide information about available home repair program grants and loans. This Option would promote funding opportunities such as the 504 Home Repair Program on the City’s website and at the annual housing expo. Do you support this policy to meet the need to preserve Sebastopol’s aging housing stock?

Answered: 78 Skipped: 16



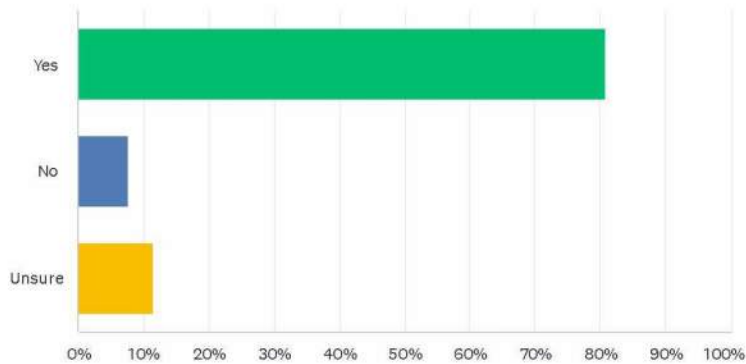
ANSWER CHOICES	RESPONSES	
Yes	82.05%	64
No	8.97%	7
Unsure	8.97%	7
TOTAL		78

This was the most skipped question in the survey, of those who responded, they overwhelmingly support a rehabilitation assistance program for older residential units for lower income property owners acknowledging neighbors that cannot afford to keep up their house and that it is less costly to maintain the existing housing stock.

Policies and Programs Community Input Survey

Q7 The availability of housing opportunities that are affordable to both an aging population and to young families are Sebastopol's two of the greatest housing needs identified by census data and by the community. Under this program, The City will seek to establish a First Time Homebuyer Program in coordination with the Housing Land Trust of Sonoma County to monitor the development of permanently affordable homeownership opportunities in the City of Sebastopol. Additionally, the City will create and maintain a webpage to connect first time homebuyers to available resources. Would you support the adoption of this program?

Answered: 78 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	80.77%	63
No	7.69%	6
Unsure	11.54%	9
TOTAL		78

Respondents overwhelmingly support a First Time Homebuyer Program coordinated with the Housing Land Trust of Sonoma County. Comments suggest that families with young children are needed in Sebastopol and to make sure the website includes this program information in Spanish.

APPENDIX C: HOUSING NEEDS DATA REPORT

Prepared by ABAG/MTC Staff and Baird + Driskell Community Planning
2021-04-02



1. Introduction

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Sebastopol.

2. Summary of Key Facts

- Population – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Sebastopol decreased by 0.4% from 2000 to 2020, which is below the growth rate of the Bay Area.
- Age – In 2019, Sebastopol’s youth population under the age of 18 was 1,299 and senior population 65 and older was 1,729. These age groups represent 16.7% and 22.3%, respectively, of Sebastopol’s population.
- Race/Ethnicity – In 2020, 79.1% of Sebastopol’s population was White while 1.6% was African American, 3.0% was Asian, and 9.3% was Latinx. People of color in Sebastopol comprise a proportion below the overall proportion in the Bay Area as a whole.⁶⁴
- 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.

⁶⁴ The Census Bureau’s American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

- Ownership - The largest proportion of homes had a value in the range of \$500k-\$750k in 2019. Home prices increased by 75.2% from 2010 to 2020.
- Rental Prices – The typical contract rent for an apartment in Sebastopol was \$1,290 in 2019. Rental prices increased by 30.3% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$51,960 per year.⁶⁵
- 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

⁶⁵ Note that contract rents may differ significantly from, and often being lower than, current listing prices.

areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.⁶⁶

- Special Housing Needs – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Sebastopol, 11.1% of residents have a disability of any kind and may require accessible housing. Additionally, 2.4% of Sebastopol households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 11.7% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is “NODATA.” Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name stands for data for Sebastopol.

⁶⁶ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

3. Looking to the Future: Regional Housing Needs

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁶⁷ 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.⁶⁸ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶⁹ 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>

⁶⁷ 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

⁶⁸ 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

⁶⁹ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Sebastopol, the proposed RHNA to be planned for this cycle is 213 units, a slated increase from the last cycle. Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for their Housing Elements will be released at the end of 2021. The potential allocation that Sebastopol would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 54: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Sebastopol Units	Sonoma County Units	Bay Area Units	Sebastopol Percent	Sonoma County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	55	3999	114442	25.8%	27.5%	25.9%
Low Income (50%-80% of AMI)	31	2302	65892	14.6%	15.8%	14.9%
Moderate Income (80%-120% of AMI)	35	2302	72712	16.4%	15.8%	16.5%
Above Moderate Income (>120% of AMI)	92	5959	188130	43.2%	40.9%	42.6%
Total	213	14562	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021. THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4. Population, Employment and Household Characteristics

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Sebastopol’s population has decreased by 0.4%; this rate is below that of the region as a whole, at 14.8%. In Sebastopol, roughly 11.4% of its population moved during the past year, a number 2.0 percentage points smaller than the regional rate of 13.4%.

Table 55: Population Growth Trends

<u>Geography</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
<u>Sebastopol</u>	<u>7008</u>	<u>7470</u>	<u>7774</u>	<u>7760</u>	<u>7379</u>	<u>7610</u>	<u>7745</u>
<u>Sonoma County</u>	<u>388222</u>	<u>416776</u>	<u>458614</u>	<u>475703</u>	<u>483878</u>	<u>500640</u>	<u>492980</u>
<u>Bay Area</u>	<u>602014</u>	<u>638196</u>	<u>678434</u>	<u>707391</u>	<u>715073</u>	<u>759569</u>	<u>779053</u>
	<u>7</u>	<u>1</u>	<u>8</u>	<u>2</u>	<u>9</u>	<u>4</u>	<u>7</u>

Source: Universe: Total population

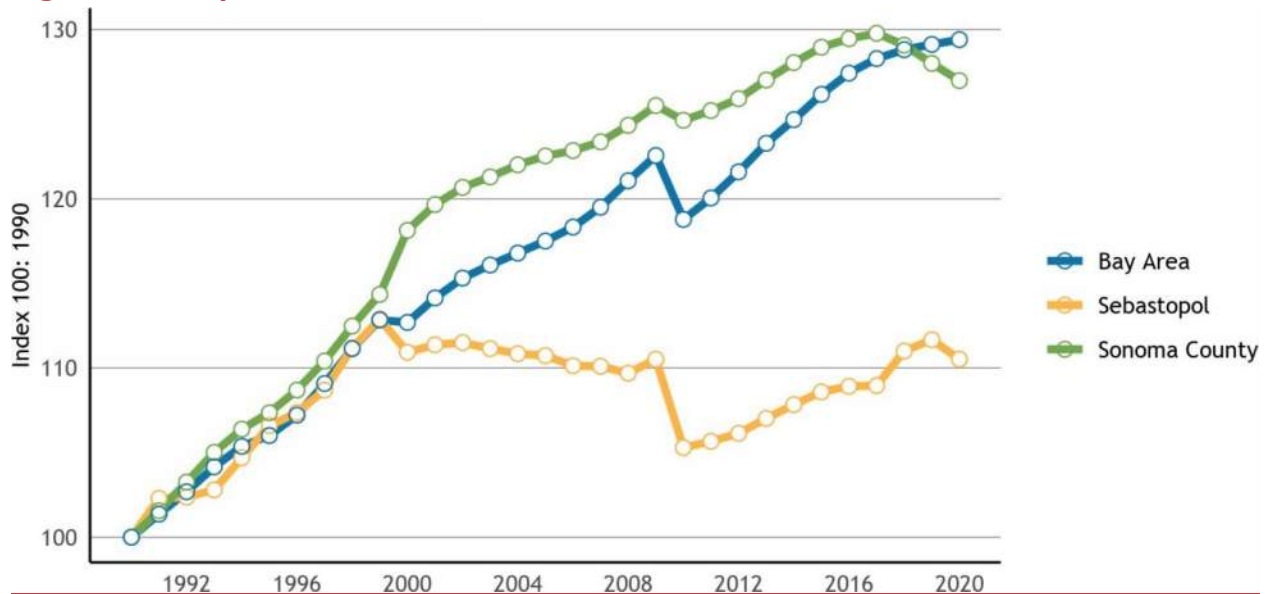
Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01

In 2020, the population of Sebastopol was estimated to be 7,745 (see Table 54). From 1990 to 2000, the population increased by 10.9%, while it decreased by 5.1% during the first decade of the 2000s. In the most recent decade, the population increased by 5.0%. The population of Sebastopol makes up 1.6% of Sonoma County.⁷⁰

⁷⁰ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

Figure 29: Population Growth Trends



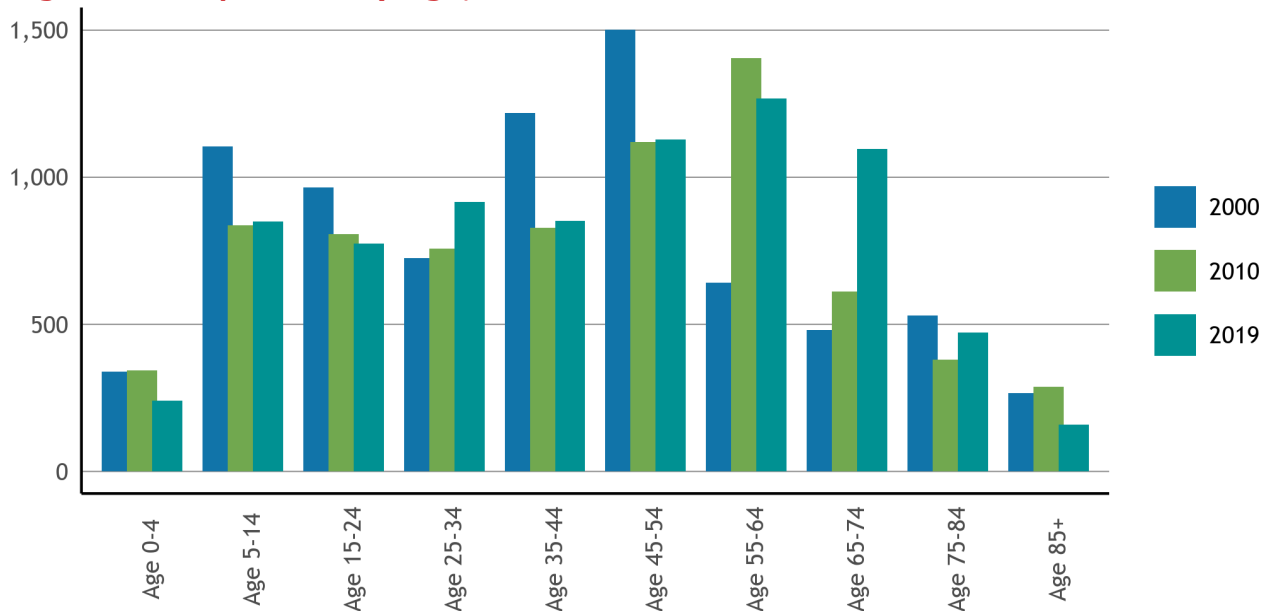
Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table 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 within their communities, which can mean more multifamily and accessible units are also needed.

In Sebastopol, the median age in 2000 was 40.6; by 2019, this figure had increased, landing at around 47 years. More specifically, the population of those under 14 has decreased since 2010, while the 65- and-over population has increased (see Figure 30).

Figure 30: Population by Age, 2000-2019



Universe: Total population

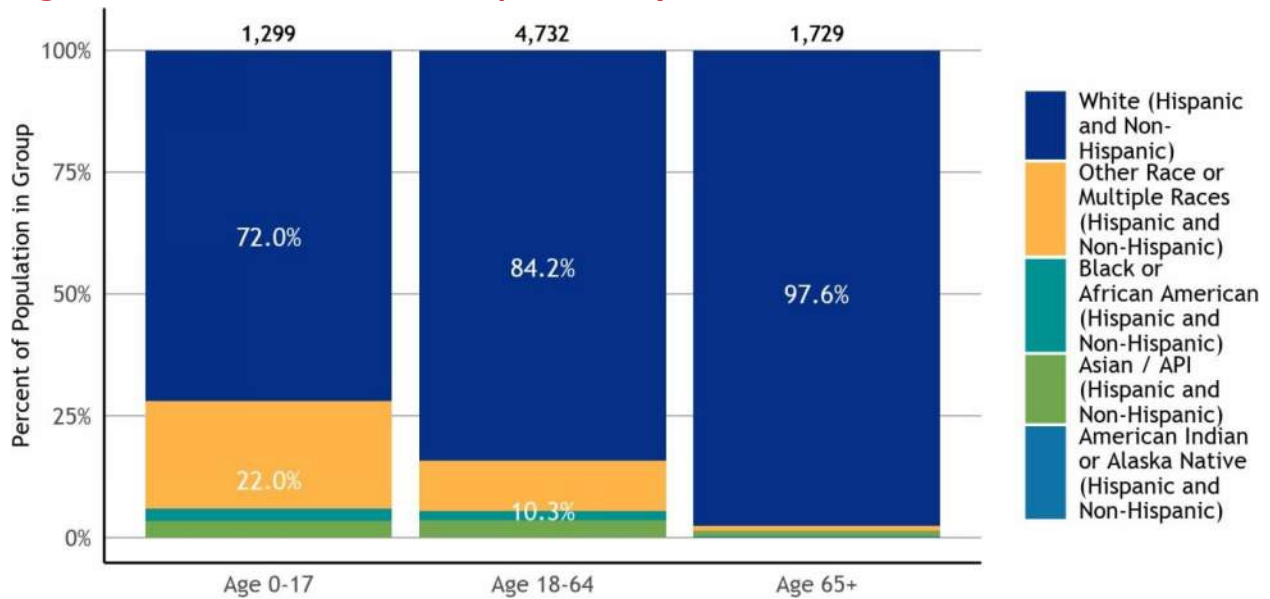
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁷¹ make up 2.4% of seniors and 28.0% of youth under 18 (see Figure 31).

⁷¹ Here, we count all non-white racial groups

Figure 31: Senior and Youth Population by Race



Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

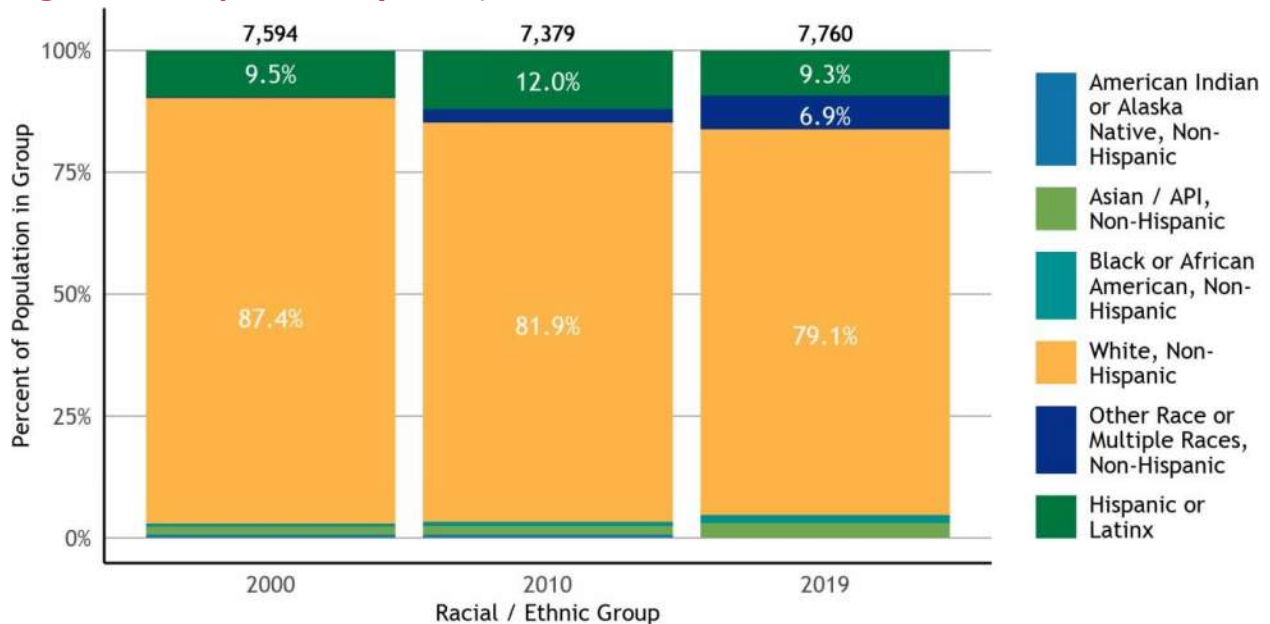
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁷². Since 2000, the percentage of residents in Sebastopol identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 8.2 percentage points, with the 2019 population standing at 6,141 (see Figure 32). In absolute terms, the Other Race or Multiple Races, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most.

⁷² See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Figure 32: Population by Race, 2000-2019



Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

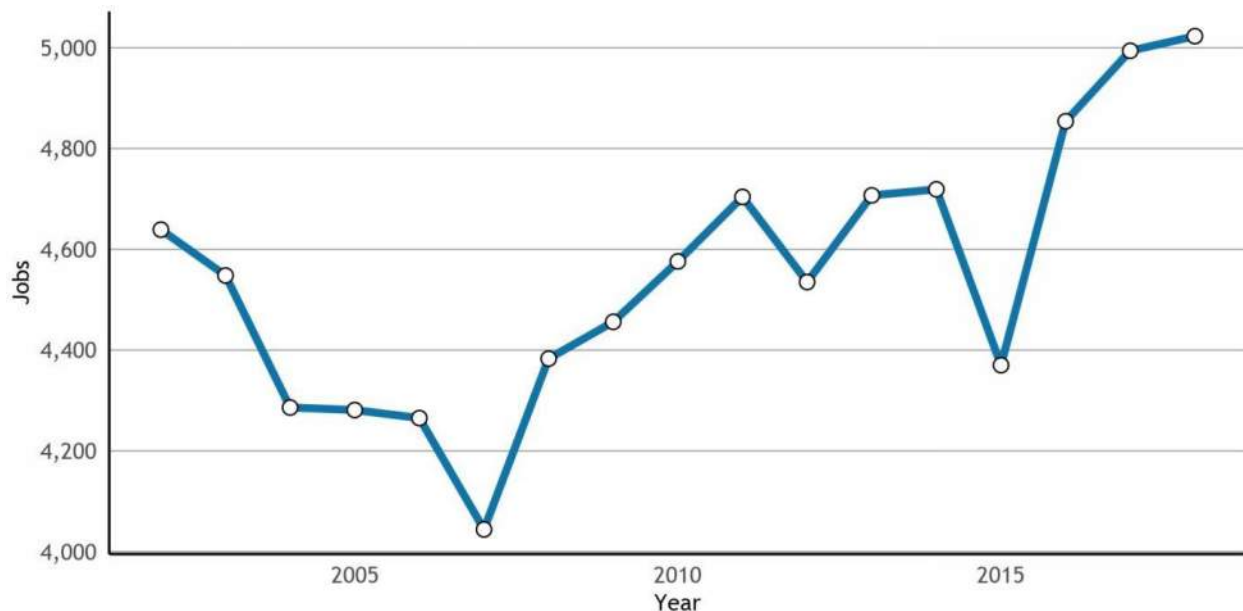
4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Sebastopol increased by 8.3% (see Figure 33).

Figure 33: Jobs in a Jurisdiction



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

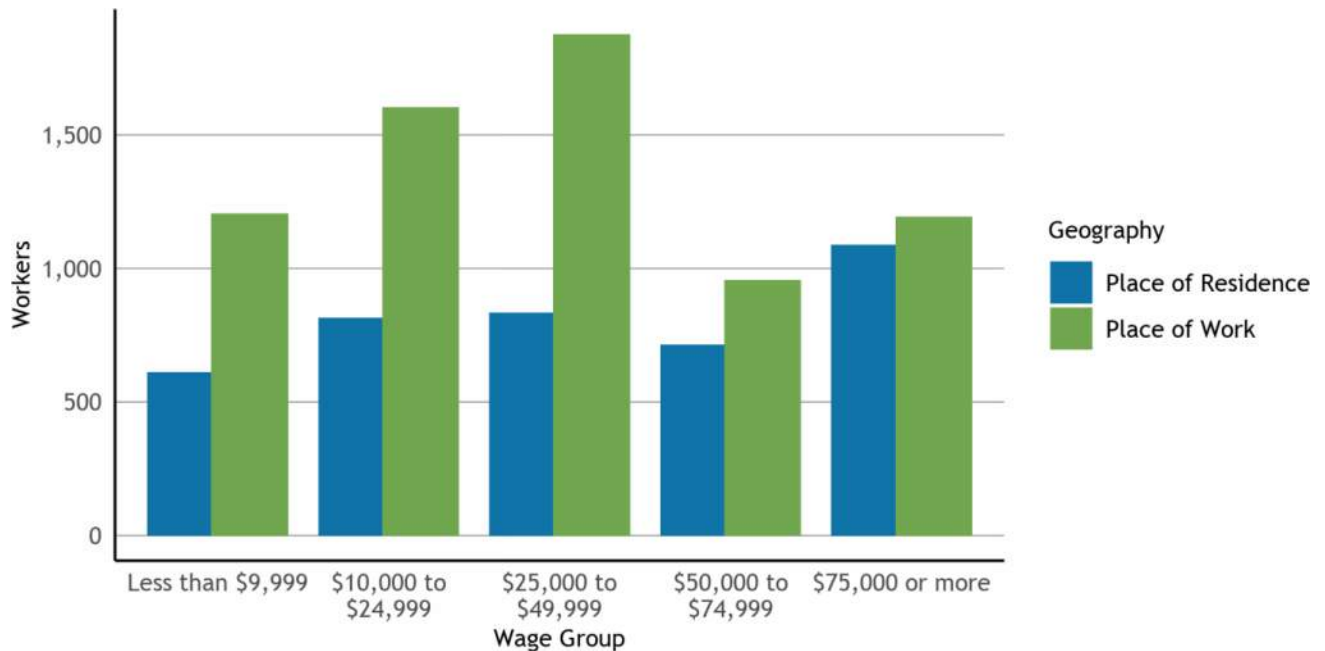
There are 4,068 employed residents, and 6,839 jobs⁷³ in Sebastopol - the ratio of jobs to resident workers is 1.68; Sebastopol is a net importer of workers.

Figure 34 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low- income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Sebastopol has more low-wage jobs than low- wage residents (where low-wage refers to jobs paying less

⁷³ Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

than \$25,000). At the other end of the wage spectrum, the city has more high-wage jobs than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 34).⁷⁴

Figure 34: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 35 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (Figure 35).

⁷⁴ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

Figure 35: Jobs-Worker Ratios, By Wage Group



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

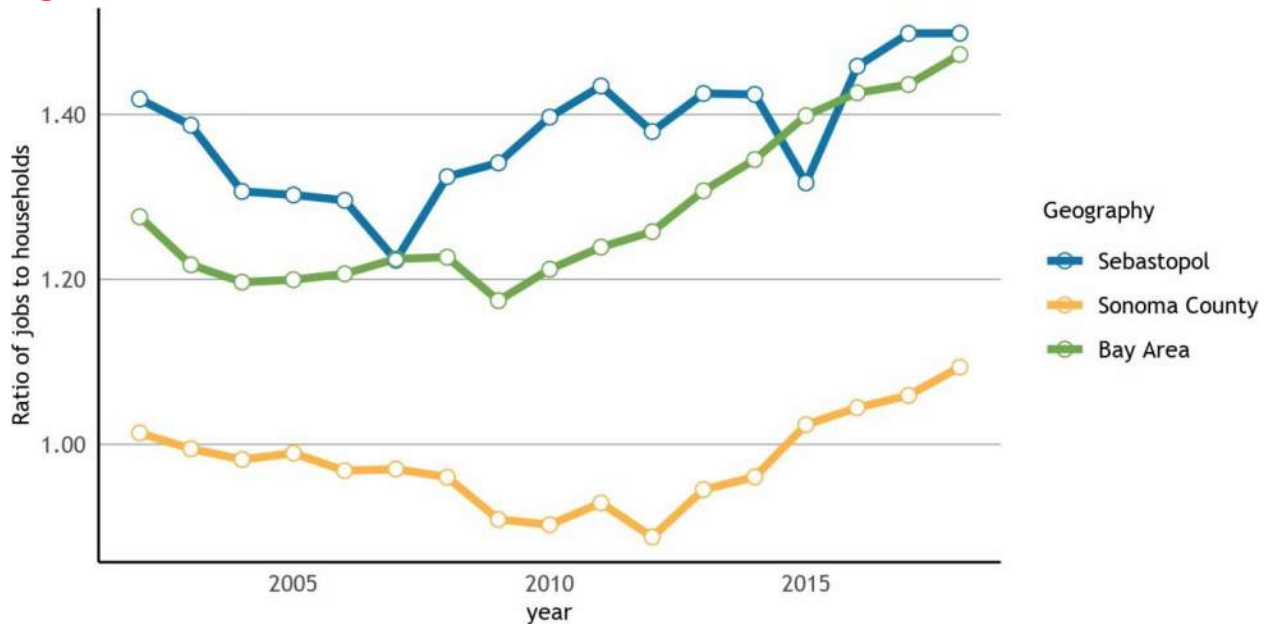
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the jobs-household ratio in Sebastopol has increased from 1.42 in 2002, to 1.5 jobs per household in 2018 (see Figure 36).

Figure 36: Jobs-Household Ratio



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

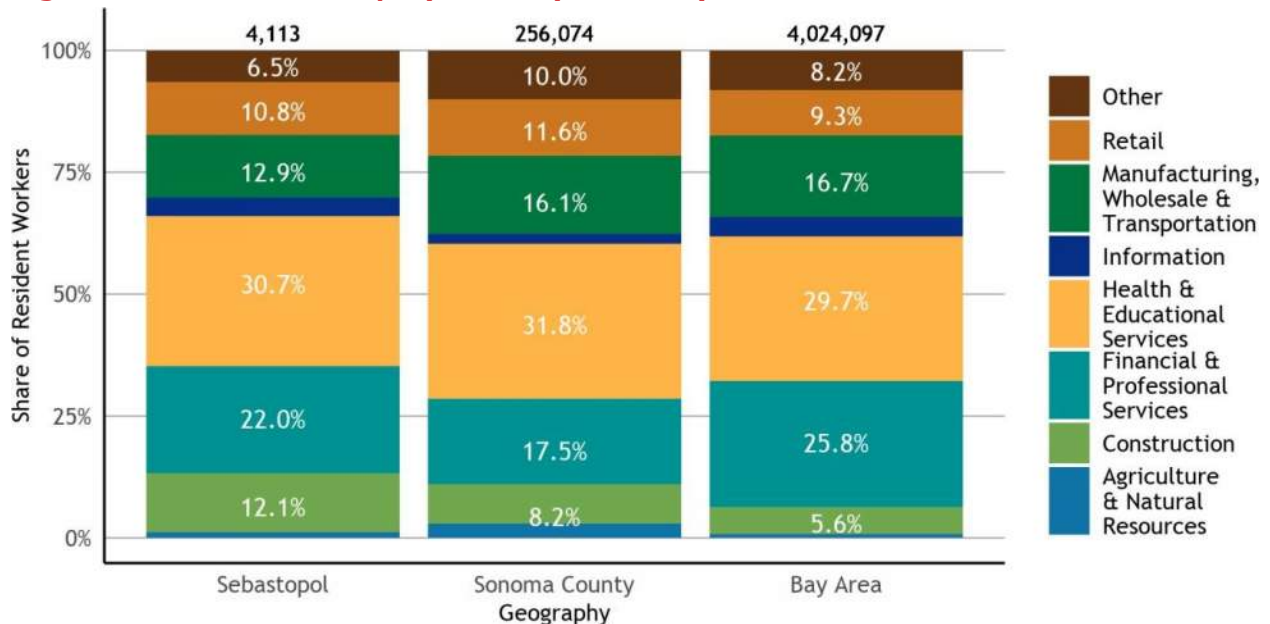
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Sebastopol residents work is Health & Educational Services, and the largest sector in which Sonoma residents work is Health & Educational Services (see Figure 37). For the Bay Area as a whole, the Health & Educational Services industry employs the most workers.

Figure 37: Resident Employment by Industry



Universe: Civilian employed population age 16 years and over

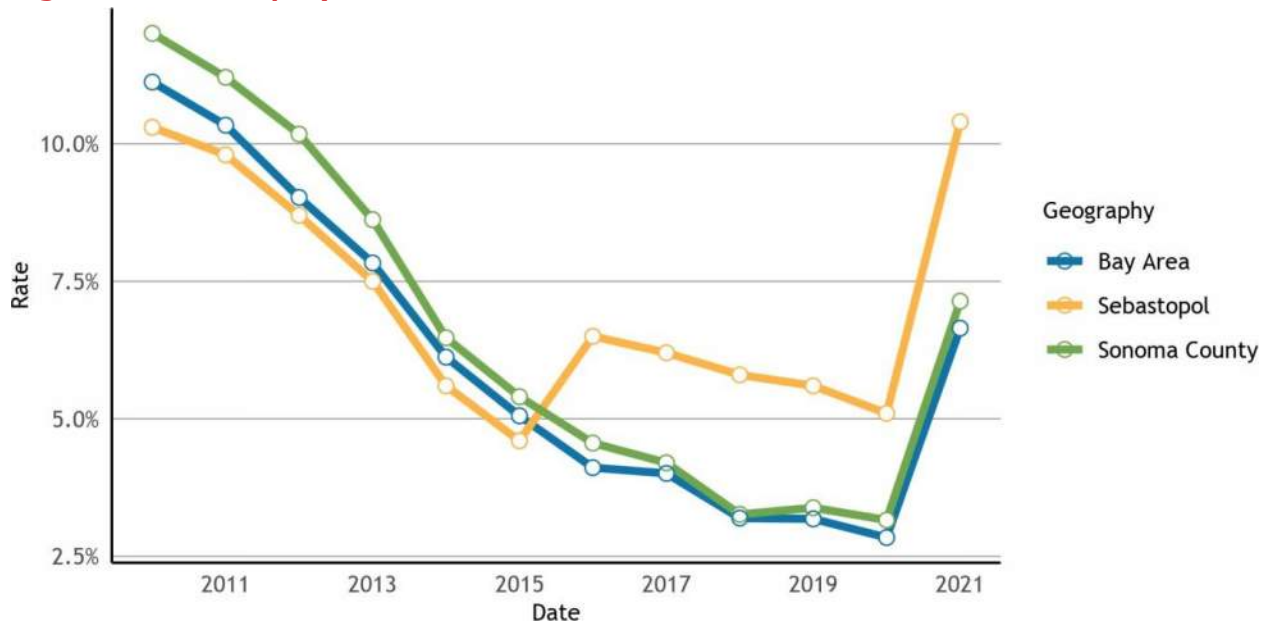
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Sebastopol, there was a 0.1 percentage point increase in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 38: Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally- adjusted labor force (unemployment rates) data are developed for cities and CDPs.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state⁷⁵.

In Sebastopol, 50.2% of households make more than 100% of the Area Median Income (AMI)⁷⁶, compared to 14.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 39).

⁷⁵ Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California.*
⁷⁶ 13 Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of \$29,450 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD’s Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Sebastopol receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: Assume that 59.8% of Sebastopol’s very low-income RHNA is for extremely low-income households.

- According to HCD’s Regional Housing Need Determination for the Bay Area, 15.5% of the region’s housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region’s very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD’s guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: Assume that 55.2% of Sebastopol’s very low-income RHNA is for extremely low-income households.

- According to the data shown below (Figure 39), 913 of Sebastopol’s households are 0-50% AMI while 504 are extremely low-income. Therefore, extremely low income households represent 55.2% of households who are 0-50% AMI, as 504 divided by 913 is 55.2%. This option aligns with HCD’s guidance to use U.S.

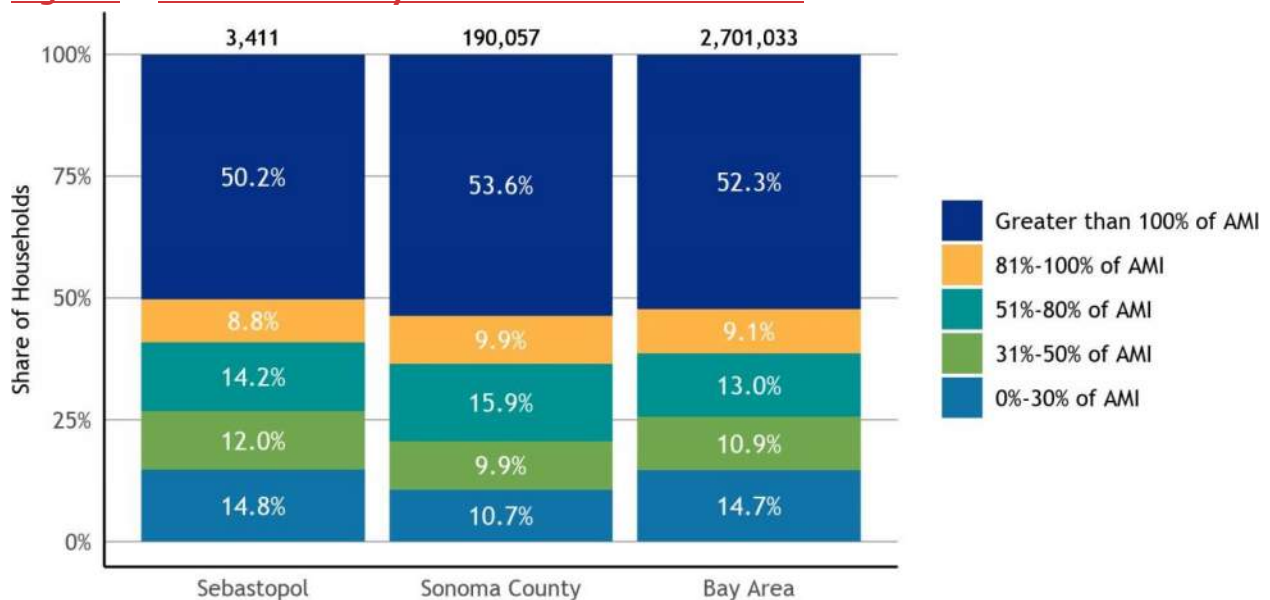
Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 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.

Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 39 represents a tabulation of Census Bureau Data.

Option C: Assume that 50% of Sebastopol’s very low-income RHNA is for extremely low-income households.

HCD’s guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low income households qualifies for extremely low-income households.

Figure 39: Households by Household Income Level



Universe: Occupied housing units

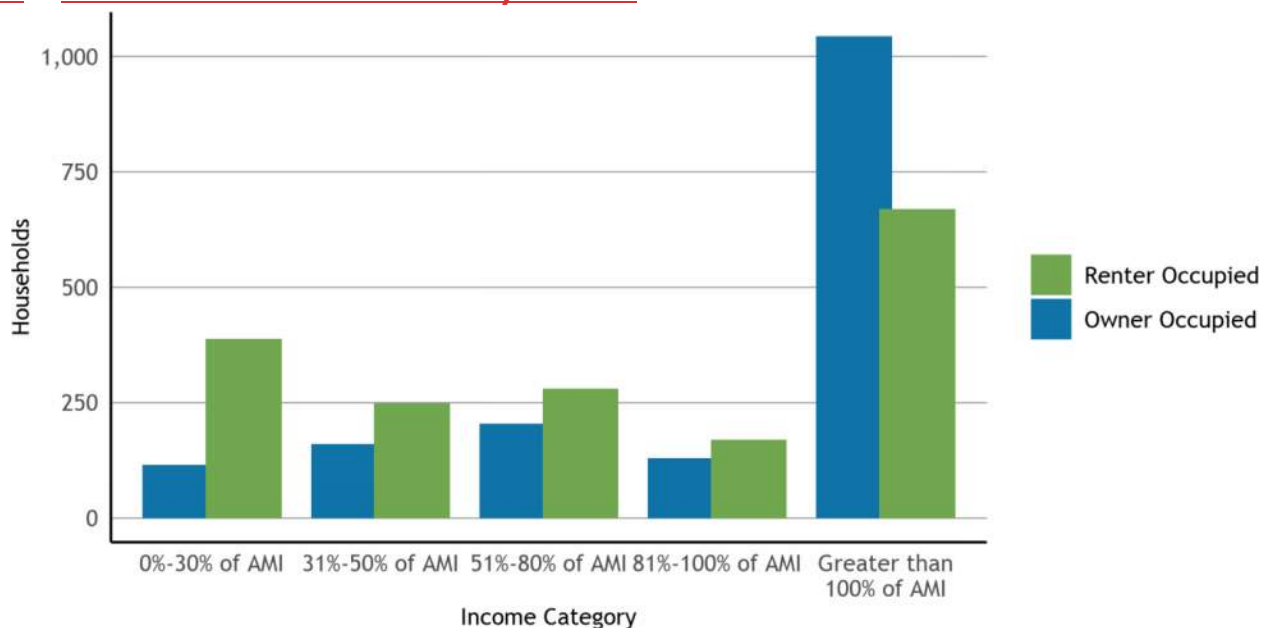
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.*

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Sebastopol, the largest proportion of renters falls in the Greater than 100% of AMI income group, while the largest proportion of homeowners are found in the Greater than 100% of AMI group (see Figure 40).

Figure 40: Household Income Level by Tenure



Universe: Occupied housing units

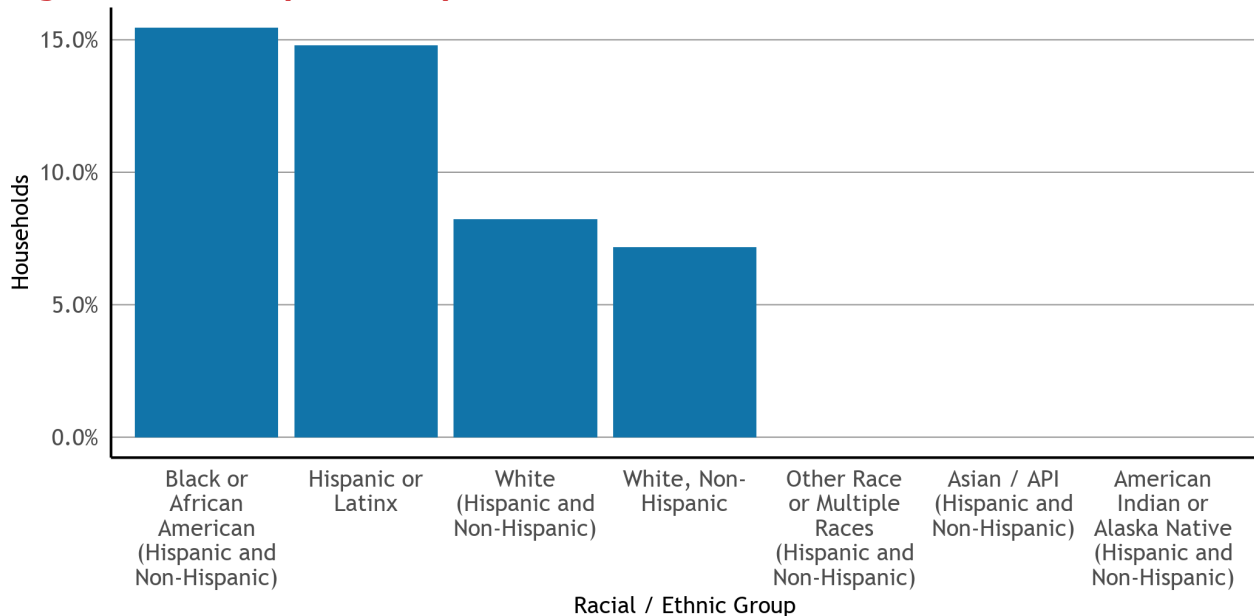
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically

excluded them from the same opportunities extended to White residents.⁷⁷ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Sebastopol, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (see Figure 41).

Figure 41: Poverty Status by Race



Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

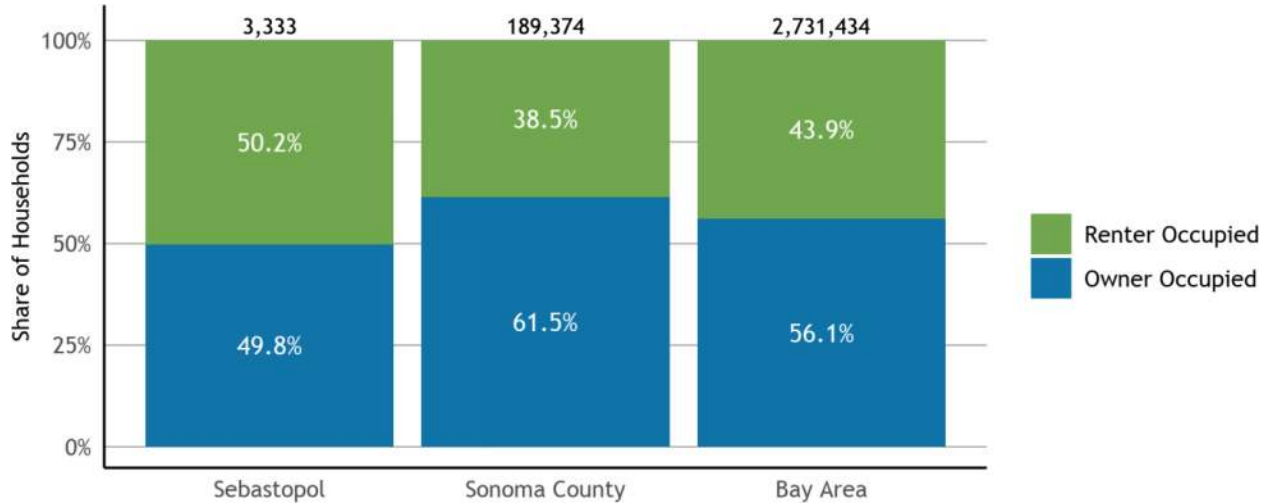
4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to

⁷⁷ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

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 42). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

Figure 42: Housing Tenure



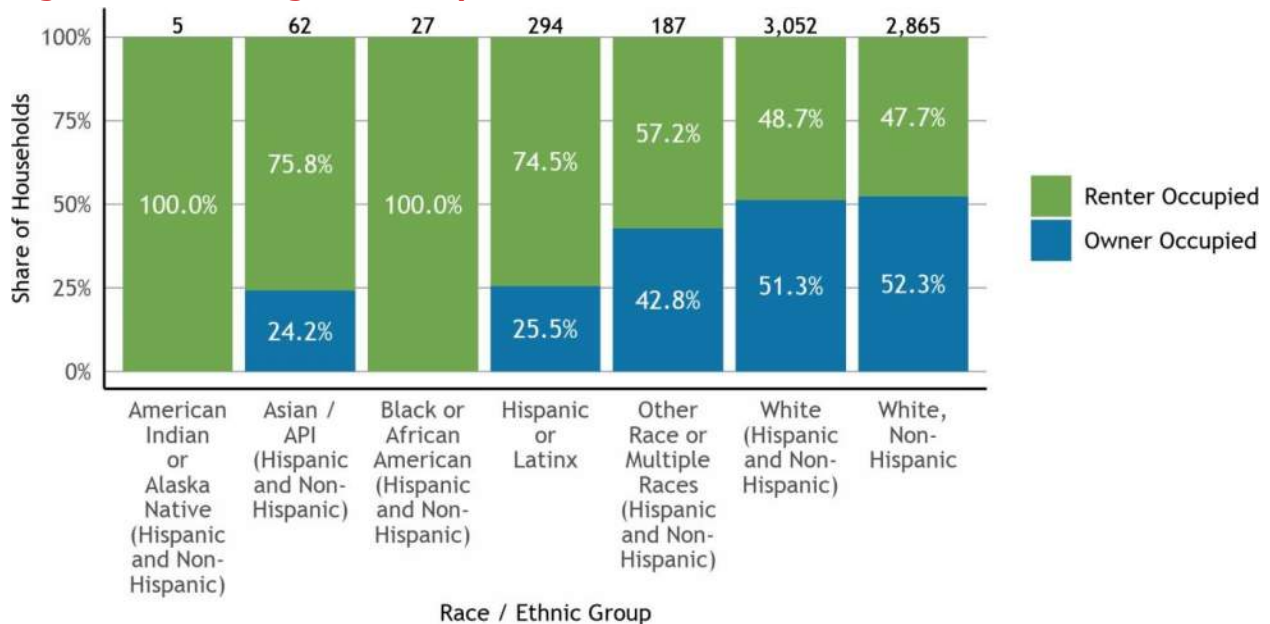
Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.*

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.⁷⁸ 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.

⁷⁸ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Figure 43: Housing Tenure by Race of Householder



Universe: Occupied housing units

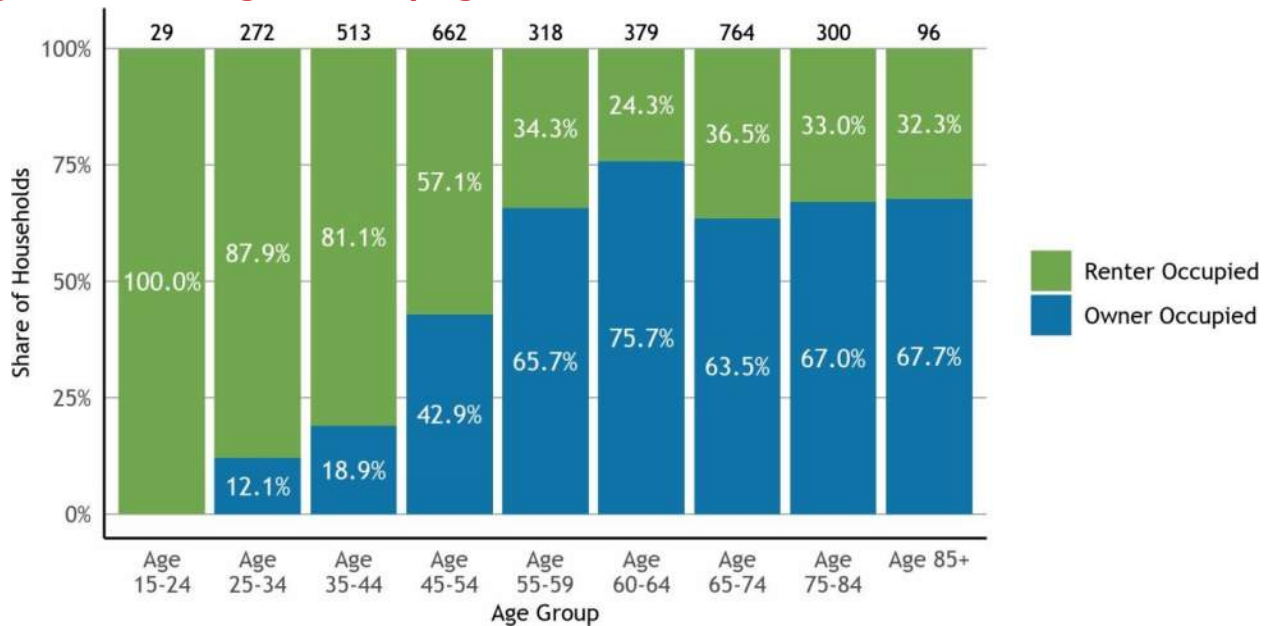
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Sebastopol, 83.4% of householders between the ages of 25 and 44 are renters, while 35.3% of householders over 65 are (see Figure 44).

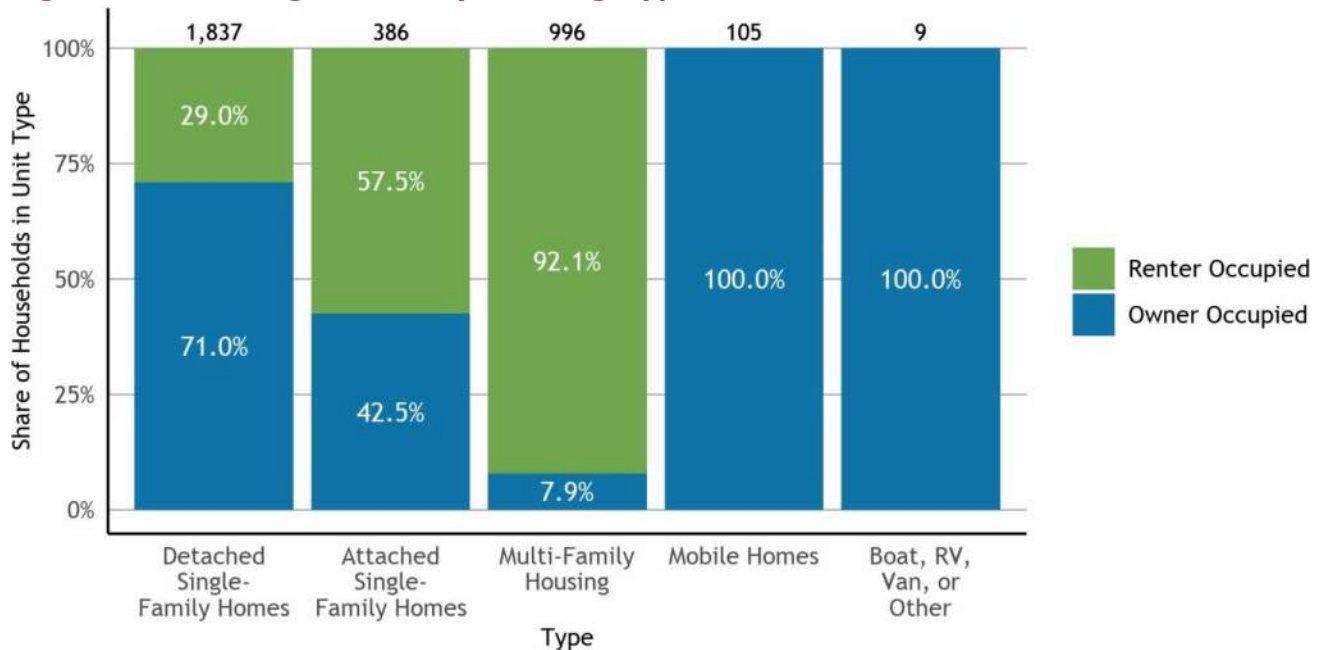
Figure 44: Housing Tenure by Age



Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.*

Figure 45: Housing Tenure by Housing Type



Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22*

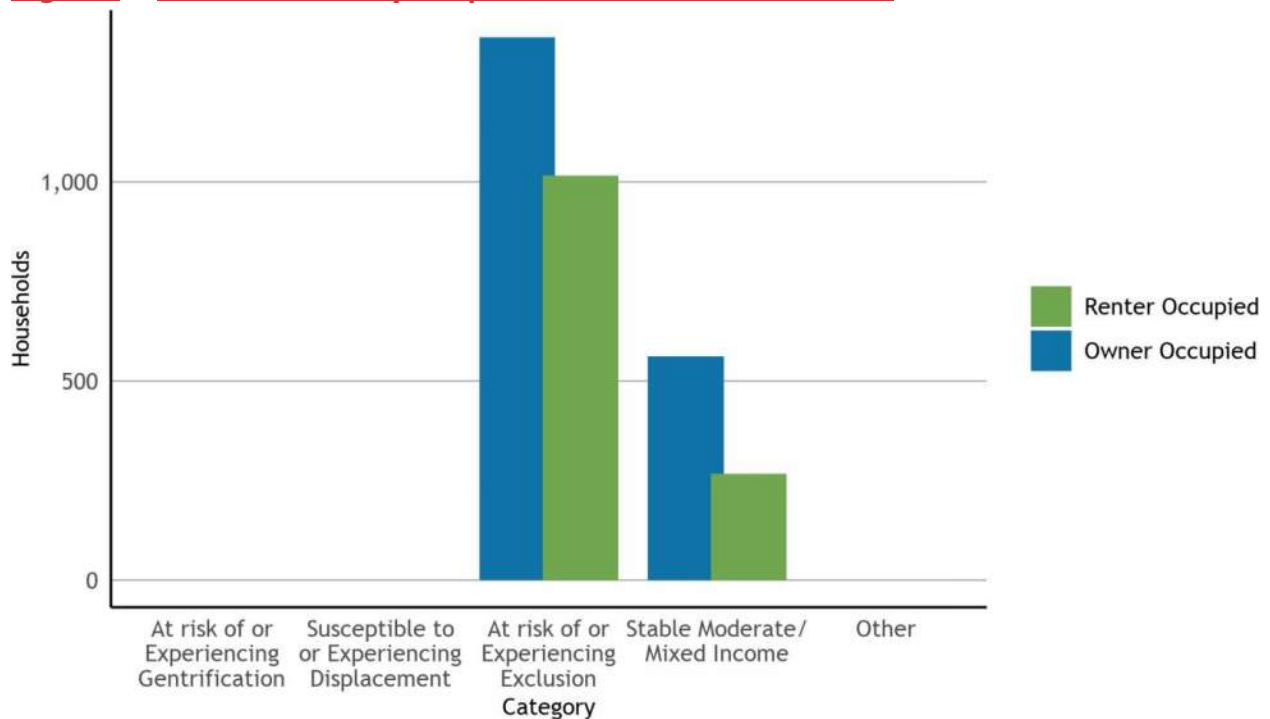
4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Sebastopol, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 74.2% of households in Sebastopol live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁷⁹

Figure 46: Households by Displacement Risk and Tenure



⁷⁹ More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

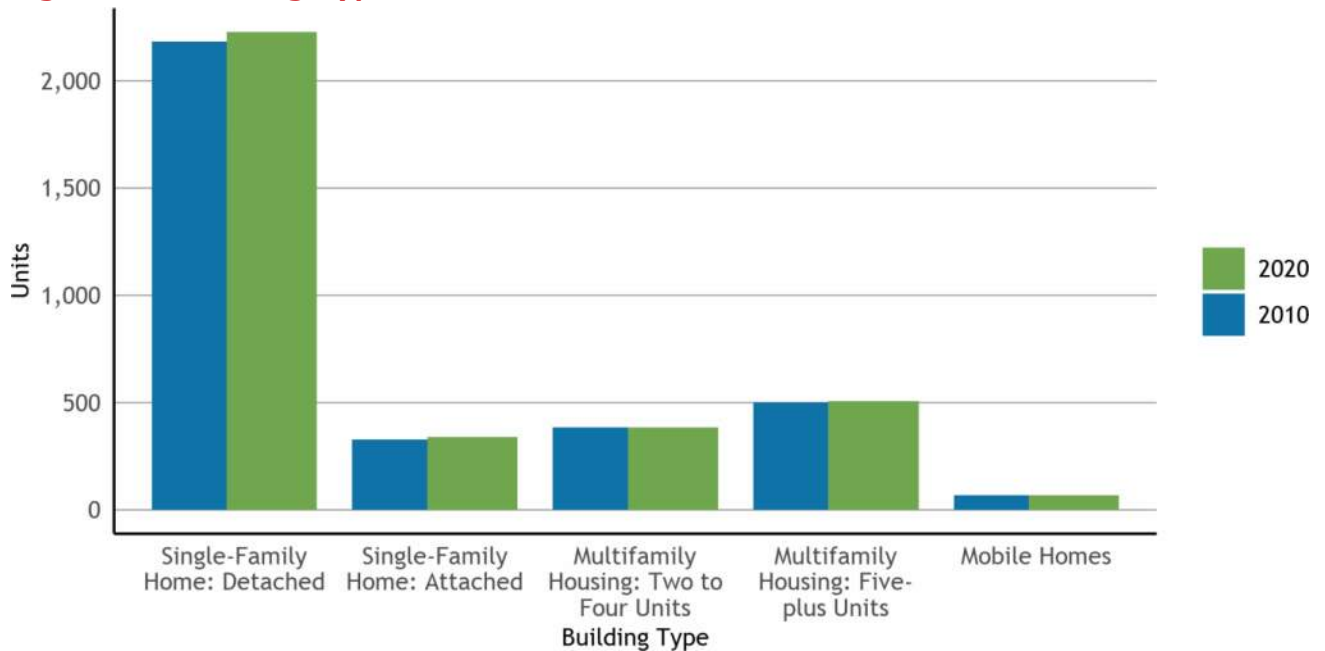
5. Housing Stock Characteristics

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Sebastopol in 2020 was made up of 63.2% single family detached homes, 9.6% single family attached homes, 10.9% multifamily homes with 2 to 4 units, 14.4% multifamily homes with 5 or more units, and 2.0% mobile homes (see Figure 47). In Sebastopol, the housing type that experienced the most growth between 2010 and 2020 was Single-Family Home: Detached.

Figure 47: Housing Type Trends



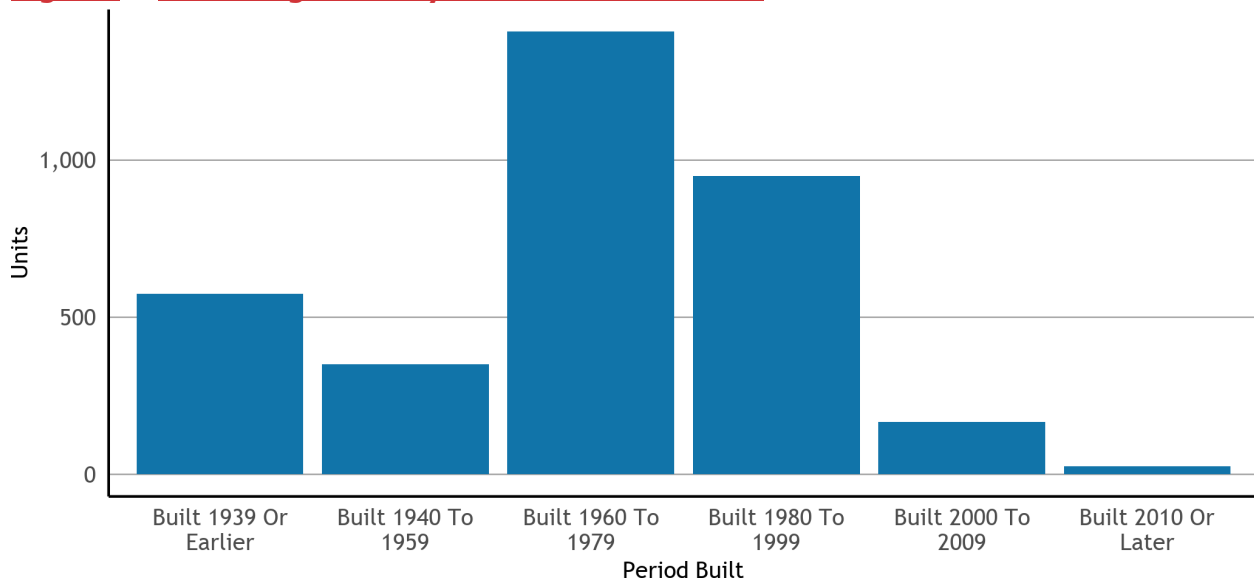
Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Sebastopol, the largest proportion of the housing stock was built 1960 to 1979, with 1,409 units constructed during this period (see Figure 48). Since 2010, 0.7% of the current housing stock was built, which is 26 units.

Figure 48: Housing Units by Year Structure Built



Universe: Housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.*

Vacant units make up 4.1% of the overall housing stock in Sebastopol. The rental vacancy stands at 3.2%, while the ownership vacancy rate is 1.5%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 49).⁸⁰

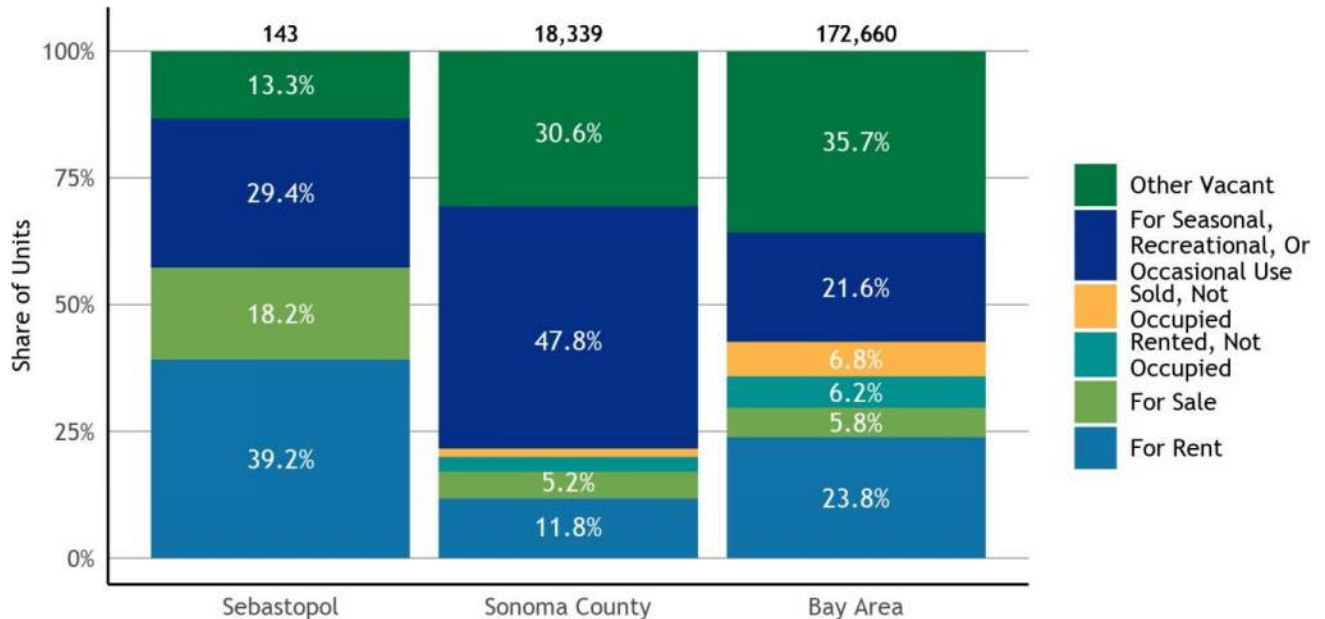
Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is 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.⁸¹ In a region with a thriving economy and housing market like the Bay Area, units being

⁸⁰ 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*.

⁸¹ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>

renovated/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.⁸²

Figure 49: Vacant Units by Type



Universe: Vacant housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.*

Between 2015 and 2019, 59 housing units were issued permits in Sebastopol. 42.4% of permits issued in Sebastopol were for above moderate-income housing, 33.9% were for moderate-income housing, and 23.7% were for low- or very low-income housing (Table 55).

⁸² See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

Table 56: Housing Permitting

Income Group	value
Above Moderate Income Permits	25
Moderate Income Permits	20
Low Income Permits	10
Very Low Income Permits	4

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 253 assisted units in Sebastopol in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.⁸³

⁸³ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 57: Assisted Units at Risk of Conversion

Income	Sebastopol	Sonoma County	Bay Area
Low	253	7195	110177
Moderate	0	68	3375
High	0	267	1854
Very High	0	149	1053
Total Assisted Units in Database	253	7679	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Sebastopol. For example, 0.0% of renters in Sebastopol reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

Note on Substandard Housing

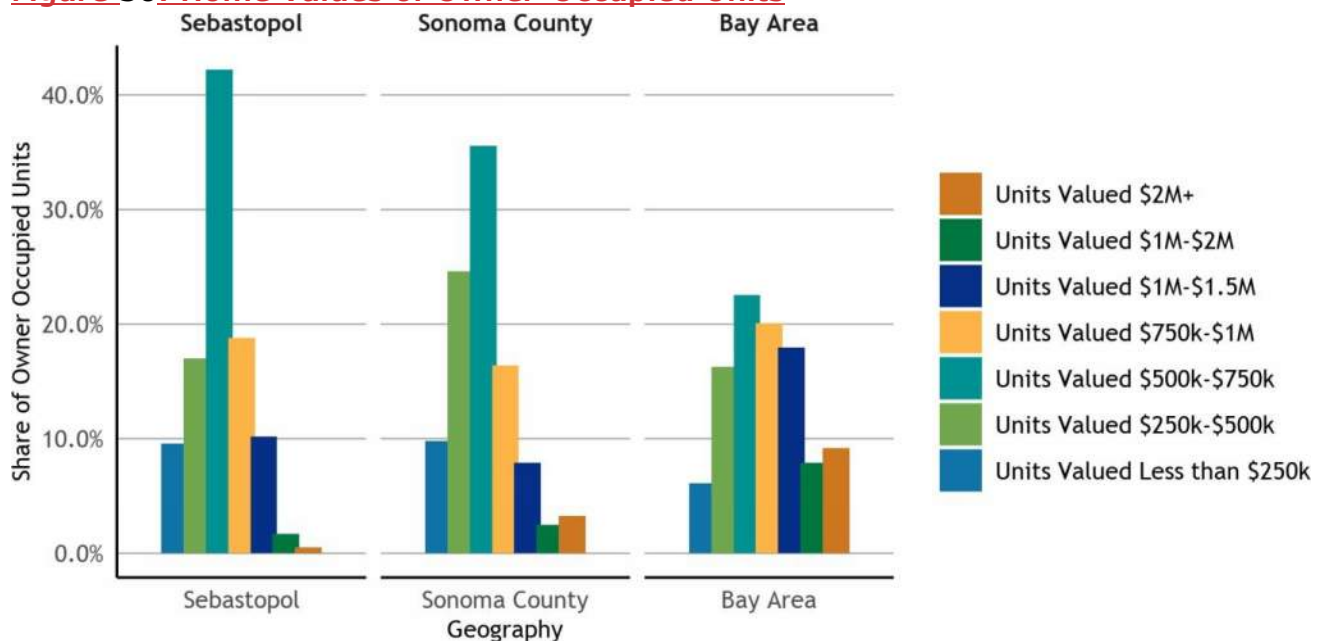
HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Sebastopol was estimated at \$956,150 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$500k-\$750k (see Figure 50). By comparison, the typical home value is \$691,580 in Sonoma County and \$1,077,230 the Bay Area, with the largest share of units valued \$500k-\$750k.

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 91.1% in Sebastopol from \$500,430 to \$956,150. This change is below the change in Sonoma County, and below the change for the region (see Figure 51).

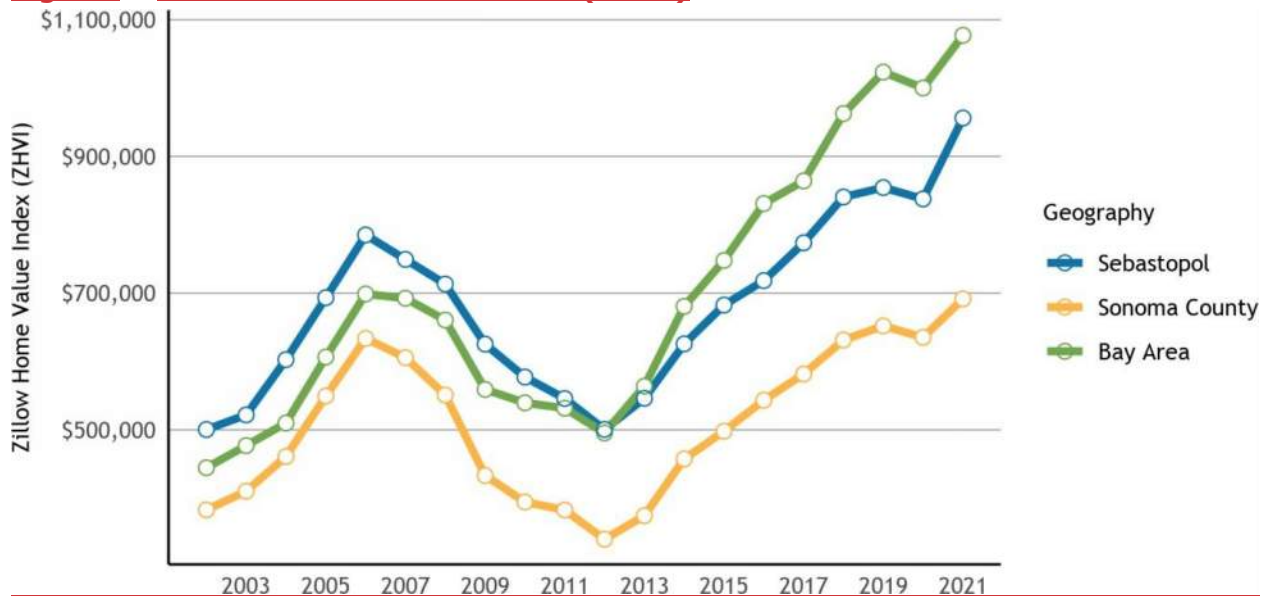
Figure 50: Home Values of Owner-Occupied Units



Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

Figure 51: Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

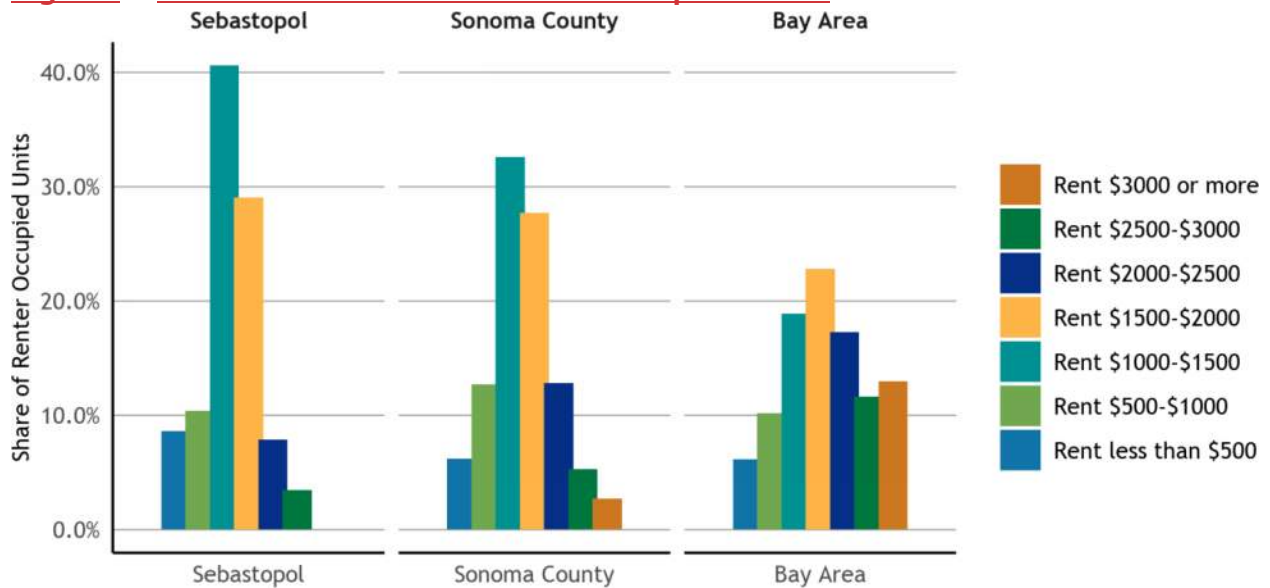
Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Sebastopol, the largest proportion of rental units rented in the Rent \$1000-\$1500 category, totaling 40.6%, followed by 29.1% of units renting in the Rent \$1500-\$2000 category (see Figure 52). Looking beyond the city, the largest share of units is in the \$1000-\$1500 category (county) compared to the \$1500-\$2000 category for the region as a whole.

Figure 52: Contract Rents for Renter-Occupied Units



Universe: Renter-occupied housing units paying cash rent

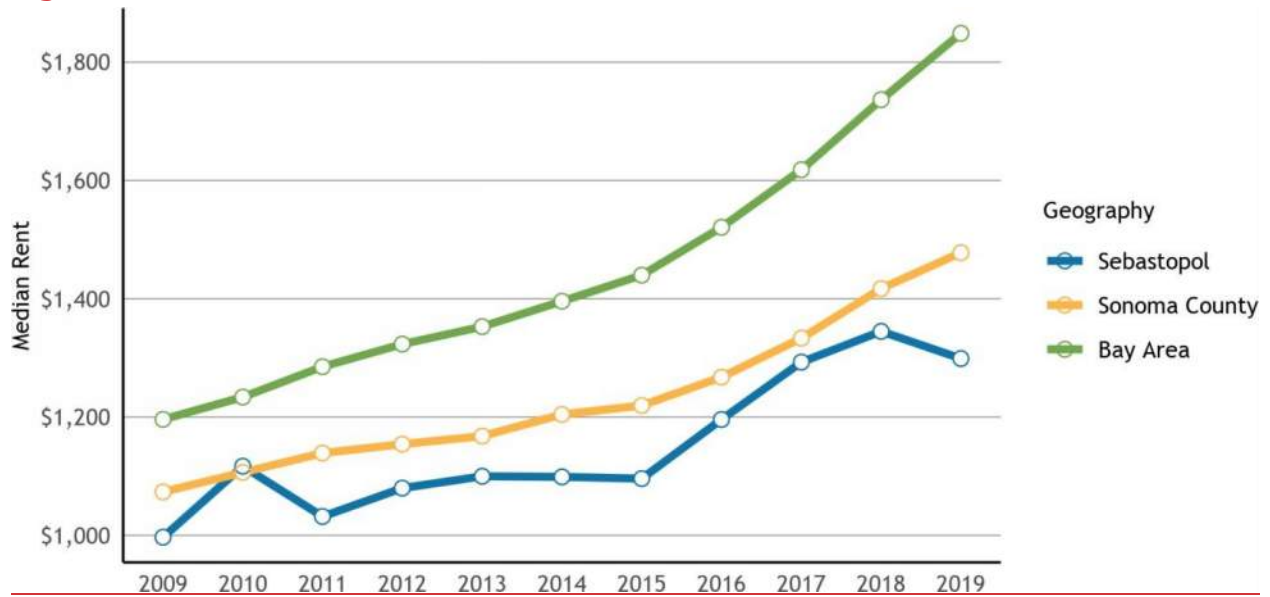
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 30.3% in Sebastopol, from \$1,090 to \$1,290 per month (see Figure 25). In Sonoma County, the median rent has increased 22.7%, from \$1,200 to \$1,470. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.⁸⁴

⁸⁴ While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

Figure 53: Median Contract Rent



Universe: Renter-occupied housing units paying cash rent

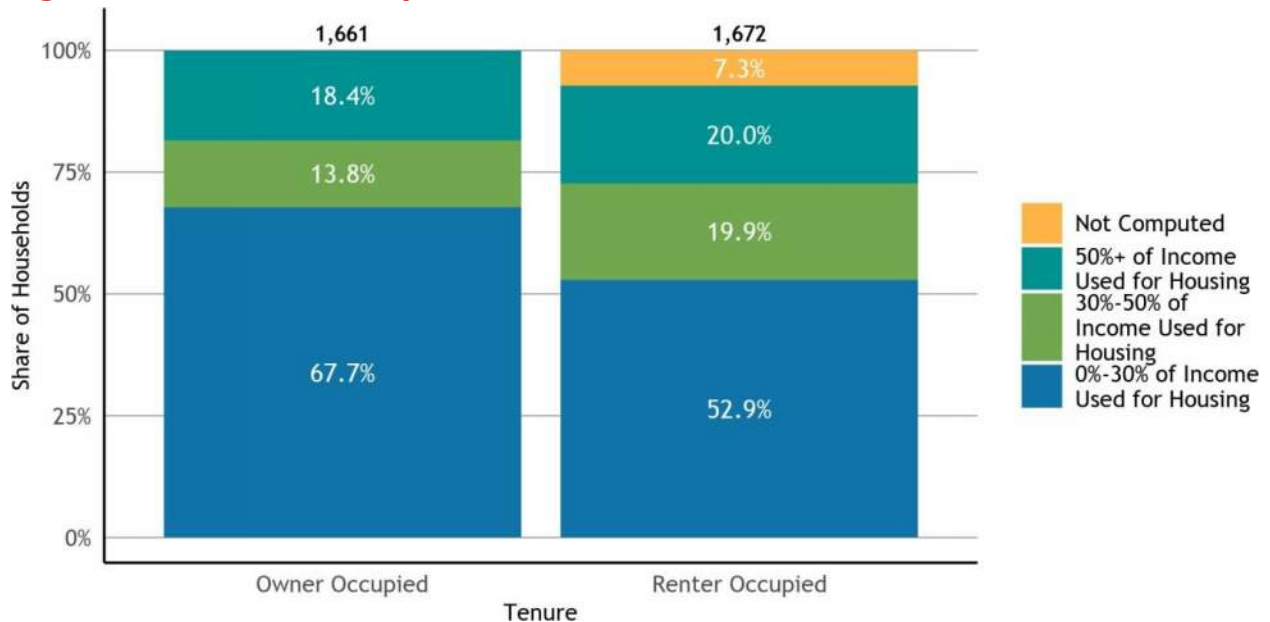
Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Figure 54: Cost Burden by Tenure



Universe: Occupied housing units

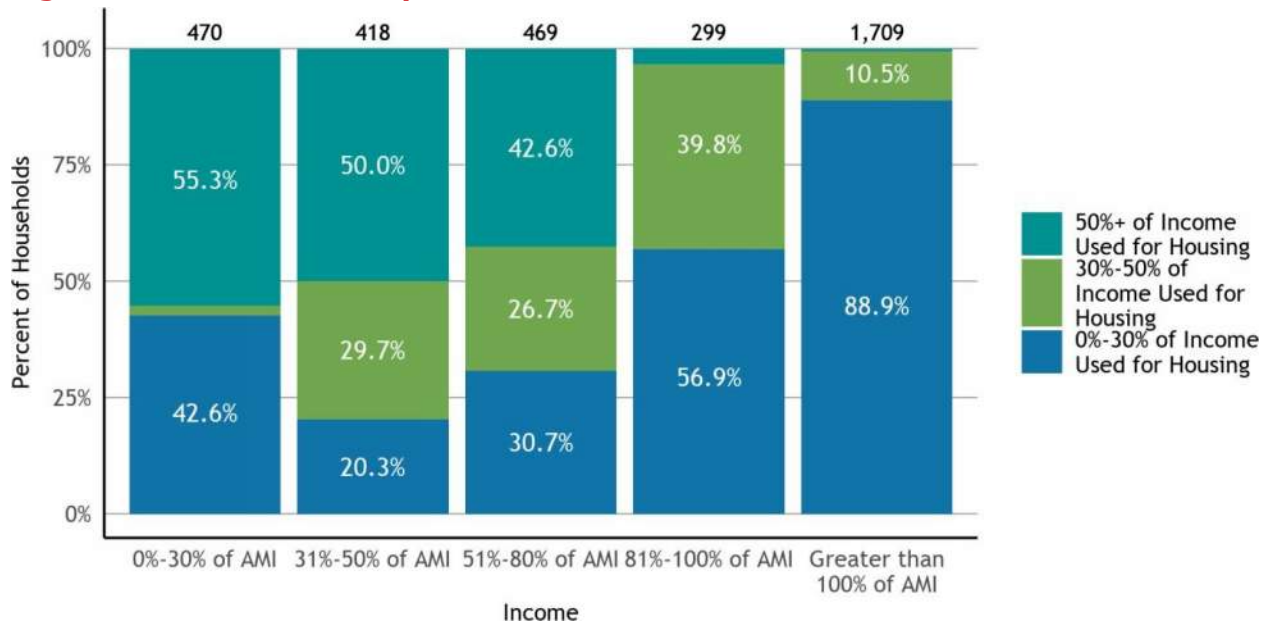
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Sebastopol, 19.9% of renters spend 30% to 50% of their income on housing compared to 13.8% of those that own (see Figure 54). Additionally, 20.0% of renters spend 50% or more of their income on housing, while 18.4% of owners are severely cost-burdened.

In Sebastopol, 20.5% of households spend 50% or more of their income on housing, while 16.6% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 55). For example, 55.3% of Sebastopol households making less than 30% of AMI spend the majority of their income on housing. For Sebastopol residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 88.9% of those making more than 100% of AMI spend less than 30% of their income on housing.

Figure 55: Cost Burden by Income Level



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

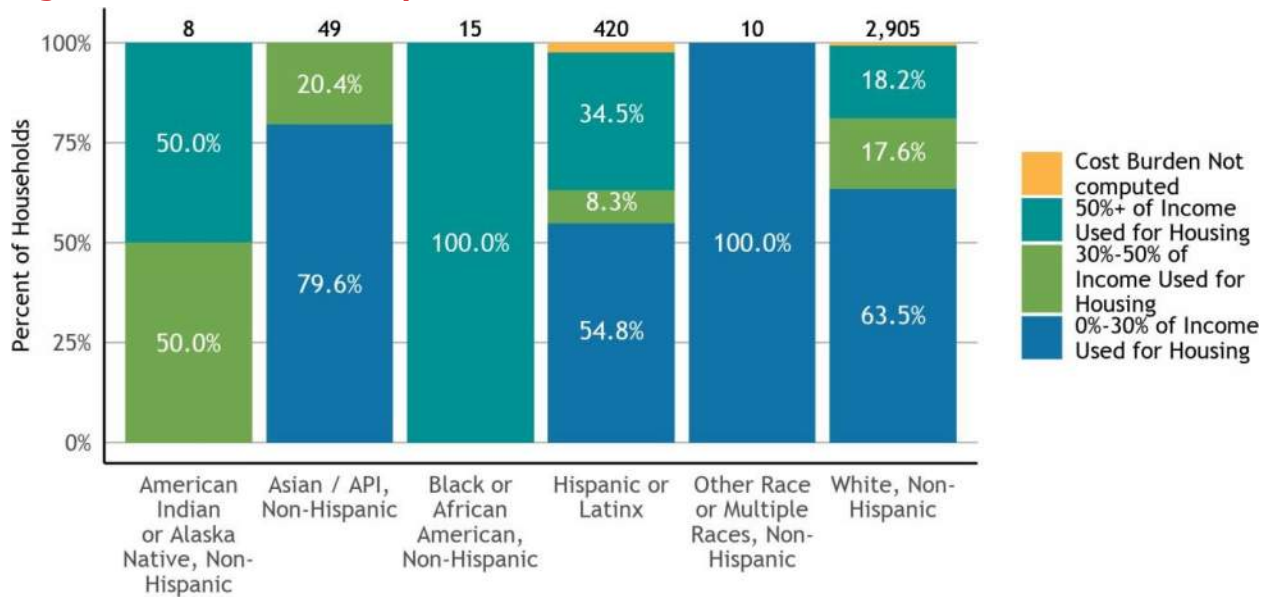
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 50.0% spending 30% to 50% of their income on housing, and Black or African American, Non-Hispanic residents are the most severely cost burdened with 100.0% spending more than 50% of their income on housing (see Figure 56).

Figure 56: Cost Burden by Race



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

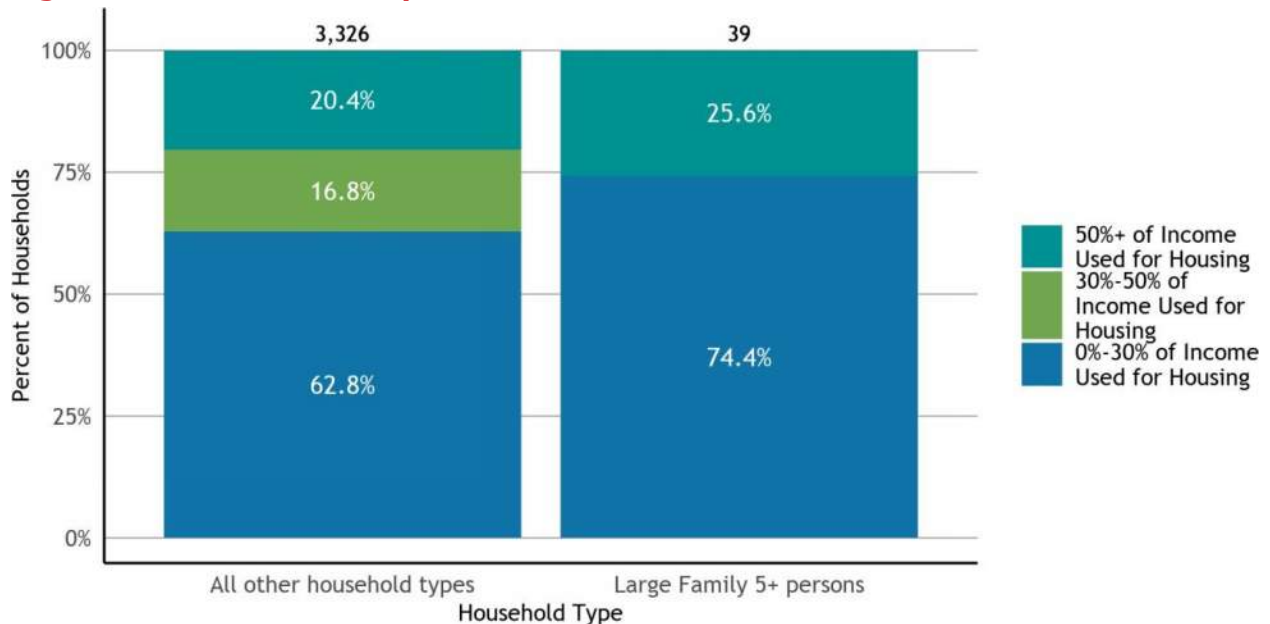
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Sebastopol, 0.0% of large family households experience a cost burden of 30%-50%, while 25.6% of households spend more than half of their income on housing. Some 16.8% of all other households have a cost burden of 30%-50%, with 20.4% of households spending more than 50% of their income on housing (see Figure 57).

Figure 57: Cost Burden by Household Size



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

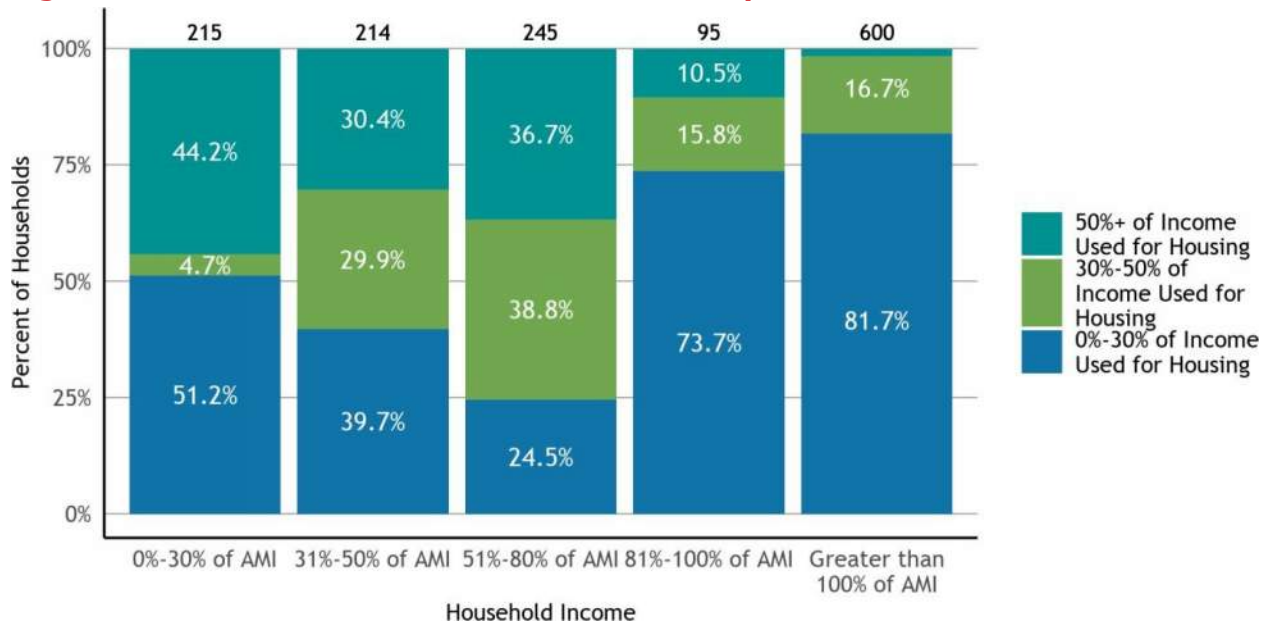
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home.

Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 44.2% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 81.7% are not cost-burdened and spend less than 30% of their income on housing (see Figure 58).

Figure 58: Cost-Burdened Senior Households by Income Level



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

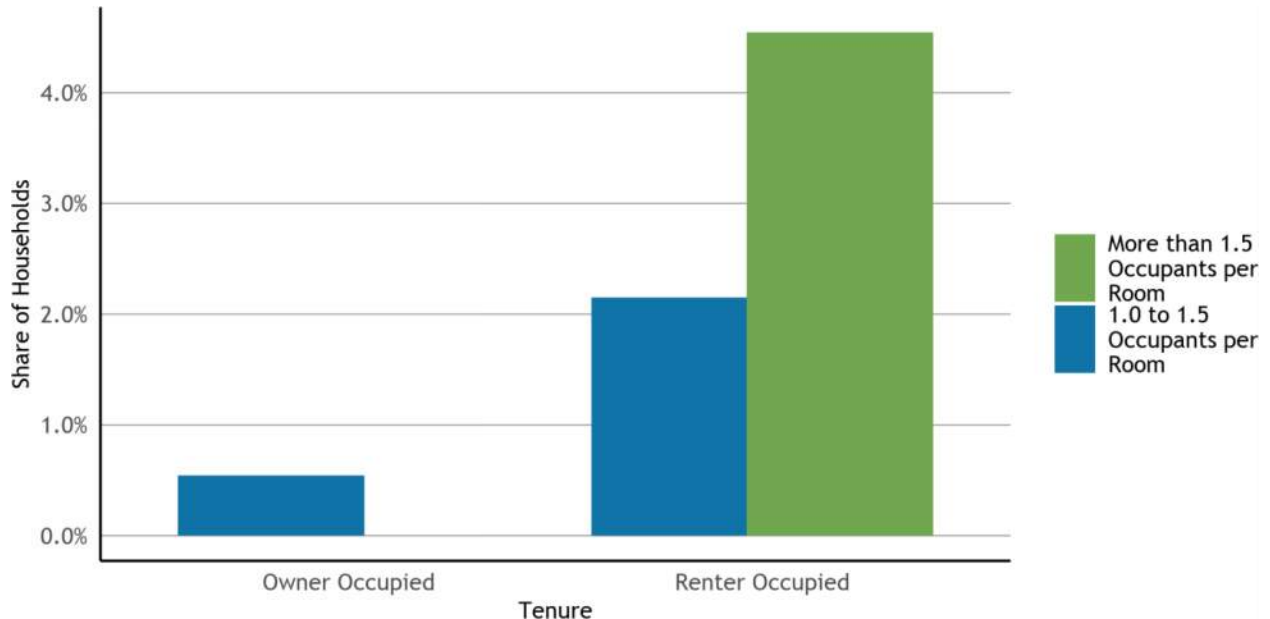
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Sebastopol, 4.5% of households that rent are severely

overcrowded (more than 1.5 occupants per room), compared to 0.0% of households that own (see Figure 59). In Sebastopol, 2.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.5% for those own.

Figure 59: Overcrowding by Tenure and Severity



Universe: Occupied housing units

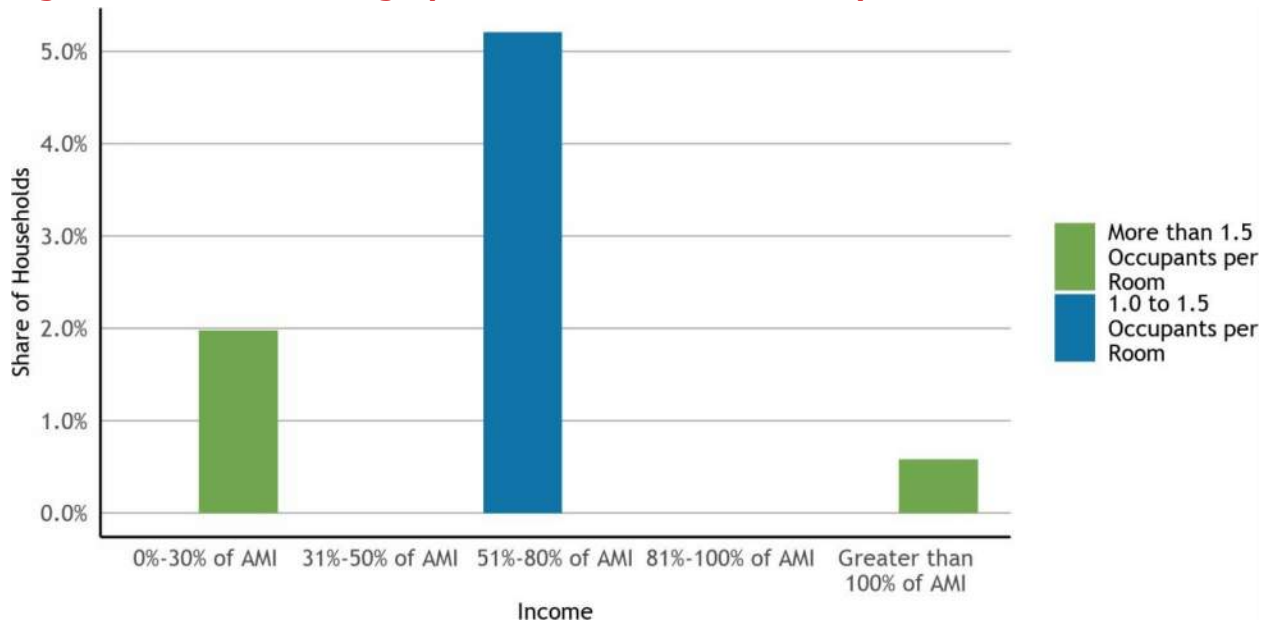
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.6% of households above 100% experience this level of overcrowding (see Figure 60).

Figure 60: Overcrowding by Income Level and Severity



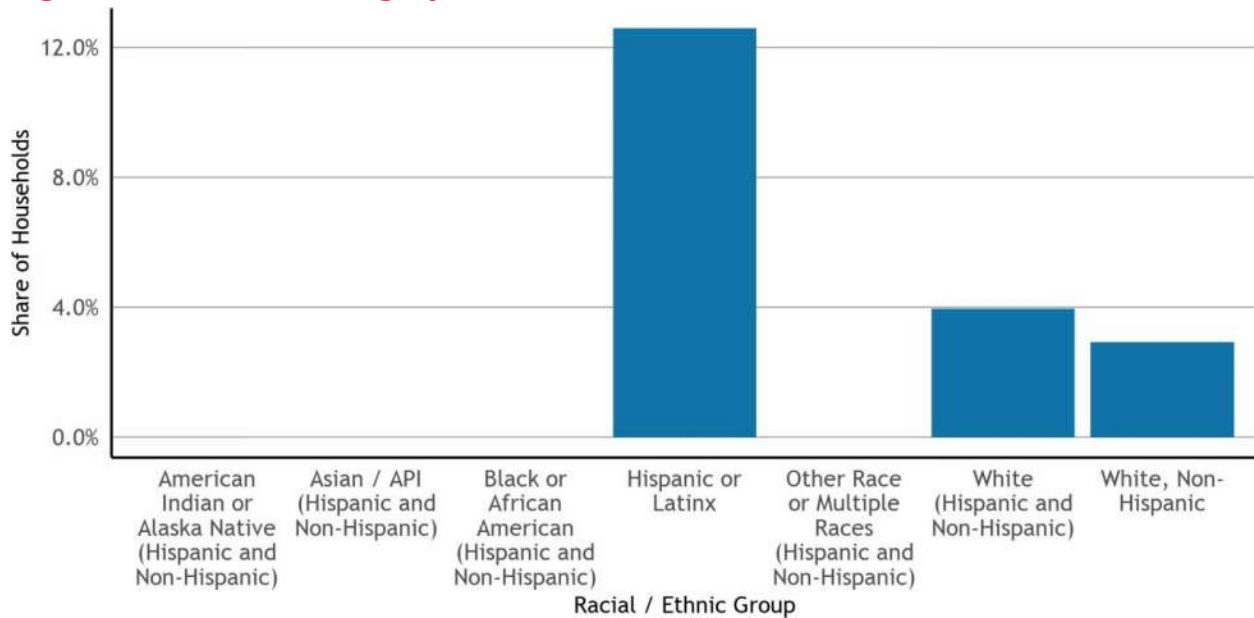
Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.*

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Sebastopol, the racial group with the largest overcrowding rate is Hispanic or Latinx (see Figure 61).

Figure 61: Overcrowding by Race



Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

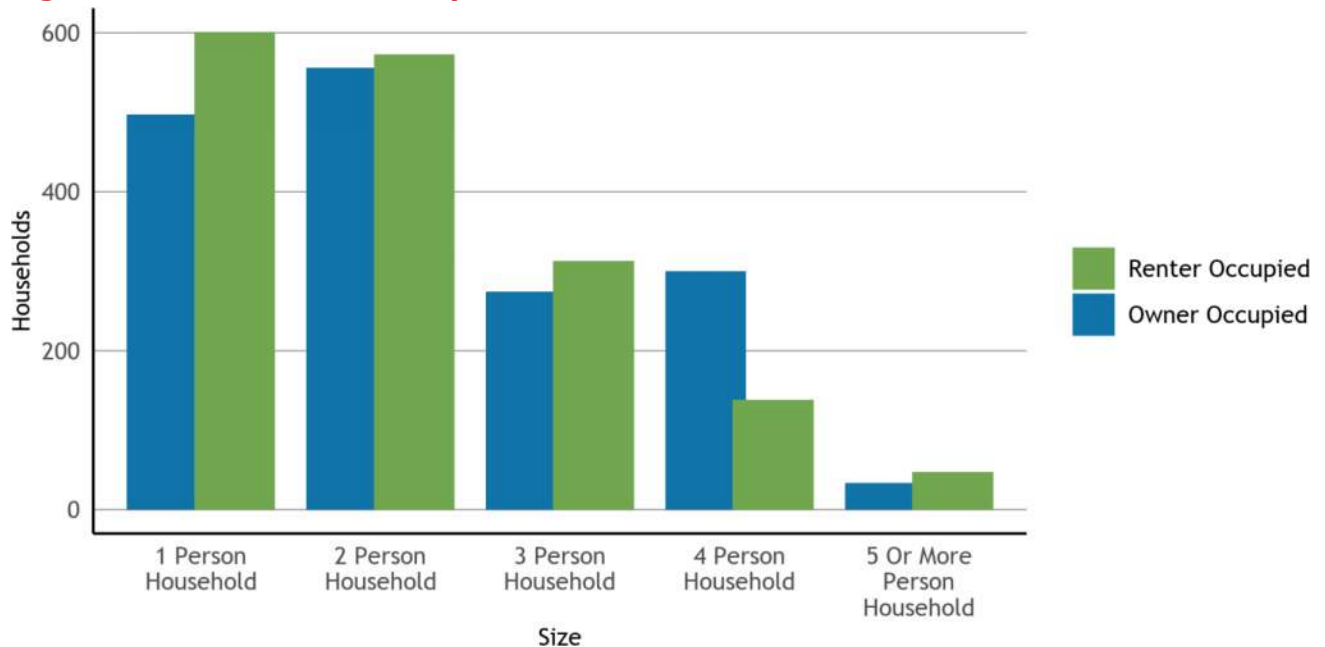
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 Special Housing Needs

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Sebastopol, for large households with 5 or more persons, most units (58.0%) are renter occupied (see Figure 62). In 2017, 0.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

Figure 62: Household Size by Tenure

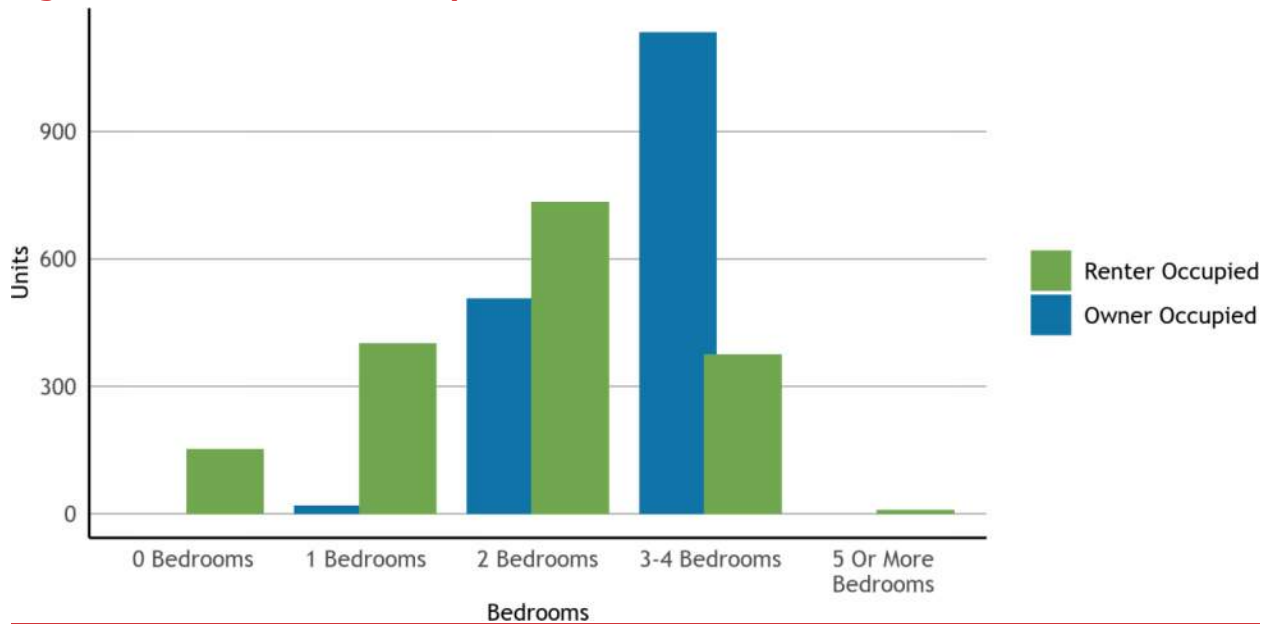


Universe: Occupied housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 1,518 units in Sebastopol. Among these large units with 3 or more bedrooms, 25.3% are owner-occupied and 74.7% are renter occupied (see Figure 63).

Figure 63: Household Size by Tenure



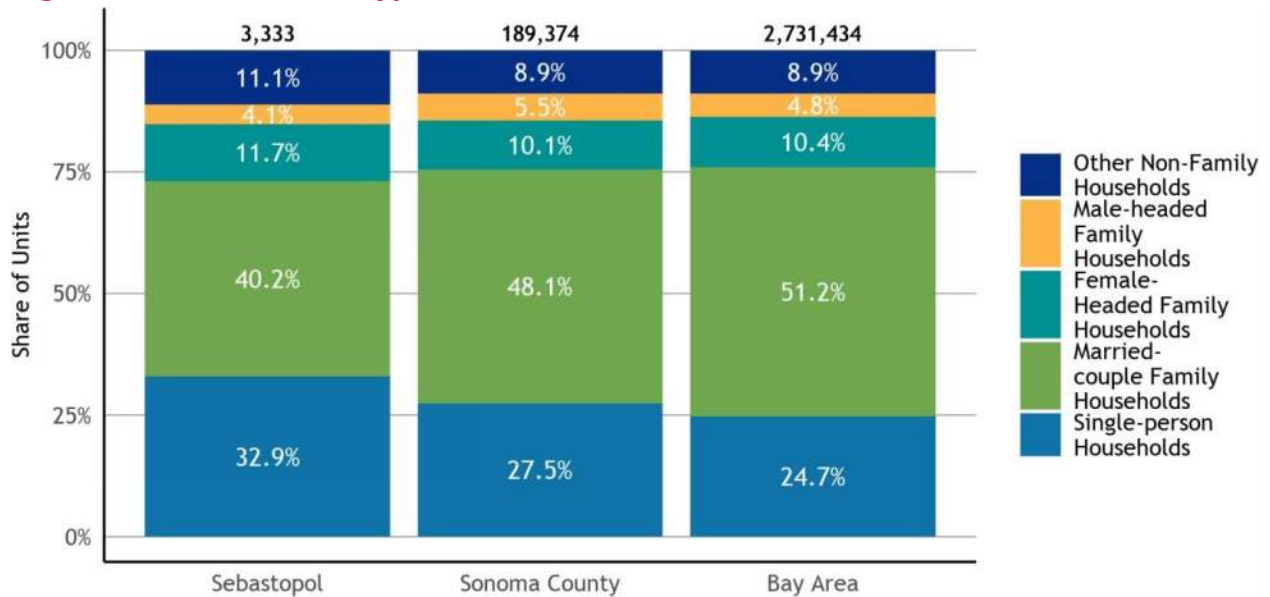
Universe: Housing units

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.*

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Sebastopol, the largest proportion of households is Married-couple Family Households at 40.2% of total, while Female-Headed Households make up 11.7% of all households.

Figure 64: Household Type



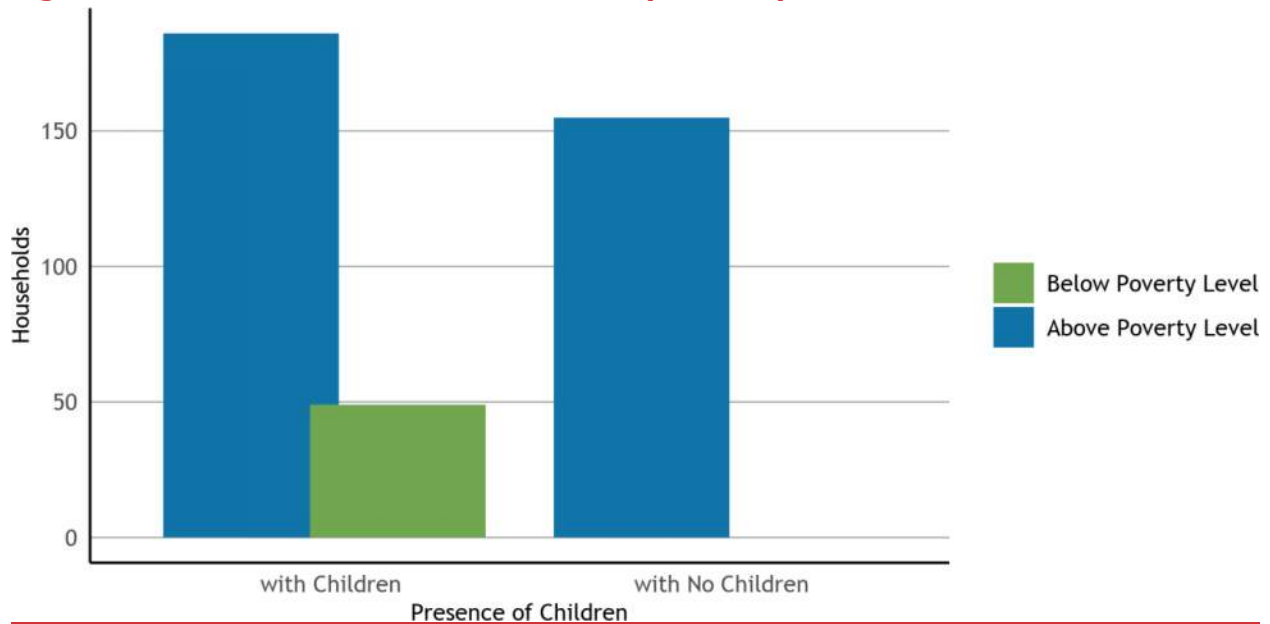
Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Sebastopol, 20.9% of female-headed households with children fall below the Federal Poverty Line, while 0.0% of female-headed households *without* children live in poverty (see Figure 65).

Figure 65: Female-Headed Households by Poverty Status



Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

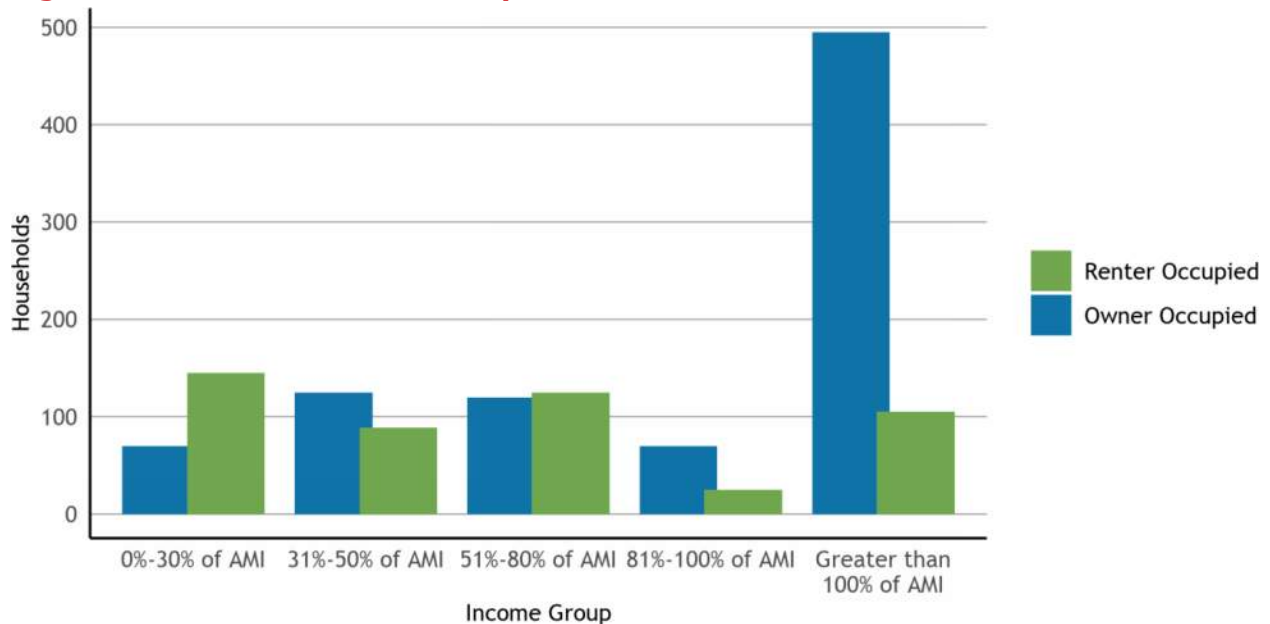
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.*

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 66).

Figure 66: Senior Households by Income and Tenure



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

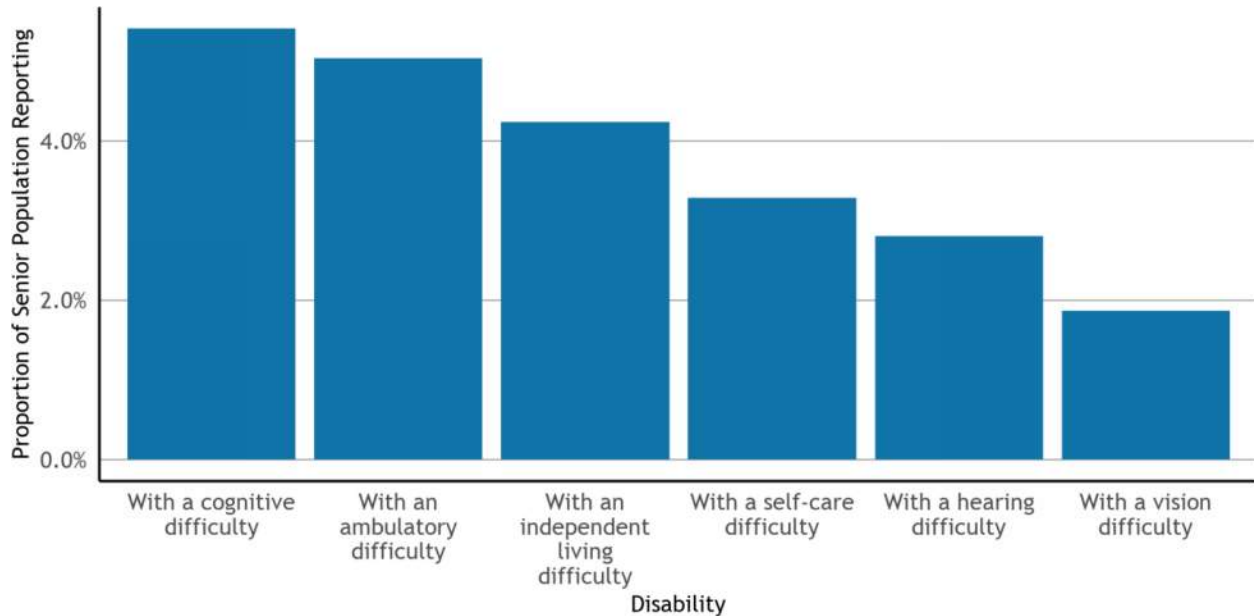
6.4 People **with** Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 67 shows

the rates at which different disabilities are present among residents of Sebastopol. Overall, 11.1% of people in Sebastopol have a disability of any kind.⁸⁵

Figure 67: Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs,

⁸⁵ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.⁸⁶

In Sebastopol, of the population with a developmental disability, children under the age of 18 make up 39.0%, while adults account for 61.0%.

Table 58: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	25
Age Under 18	16

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Sebastopol is the home of parent /family /guardian.

Table 59: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	31
Independent /Supported Living	5
Community Care Facility	4
Other	1
Foster /Family Home	1
Intermediate Care Facility	0

⁸⁶ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

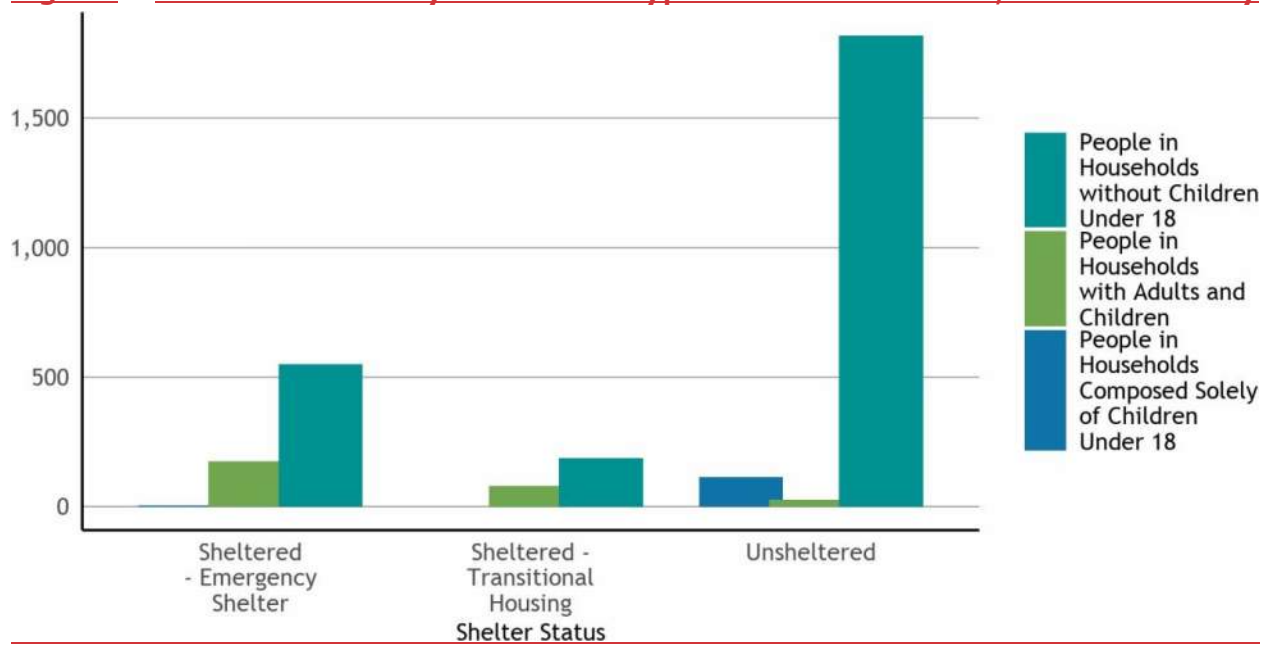
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 68).

Figure 68: Homelessness by Household Type and Shelter Status, Sonoma County



Universe: Population experiencing homelessness

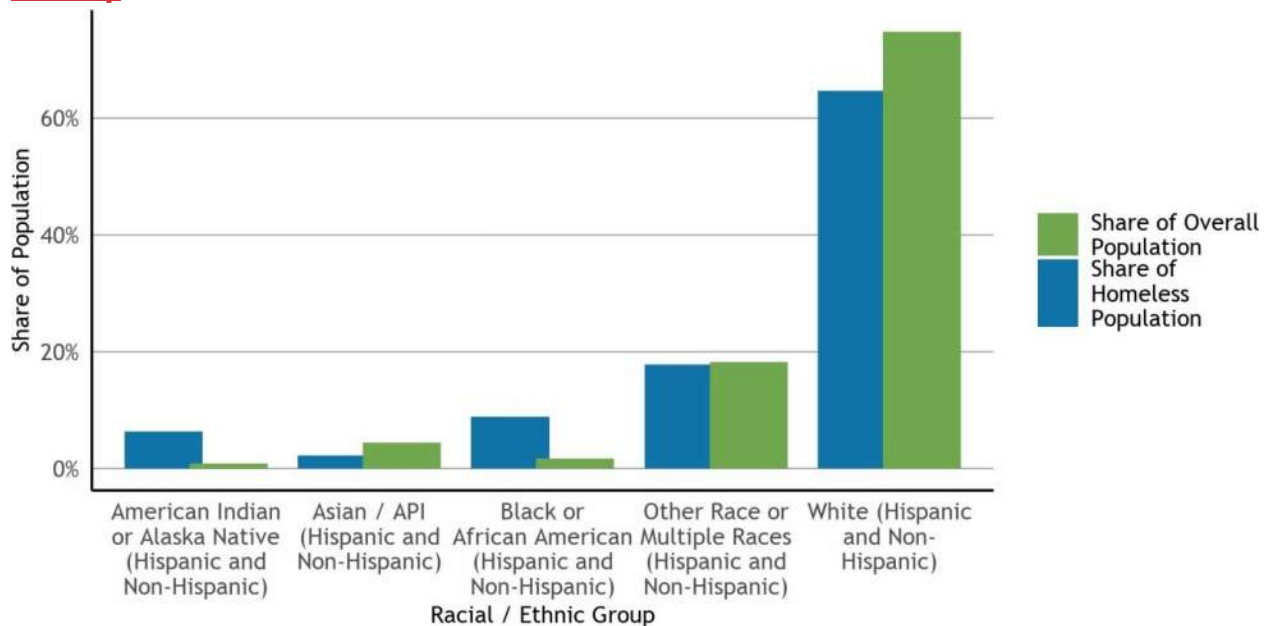
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 69).

Figure 69: Racial Group Share of General and Homeless Populations, Sonoma County

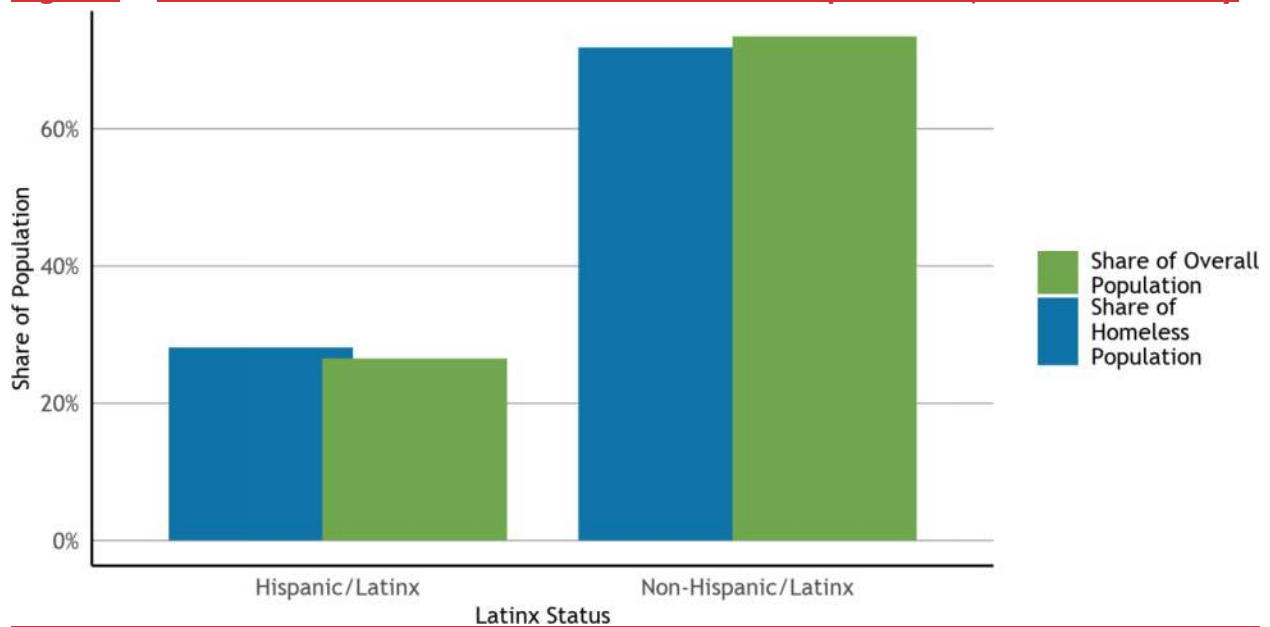


Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals. Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table 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 70).

Figure 70: Latinx Share of General and Homeless Populations, Sonoma County



Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

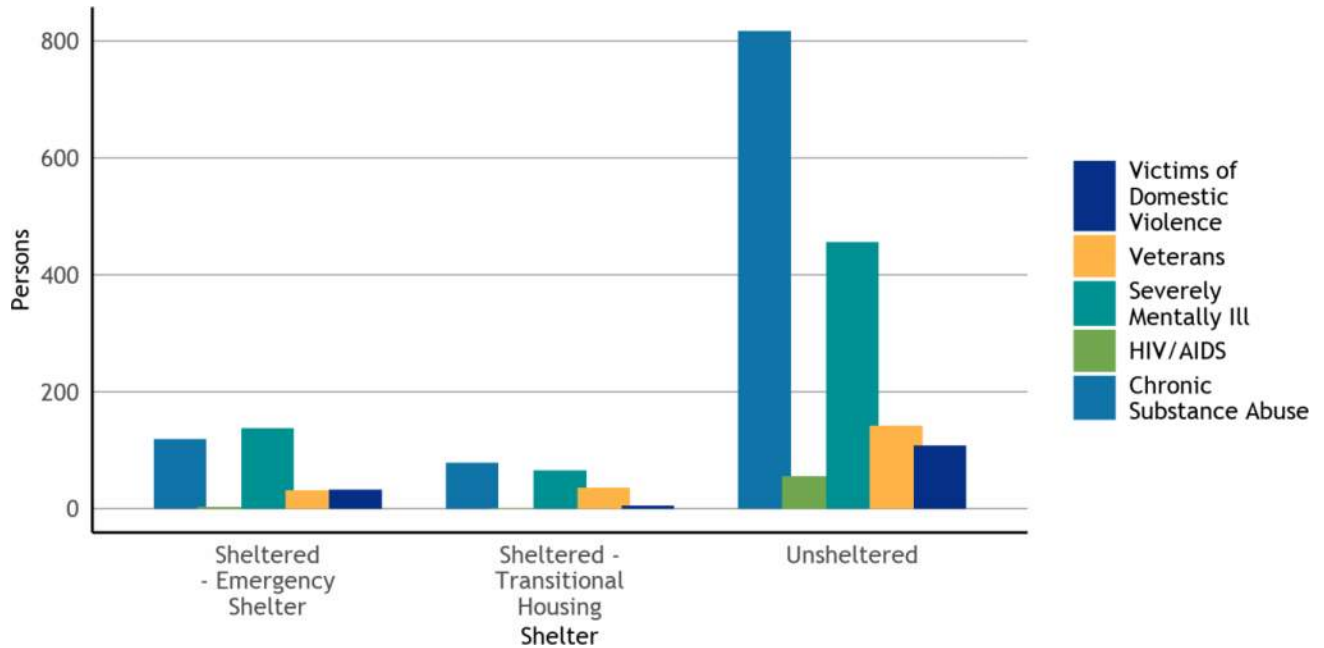
Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015 reporting this condition (see Figure 40). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development’s (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.⁸⁷

⁸⁷ 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>

Figure 71: 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 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 60: Students in Local Public Schools Experiencing Homelessness

Academic Year	Sebastopol	Sonoma County	Bay Area
<u>2016-17</u>	<u>14</u>	<u>690</u>	<u>14990</u>
<u>2017-18</u>	<u>15</u>	<u>1445</u>	<u>15142</u>
<u>2018-19</u>	<u>11</u>	<u>345</u>	<u>15427</u>
<u>2019-20</u>	<u>13</u>	<u>601</u>	<u>13718</u>

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Sebastopol, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

Table 61: Migrant Worker Student Population

Academic Year	Sebastopol	Sonoma County	Bay Area
<u>2016-17</u>	<u>0</u>	<u>825</u>	<u>4630</u>
<u>2017-18</u>	<u>0</u>	<u>789</u>	<u>4607</u>
<u>2018-19</u>	<u>0</u>	<u>738</u>	<u>4075</u>
<u>2019-20</u>	<u>0</u>	<u>854</u>	<u>3976</u>

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

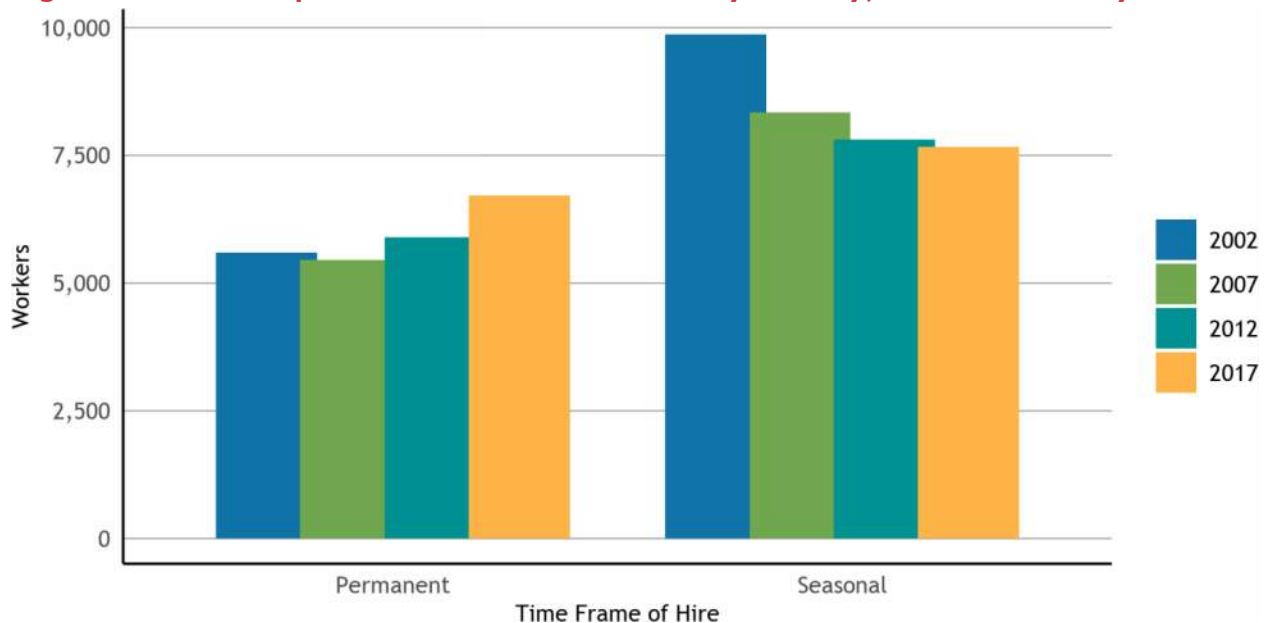
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure 72).

Figure 72: Farm Operations and Farm Labor by County, Sonoma County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

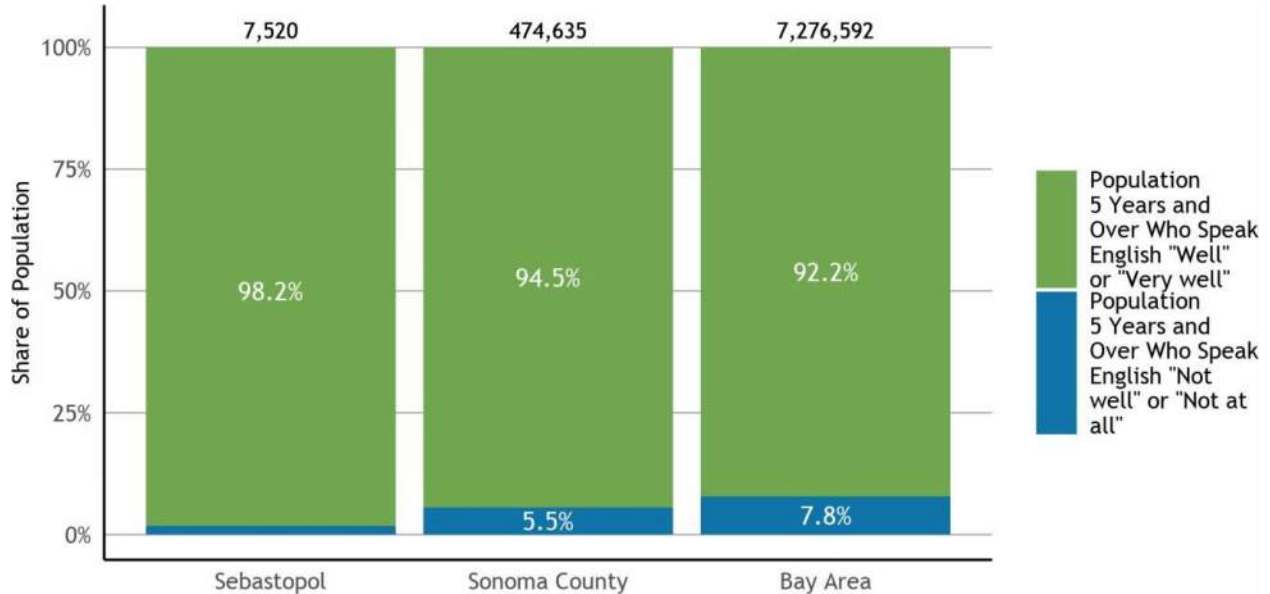
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction,

because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Sebastopol, 1.8% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

Figure 73: Population with Limited English Proficiency



Universe: Population 5 years and over

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.*

APPENDIX D: FULL SITE INVENTORY DATA

Address	APN	Site	Gen Plan Des	Zone	Min upa	Max upa	Acres	Existing Use	Current Infrastructure	Owner-ship	Site Status	Used in Prev. Planning Cycles	Unit Capacity by Income Group			
													LI	MI	AMI	Total
911 Litchfield Ave 95472	004-134-016	-	MDR	R4	5.5	8.7	0.38	Vacant	Yes	Privately-Owned	Pending Project	No	-	-	1	1
773 1st St 95472	004-172-017	-	MDR	R3	2.6	5.4	0.42	Vacant	Yes	Privately-Owned	Pending Project	No	-	-	2	2
7716 Bodega Ave 95472	004-211-007	A	MDR	R7	12.1	25	3.59	Residential	Yes	Privately-Owned	Pending Project	Used in Two Consecutive Prior HEs	83	-	1	84
7760 Bodega Ave 95472	060-230-067	A	MDR	R7	12.1	25	1.36	Residential	Yes	Privately-Owned	Pending Project	No	-	-	-	-
7095 Fellers Ln 95472	004-124-001	-	MDR	R4	5.5	8.7	0.19	Vacant	Yes	Privately-Owned	Pending Project	No	-	-	2	2
7950 Bodega Ave 95472	004-350-024	-	HDR	R7	12.1	25	0.39	Vacant	Yes	Privately-Owned	Pending Project	No	-	-	10	10
333 N Main St 95472	004-670-022	-	CC	CD	-	43.6	0.17	Vacant	Yes	Privately-Owned	Pending Project	No	-	4	-	4
7621 Healdsburg Ave 95472	004-291-019	-	HDR	R7	12.1	25	1.26	Residential	Yes	Privately-Owned	Pending Project	No	-	3	19	22
1009 – 1011 Gravenstein Hwy North 95472	060-261-026	B	OLI	OLM	-	21.8	2.97	Vacant	Yes	Privately-Owned	Pending Project	No	-	8	72	80
1009 – 1011 Gravenstein Hwy North 95472	060-261-028	B	OLI	OLM	-	21.8	2.94	Vacant	Yes	Privately-Owned	Pending Project	No	-	-	-	-
7154 Fircrest Ave 95472	004-320-005	-	MDR	R4	5.5	8.7	1.11	Vacant	Yes	Privately-Owned	Available	No	-	4	4	8
940 Maytum Ave 95472	004-131-014	-	MDR	R4	5.5	8.7	0.9	Vacant	Yes	Privately-Owned	Available	No	-	3	3	6
Laguna Park Way 95472	004-041-093	C	HDR	R6	12.1	17.4	0.11	Vacant	Yes	Privately-Owned	Available	No	-	2	2	4
Laguna Park Way 95472	004-041-097	C	HDR	R6	12.1	17.4	0.27	Vacant	Yes	Privately-Owned	Available	No	-	-	-	-
8086 Bodega Ave 95472	004-350-076	-	CO	CG	-	21.8	0.3	Vacant	Yes	Privately-Owned	Available	No	-	-	3	3
359 Johnson St 95472	004-041-094	-	HDR	R6	12.1	17.4	0.07	Vacant	Yes	Privately-Owned	Available	No	-	-	1	1

City Council Hearing Draft Housing Element
Appendix D: Full Site Inventory Data

586 Harrison St 95472	004-312-027	-	MDR	R4	5.5	8.7	0.27	Vacant	Yes	Privately- Owned	Available	No	-	-	2	2
7605 Washington Ave 95472	004-222-004	-	MDR	R4	5.5	8.7	0.03	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
400 West St 95472	004-251-012	-	HDR	R6	12.1	17.4	0.15	Vacant	Yes	Privately- Owned	Available	No	-	-	2	2
7860 Brookside Ave 95472	004-330-044	-	MDR	R4	5.5	8.7	0.3	Vacant	Yes	Privately- Owned	Available	No	-	-	2	2
1st St 95472	004-172-015	-	MDR	R3	2.6	5.4	0.43	Vacant	Yes	Privately- Owned	Available	No	-	-	2	2
723 Western Ave 95472	004-152-006	-	MDR	R4	5.5	8.7	0.09	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
485 Swain Ave 95472	004-181-014	-	MDR	R4	5.5	8.7	0.2	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
Springdale St 95472	004-272-052	-	MDR	R4	5.5	8.7	0.21	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
Springdale St 95472	004-272-054	-	MDR	R4	5.5	8.7	0.23	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
7850 Washington Ave 95472	004-272-055	-	MDR	R4	5.5	8.7	0.42	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
7776 Healdsburg Ave 95472	004-480-051	-	MDR	R4	5.5	8.7	0.11	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
530 Swain Woods Ter 95472	004-161-029	-	MDR	R4	5.5	8.7	0.23	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
561 Swain Woods Ter 95472	004-161-031	-	MDR	R4	5.5	8.7	0.25	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
7580 Washington Ave 95472	004-223-030	-	MDR	R4	5.5	8.7	0.17	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
7816 Brookside Ave 95472	004-281-021	-	MDR	R4	5.5	8.7	0.2	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
7801 Stefenoni Ct 95472	004-400-026	-	MDR	R4	5.5	8.7	0.19	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
7429 Giusti Ct 95472	004-660-031	-	MDR	R3	2.6	5.4	0.32	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
Robinson Rd 95472	004-410-021	-	LDR	R2	1.1	2.5	0.15	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
1209 Jean Dr 95472	004-470-042	-	LDR	R2	1.1	2.5	0.48	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
1213 Jean Dr 95472	004-470-043	-	LDR	R2	1.1	2.5	0.32	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1
1208 Enos Ave 95472	004-470-048	-	LDR	R2	1.1	2.5	0.4	Vacant	Yes	Privately- Owned	Available	No	-	-	1	1

City Council Hearing Draft Housing Element
Appendix D: Full Site Inventory Data

<u>7605 Bodega Ave 95472</u>	<u>004-213-007</u>	-	<u>HDR</u>	<u>R6</u>	<u>12.1</u>	<u>17.4</u>	<u>1.2</u>	<u>SFD</u>	<u>Yes</u>	<u>Privately- Owned</u>	<u>Available</u>	<u>No</u>	-	<u>8</u>	<u>7</u>	<u>15</u>
<u>496 Vine Ave 95472</u>	<u>004-182-010</u>	-	<u>MDR</u>	<u>R4</u>	<u>5.5</u>	<u>8.7</u>	<u>0.49</u>	<u>SFD</u>	<u>Yes</u>	<u>Privately- Owned</u>	<u>Available</u>	<u>No</u>	-	<u>1</u>	<u>2</u>	<u>3</u>
<u>7765 Healdsburg Ave 95472</u>	<u>004-281-035</u>	-	<u>CO</u>	<u>CO</u>	-	<u>15</u>	<u>0.95</u>	<u>Office Building</u>	<u>Yes</u>	<u>Privately- Owned</u>	<u>Available</u>	<u>No</u>	-	<u>5</u>	<u>6</u>	<u>11</u>
<u>7765 Bodega Ave 95472</u>	<u>004-400-013</u>	-	<u>CO</u>	<u>CO</u>	-	<u>15</u>	<u>0.41</u>	<u>Office Building</u>	<u>Yes</u>	<u>Privately- Owned</u>	<u>Available</u>	<u>No</u>	-	<u>2</u>	<u>3</u>	<u>5</u>
<u>845 Gravenstein Hwy N 95472</u>	<u>060-261-030</u>	-	<u>CO</u>	<u>CG</u>	-	<u>21.8</u>	<u>0.85</u>	<u>Temporary RV Safe Parking Village</u>	<u>Yes</u>	<u>Privately- Owned</u>	<u>Available</u>	<u>No</u>	<u>18</u>	-	-	<u>18</u>

APPENDIX E: GMO COMPLIANCE WITH SB 330



City of Sebastopol Planning Department

Date: November 17, 2022
To: 4LEAF, City Attorney Larry McLaughlin
From: Kari Svanstrom, Planning Director Subject:
GMO Compliance with SB330

Gov Code 66330 Section 13, CHAPTER 12. Housing Crisis Act of 2019

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(B) (i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a

Appendix E: GMO Compliance with SB 330

moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void. Imposing or enforcing design standards established on or after January 1, 2020, that are not objective design standards.

(C) Except as provided in subparagraph (E), establishing or implementing any provision that:

(i) Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city, as applicable.

(ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.

(iii) Limits the population of the affected county or affected city, as applicable.

(D) Notwithstanding subparagraph (D), an affected county or affected city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, "predominantly agricultural county" means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

(i) Has more than 550,000 acres of agricultural land.

(ii) At least one-half of the county area is agricultural land.

City of Sebastopol's GMO documentation:

1) History of Ordinance meets requirements of SB330 exemption (E) for adoption prior to 1/1/2005

First approved by voters/enacted Ordinance 910 Adopted in 1994.

Last renewed by voters/updated in April 2017, after the Fifth Cycle Housing element adoption and the 2016 General Plan Update Date, which modified the GMO as follows to better serve the City's focus on sustainable growth, infill development, and encouraging Affordable and Special Needs housing:

- o Increased the allocation from 35 units to 50 units per year (with 'carryover provisions' for 3 years for unused allocations) to match the City's General Plan Buildout to 2035.
- o Exempted the following units from the unit cap:
 1. Affordable housing units.
 2. Accessory dwelling units.
 3. Replacement residential structures.
 4. Single-family homes on an existing lot of record as of November 1994.
 5. Homeless shelters, single room occupancy residences, and community care or health care facilities.
 6. Residential units in the Central Core (downtown core zoning district)
- o Units in senior housing and single room occupancy projects, and units of less than 500 square feet shall count as one-half of a dwelling unit. Community care or health care facilities and homeless shelters shall be counted as zero dwelling units.

2) Sebastopol is located within Sonoma County, which meetings Section (E) (i) and (ii) as a predominantly Agricultural County, in that the most recent California Farmland Conversion Report produced by the Department of Conservation (2014-16 report):

a. Sonoma County has 577,735 acres of agricultural land

a.b. The total size of Sonoma County is 1,026085 acres, so the agricultural acreage is 56.3%

PUBLIC COMMENTS PRIOR TO PLANNING COMMISSION HEARING

October 13, 2022

To: Bay Area Local Planning Directors

RE: Proposed Update Process for Bay Area Housing Elements to Achieve Meaningful Public Participation

Dear Bay Area Planning Directors,

We, the Bay Area Housing Element Working Group, are writing to urge you to prioritize community input to develop strong housing policy in the final stages of the 2023-2031 Housing Element Planning process. The Bay Area Housing Element Working Group is convened by the 6 Wins for Social Equity Network, a regional equity coalition founded in 2010. The Housing Element Working Group consists of housing law and policy experts working together to ensure the region is one where everyone can find a home. We believe that strong housing policy and planning is an essential step towards that vision.

Deep community engagement is at the heart of the Housing Element process in California. True community engagement requires more than just extensive outreach to the community. It must be designed to facilitate the meaningful dialogue and co-planning with your residents necessary to realize the potential of the Bay Area as a vibrant, diverse, and healthy community. After months of work, the Bay Area jurisdictions have largely submitted first drafts of your 2023-2031 Housing Elements to the California Department of Housing and Community Development (HCD), and have recently received or are awaiting a letter from HCD reviewing your draft and recommending changes. In this next stage it is important not only to respond to HCD's comments, but to do so in a way that meaningfully involves the community in that response. This requires that you give community members an adequate opportunity to read, analyze, and comment on the updates, and then transparently incorporate that feedback into your final Housing Element before submitting a final version to HCD.

State law requires local governments to **make “a diligent effort...to achieve public participation of *all economic segments of the community in the development of the housing element.*”** (Gov. Code 65583(c)(9) (emphasis added)). “A diligent effort means going beyond simply giving the public an opportunity to provide input and should be **proactively and broadly conducted through a variety of methods to assure access and participation.**” (Department of Housing and Community Development (HCD), [Affirmatively Furthering Fair Housing \(AFFH\) Guidance](#) Memo, April 2021, p. 21).

In order to ensure that your communities continue to have the opportunity to understand and influence your decisions, we recommend you take the following steps:

1. **Publish the review letter you receive from HCD on your Housing Element website *as soon as you receive it.*** This will ensure that community members have as much time as possible to understand HCD's opinions and concerns, so that they can best participate in updating your Housing Element and ensure it prioritizes equity and fairness.

2. **Hold one or more community meetings, work sessions, and/or public hearings to take comments on the HCD review findings and how best to address them before the next draft is prepared.** Incorporate as much community input as possible, including expertise from local community based organizations, about housing needs and solutions. Consider all proposed analyses and recommendations. A diverse range of methods for soliciting comments from the community will facilitate the input of residents with disabilities and language access needs. This input is necessary to your ability to fully consider the housing needs of disabled residents and English Language Learners in your jurisdiction, as the State Housing Element law requires.
3. **Once the revised draft is finalized, post it on your Housing Element website in both a clean version and a version with visible redlines against the initial public review draft.** This will allow community members to more easily review the changes you have made, which will in turn: enable the community to help ensure compliance with state law; clarify the reasons behind the jurisdiction's decisions regarding revisions and community input; and help build trust. Ensuring transparency and accountability in the process will yield the strongest possible final Housing Element.
4. **Publish a summary of comments received and a list of changes made to the original draft identifying which comments or policy suggestions were accepted, which were not, and why.** This, again, enables the community ease in reviewing and understanding the changes the jurisdiction has made. It is similar to the federal Administrative Procedure Act standards for public input in decision-making processes, and provides a best practice towards developing trust between governments and their constituents. That trust is even more important at the local level.
5. **While state law only requires a 7-day comment period, you should provide a 30-day public comment period after releasing revised drafts.** Allowing the necessary time for community members to review the Housing Element will improve the quality of the public input received by the city. Cities that use higher-quality public input to inform their Housing Elements will increase the likelihood of certification by HCD, as their Housing Elements will better address the needs of the community. Providing a 30-day public comment period additionally furthers the spirit of the legal requirements under California Housing Element law, and will allow for better policy outcomes.

The Housing Element Working Group remains committed to working in partnership with Bay Area jurisdictions to ensure that, from start to finish, the Housing Element update process is inclusive, laying out a roadmap to effectively and equitably address the affordable housing crisis. All Bay Area residents deserve a safe, accessible, and affordable place to call home, with a range of choices free of barriers to fair housing. The Housing Element update process provides the tools to do just that. We look forward to continuing this work with you.

Regards,

Bay Area Housing Element Working Group

Kari Svanstrom

From: Margaret DeMatteo <[REDACTED]>
Sent: Wednesday, November 23, 2022 11:34 AM
To: Calum Weeks; Kari Svanstrom; Mashal.Ayobi@hcd.ca.gov
Cc: John Jay; Kirstyne Lange
Subject: Re: HCD Housing Element letter
Attachments: Sonoma County Housing Element Working Group Letter.pdf

Hello all,

I hope this finds you well. Cal, Kirstyne and I are part of a multi-sector working group that are working diligently to improve housing element plans throughout Sonoma County. It is a challenge to participate meaningfully if we do not have access to the letter from HCD, or the redlined version of changes to the modified draft, which is required to incorporate additional public input. As it stands, we have only a 7-day comment window over a 4-day holiday weekend. Without the letter from HCD, or invitation to provide comments, our hands are tied and time is nil.

Please provide a copy of the letter ASAP.

In the alternative, I have cc'ed Mashal Ayobi, who might be so kind as to provide it in reply to this email. Mashal, if you are able to share we would greatly appreciate it as City staff may be off for the holidays. The HCD website has not been updated in some time or we would get it ourselves.

I have also attached a copy of the letter we sent recently making requests for a redlined version of changes made in response to HCD and time for meaningful public participation. We reiterate these requests.

Thanks you all for your prompt attention to this matter.

Best Regards,
Margaret

Margaret DeMatteo (she/her/hers)
Housing Policy Attorney



[REDACTED]

[REDACTED]

Fax: 707-542-0177
<https://legalaidsc.org/>

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From: Calum Weeks [REDACTED]
Sent: Wednesday, November 23, 2022 10:49 AM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Cc: jjay@cityofsebastopol.org <jjay@cityofsebastopol.org>; Margaret DeMatted [REDACTED]
Kirstyne Lange [REDACTED]
Subject: HCD Housing Element letter

Hello both,

Before departing for your well-deserved vacation, can you please share the letter HCD sent with comment on your draft Housing Element? I'm assuming they sent one since the 7-day review period is now open.

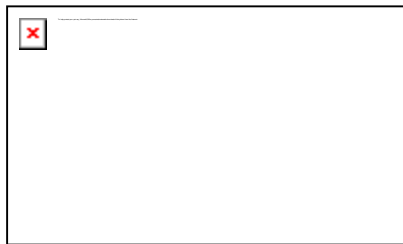
Can you please also extend the review period to November 30th? As most people will be enjoying a long holiday, it would be appreciated if this review period was extended. I'm also not certain I even received a notification with these updates. To my knowledge, I am signed up for these alerts.

Thanks in advance for whatever information you can offer!

Best,

--
Calum (Cal) Weeks | Policy Director
([he/him](#))
Generation Housing
GenerationHousing.org
427 Mendocino Ave, Suite 100 | Santa Rosa, CA 95401
[REDACTED]

Have you requested your #WeAreGenH yard sign? [Click here to do so!](#)



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)

Kari Svanstrom

From: Margaret DeMatteo [REDACTED]
Sent: Tuesday, November 01, 2022 12:50 PM
To: Kari Svanstrom; John Jay
Cc: Kirstyne Lange; Caroline Peattie; Savannah Wheeler; Cal Weeks; je [REDACTED] Karen Rosenberg; caitlin cornwall; Fred Allebach; Ann Colichida [REDACTED] HousingElements@hcd.ca.gov
Subject: Sonoma County Housing Element Working Group Comment Letter
Attachments: Sonoma County Housing Element Working Group Letter.pdf

Hello,

I am writing on behalf of the Sonoma County Housing Element Working Group, a broad coalition of multi-sector organizations that focus on housing policy. We provide you with the attached letter with the hope that it informs best practices regarding your next round with HCD on Sebastopol's 6th Cycle housing Element Draft.

Please let me know if you have any questions. Thank you!

Best Regards,
Margaret

Margaret DeMatteo (she/her/hers)
Housing Policy Attorney



[REDACTED]
[REDACTED]
[REDACTED]

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Kari Svanstrom

From: Skylar Spear [REDACTED]
Sent: Wednesday, October 19, 2022 10:30 AM
Subject: Best Practices for Finalizing 2023-2031 Housing Elements
Attachments: LETTER Regionwide - Finalizing Draft Elements.pdf

Dear Bay Area Planning Directors,

I am writing on behalf of the Bay Area Housing Element Working Group, a collection of housing law and policy experts convened by the 6 Wins Network to help Planning Directors around the Bay Area submit the best possible version of their 2023-2031 Housing Elements. We understand that you have just received or are about to receive comment letters from HCD after their review of your initial Housing Element Drafts. As you begin to revise and finalize your Housing Elements, we wanted to provide some best practices for you to implement.

Attached you will find a brief letter detailing these best practices. If you have any questions or concerns about these practices, please reach out to us—we are happy to discuss!

Thank you for your time,

Bay Area Housing Element Working Group
bay-area-housing-elements-2023@googlegroups.com



Skylar Spear
METROPOLITAN EQUITY LEGAL FELLOW
 131 Steuart St. | Suite 300 | San Francisco 94105
 [REDACTED]
 Pronouns: They| Them| Theirs
 [REDACTED] www.publicadvocates.org

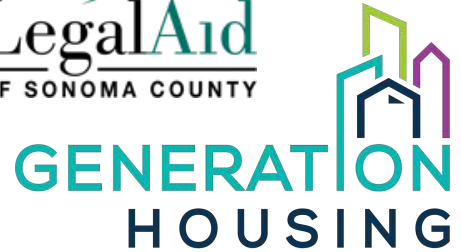
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NAACP
Santa Rosa - Sonoma County Branch



November 1, 2022

To: Sonoma County Planning Directors

RE: Proposed Update Process for Bay Area Housing Elements to Achieve Meaningful Public Participation

Dear Sonoma County Planning Directors,

We, the Sonoma County Housing Element Working Group, are writing to urge you to prioritize community input to develop strong housing policy in the final stages of the 2023-2031 Housing Element Planning process. The Housing Element Working Group consists of housing law and policy experts working together to ensure the region is one where everyone can find a home. We believe that strong housing policy and planning is an essential step towards that vision.

Deep community engagement is at the heart of the Housing Element process in California. True community engagement requires more than just extensive outreach to the community. It must be designed to facilitate the meaningful dialogue and co-planning with your residents necessary to realize the potential of Sonoma County as a vibrant, diverse, and healthy community. After months of work, the Bay Area jurisdictions have largely submitted first drafts of your 2023-2031 Housing Elements to the California Department of Housing and Community Development (HCD), and have recently received or are awaiting a letter from HCD reviewing your draft and recommending changes. In this next stage it is important not only to respond to HCD's comments, but to do so in a way that meaningfully involves the community in that response. This requires that you give community members an adequate opportunity to read, analyze, and comment on the updates, and then transparently incorporate that feedback into your final Housing Element before submitting a final version to HCD.

State law requires local governments to **make "a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element."** (Gov. Code 65583(c)(9) (emphasis added)). "A diligent effort means going beyond simply giving the public an opportunity to provide input and should be **proactively and**

broadly conducted through a variety of methods to assure access and participation.” (Department of Housing and Community Development (HCD), [Affirmatively Furthering Fair Housing \(AFFH\) Guidance](#) Memo, April 2021, p. 21).

In order to ensure that your communities continue to have the opportunity to understand and influence your decisions, we recommend you take the following steps:

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2. **Hold one or more community meetings, work sessions, and/or public hearings to take comments on the HCD review findings and how best to address them before the next draft is prepared.** Incorporate as much community input as possible, including expertise from local community based organizations, about housing needs and solutions. Consider all proposed analyses and recommendations. A diverse range of methods for soliciting comments from the community will facilitate the input of residents with disabilities and language access needs. This input is necessary to your ability to fully consider the housing needs of disabled residents and English Language Learners in your jurisdiction, as the State Housing Element law requires.
3. **Once the revised draft is finalized, post it on your Housing Element website in both a clean version and a version with visible redlines against the initial public review draft.** This will allow community members to more easily review the changes you have made, which will in turn: enable the community to help ensure compliance with state law; clarify the reasons behind the jurisdiction’s decisions regarding revisions and community input; and help build trust. Ensuring transparency and accountability in the process will yield the strongest possible final Housing Element.
4. **Publish a summary of comments received and a list of changes made to the original draft identifying which comments or policy suggestions were accepted, which were not, and why.** This, again, enables the community ease in reviewing and understanding the changes the jurisdiction has made. It is similar to the federal Administrative Procedure Act standards for public input in decision-making processes, and provides a best practice towards developing trust between governments and their constituents. That trust is even more important at the local level.
5. **While state law only requires a 7-day comment period, you should provide a 30-day public comment period after releasing revised drafts.** Allowing the necessary time for community members to review the Housing Element will improve the quality of the public input received by the city. Cities that use higher-quality public input to inform their Housing Elements will increase the likelihood of certification by HCD, as their Housing Elements will better address the needs of the community. Providing a 30-day public comment period additionally furthers the spirit of the legal requirements under California Housing Element law, and will allow for better policy outcomes.

The Housing Element Working Group remains committed to working in partnership with Sonoma County jurisdictions to ensure that, from start to finish, the Housing Element update process is inclusive, laying out a roadmap to effectively and equitably address the affordable housing crisis. All Sonoma County residents deserve a safe, accessible, and affordable place to call home, with a range of choices free of barriers to fair housing. The Housing Element update process provides the tools to do just that. We look forward to continuing this work with you.

Best Regards,

Sonoma County Housing Element Working Group

Kirstyne Lange, President
NAACP Santa Rosa - Sonoma

Margaret DeMatteo, Housing Policy Attorney
Legal Aid of Sonoma County

Caitlin Cornwall, Project Director
Sonoma Valley Collaborative

Caroline Peattie, Executive Director
Fair Housing Advocates of Northern California

Fred Allebach, Member
Sonoma Valley Housing Group

Jen Klose, Executive Director
Generation Housing

Victor Flores, Resilience Manager
Greenbelt Alliance

cc: HCD, housingelements@hcd.gov

Dear Commissioners,

I have read the various documents concerning the updated housing element. I'd like to bring forth three topics: the need for low/moderate family housing, the need for a very clear policy for short-term rentals, the need for a usage survey of existing ADUs.

The housing element is a guide for development to make sure that cities and regions have enough housing to meet demographic needs; key factors are no net loss of housing and filling gaps in housing types.

The City's Plan: ADUs instead of Housing Development

Instead of committing to building housing across housing types to meet the demand, the City has a strategy of using ADU credits - 60 in total to meet the RHNA goals.

This strategy adds small units to existing properties. These units are built without impact fees. These units are not appropriate for families as they are typically under 1200 feet.

There is a demonstrated need for low/moderate income family housing, which ADUs do not address.

ADUs do not require parking spots, which in a car dependent area are necessary. People who work in the trades, parents, people who commute for their work all need cars.

Build Low and Moderate Income Family Housing Instead of ADU Credits

City should make a commitment to building low/moderate income family housing.

1. The housing element documents point out a need for Low and Moderate Housing units. They also point to a need for family housing. I would encourage the Commission and the City of Sebastopol to look for and support projects that build Low and Moderate Family units instead of ADUs, which are not large enough for families;
2. I would encourage the City to revisit some of the affordable housing developers to see if there are any funds available to build 30 units of low/moderate family housing within City Limits instead of 30 ADUs;
3. Family housing should have 3-4 bedrooms to accommodate parents and children;
4. Family housing is crucial to the County and the City so that more young families can join our community and our schools;
5. Given current interest rates, there might be incentives for low-income housing developers which have alternative means of funding to pursue family housing projects within the City;
6. Sebastopol has many large infill sites currently owned by religious organizations, perhaps there could be some synergy between the religious organizations and the affordable housing developers;
7. If the City could mend its relationship with CVS, perhaps they would be willing to sell their stake in the Redwood MarketPlace so the entire site could be developed for mix-use use.

No Net Loss and The Need for Short-Term Rental Policies

Given the information in the various reports on the housing element, it appears that Sebastopol needs to immediately implement policies on short term rentals.

As the City is relying on 60 ADUs instead of 60 units within planned development to add additional housing, short-term rental policy needs to be developed and enforced to preserve housing stock, to limit the impact on vacation rentals in neighborhoods and to increase workforce and low/moderate income housing.

Most importantly, policy needs to be put into place so people develop ADUs with the intent of long-term rentals for the ADU, the primary residence or both. Given the current housing shortage, people should not develop ADUs with the intent of short-term rentals and should be made aware of why ADU development is encouraged, why they don't pay impact fees and why other zoning rules are more favorable toward ADUs; ADUs are part of a housing stock strategy.

There is one line in the ADU checklist which acknowledges short-term rental but it is weak and needs more reinforcement, "ADUs authorized after July 1, 2017 may not be rented on a transient occupancy basis (less than thirty-one (31) days), except with a Use Permit."

ADUs are problematic for several reasons:

1. There is no guarantee they will be rented and thus do not necessarily add to housing stock;
2. They can be used for short-term rental to boost homeowner's incomes instead of providing workforce housing;
3. They don't pay any of the traditional fees associated with development yet their tenants use infrastructure and other common resources;
4. They are not appropriate for families;
5. The setbacks are not as ample as would be required for other forms of development thus impacting neighbors, especially if the unit is used for a short-term rental, where occupants change regularly;
6. They are added into neighborhoods, which were not necessarily built for density. Thus more people are added to neighborhoods without consideration for noise, fire, emergency and parking.

The City should be trying to increase housing stock by design, which would accommodate for the density and the needs of density such as additional parking, noise, emergency services and impact fees.

Given the fact that the City is relying on 60 ADUs to meet its housing needs, it is crucial to enact a very clear and enforced policy regarding short-term rentals so that our neighborhoods do not become vacation zones and more importantly, that ADU development will provide long-term workforce housing.

Short term rental policy:

1. Hosted only, no unhosted rentals;
2. Only one short term unit per property;
3. No short-term rentals in apartment buildings, multi-family or complexes with more than 2 units on site;
4. A certain percentage of total housing units. Sebastopol has approximately 3600 units. My suggestion would be to allow .01% of the housing stock to be hosted vacation rentals, that would equal 36 units.

Lottery Procedure to Determine Short-Term Vacation Rental Permits:

1. Each qualifying address would be able to have a short term rental for 6 out of 15 years, limits intact through change of ownership;
2. Residents would enter a lottery and would have a rental permit for 3 years. At the expiration of their term, they could continue for another 3 years or release their spot. People who release their spot after 3 years could apply in a future lottery for another 3 years. People who did not use their full 3 year term would forfeit their remaining time on the 3 years (for instance if a person dropped out after 2 years, they would forfeit their final year);
3. At the end of the 6 year period, they would have to wait 9 years to apply again. If the house sold, the new owners would still be obligated to wait the entire 9 years before reapplying;
4. People who have currently permitted short-term rentals would be able continue operation until the lottery was decided. They could apply for a position in the lottery for a full six years. No penalty for currently running a short term rental if it is permitted.
5. People found to be running a non-permitted short-term rental would be exempt from applying to the lottery for 6 years.

Having a 3 year lottery process would reduce staff time as they would only be permitting for short-term rentals every three years. The rest of staff time could be geared for enforcement.

It is critical to preserve ADUs as housing stock and limit short term rentals otherwise the ADUs do not add to the housing stock:

1. We in a housing crisis and any liveable space should be rented to people who work in our community;
2. Neighborhoods are not designed for tourists, they are designed for residents who have are committed to their neighbors and their towns;
3. The housing element specifies no net loss in housing. If we give up housing to short term rentals, that should be a counted as a loss of housing stock;
4. Short term rentals are, in effect, businesses. The goal of all housing policy is to build more housing stock for workers, not to increase profitability for homeowners, many of whom have Prop. 13 protection and are not paying current rates for infrastructure and City supported services;
5. We need to encourage the development of hotels to support tourists. Hotels are designed for tourists, they have parking, fire and noise requirements. They have contingencies in place for emergencies. They are located in walking distances to restaurants, shops and other downtown amenities.
6. If you imagine the compact footprint of 60 hotel rooms in one building versus 60 ADUs spread across neighborhoods (cars, noise, visitors), it's clear that hotel rooms are preferable to ADUs in terms of hosting tourists;
7. Hotel rooms do not need to be monitored by City Staff as they have regulatory procedures in place in terms of noise, fire, parking and emergency services;
8. If the City does not make short-term rental policy restrictive and clear with penalties, the 60 ADUs might become 60 hotel rooms spread throughout Sebastopol neighborhoods without any of the parking, noise, fire and emergency contingencies required for hotels and their development.

Survey Current ADU Owners

1. At this point, the City has many ADUs; it would be informative to survey current owners to see how the ADUs are used.
2. The City could send out a simple email survey to track the following information:
 1. If the unit is occupied or vacant;
 2. How the unit is being used:
 1. Owner occupied for home office, additional space;

2. Family member accommodations;
3. Owner lives in ADU and rents primary residence;
4. Short-term rental;
5. Long-term rental

This basic information would give the Commission and Planning department valuable data on how ADUs are currently being used and how they might work as housing in the future.

I hope moving into 2023 and with the updated Housing Element the Commission will pursue more low/moderate family housing and undertake a serious review of the short term rental policy and put into a place that preserves our housing stock for residents and our community members.

Best,
Kate Haug

Resources

Units Existing:

"The City had 3,606 households as of January 2022 (California Department of Finance [DOF] 2022). As of 2022, 72.2 percent were single-family units, which included 62.5 percent single-family detached units and 9.7 percent single-family attached units; 25.8 percent were multi-family dwelling units; and the remaining two percent were mobile homes (DOF 2022)."

Page 13

<https://www.ci.sebastopol.ca.us/getattachment/Meeting-Event/Planning-Commission/2022/Planning-Commission-Meeting-of-December-13th,-2022/Housing-Element-CEQA-Addendum.pdf.aspx>

ADU Accommodation and No Net Loss:

Accommodation of the RHNA Sebastopol's RHNA for the current (2023-2031) planning period is 213 units, consisting of 55 very low-income housing units, 31 low-income housing units, 35 moderate-income housing units, and 92 above moderate-income housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. The Housing Element Update includes a housing plan that accommodates the RHNA plus a buffer of additional housing units as recommended by the HCD. The City has identified enough units through RHNA Credits (projected Accessory Dwelling Unit (ADU) development and pending, approved, or permitted projects) to meet the 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 includes an inventory of suitable sites for housing development. Table 3 shows the City's RHNA and capacity of Housing Opportunity Sites. Page 23

<https://www.ci.sebastopol.ca.us/getattachment/Meeting-Event/Planning-Commission/2022/Planning-Commission-Meeting-of-December-13th,-2022/Housing-Element-CEQA-Addendum.pdf.aspx>

60 New ADUs

ADUS Jurisdictions may count the potential for ADU development as credits towards their RHNA. Legislation in California has recently facilitated the increased permitting and production of ADUs in many communities, including Sebastopol. From 2018 to 2021, the City permitted an annual average of 7.5 ADUs, which has helped address many of the City's identified housing needs, including special needs housing. The City used conservative affordability assumptions to

ensure the distribution of affordability reflects local development trends. The distribution of affordability will be applied to the projection of 7.5 ADUs built annually, for a total of 60 units (15 units per income level) over the 8- year planning period credited towards Sebastopol's RHNA. <https://www.ci.sebastopol.ca.us/getattachment/Meeting-Event/Planning-Commission/2022/Planning-Commission-Meeting-of-December-13th,-2022/Housing-Element-CEQA-Addendum.pdf.aspx>

Need for Houses Large Enough for Families

"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." Page 14 <https://www.ci.sebastopol.ca.us/getattachment/Meeting-Event/Planning-Commission/2022/Planning-Commission-Meeting-of-December-13th,-2022/Sebastopol-Planning-Commission-Hearing-Draft-12-8-22.pdf.aspx>



[Facebook](#), [Instagram](#), [Twitter](#), [YouTube](#)

Kari Svanstrom

From: Kari Svanstrom
Sent: Thursday, December 01, 2022 4:35 PM
To: Calum Weeks
Cc: John Jay; Margaret DeMatteo; Kirstyne Lange
Subject: RE: HCD Housing Element letter
Attachments: HCD review letter _SebastopolDraft Housing Element_120122.pdf

Hi all,

Please see the attached letter of comments from HCD as requested.

This is also on our website should you like to share:

<https://www.ci.sebastopol.ca.us/City-Government/Departments-Services/Planning/Housing-Element>

Kari Svanstrom
Planning Director

From: Calum Weeks [REDACTED]
Sent: Wednesday, November 23, 2022 10:49 AM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Cc: John Jay <jjay@cityofsebastopol.org>; Margaret DeMatteo [REDACTED] Kirstyne Lange [REDACTED]
Subject: HCD Housing Element letter

Hello both,

Before departing for your well-deserved vacation, can you please share the letter HCD sent with comment on your draft Housing Element? I'm assuming they sent one since the 7-day review period is now open.

Can you please also extend the review period to November 30th? As most people will be enjoying a long holiday, it would be appreciated if this review period was extended. I'm also not certain I even received a notification with these updates. To my knowledge, I am signed up for these alerts.

Thanks in advance for whatever information you can offer!

Best,

--

Calum (Cal) Weeks | Policy Director

[\(he/him\)](#)

Generation Housing

GenerationHousing.org

Kari Svanstrom

From: Michael Jacob [REDACTED]
Sent: Tuesday, March 01, 2022 7:41 PM
To: Kari Svanstrom
Cc: Michael Jacob
Subject: Council meeting 3/1/2022 re: Public Participation Opportunity- City of Sebastopol Housing Element
Attachments: Sebastopol Draft Housing Strategy.docx

Kari

I was not able to stay on the zoom this evening.
I have a few comments about housing element strategy draft.

1. Construction of ADU's is expensive and getting more so every year. The high costs can be a barrier to households embarking on this effort. I suggest that the city do more research and move towards allowing tiny homes with foundations and tiny homes built on trailers with wheels on appropriate residential lots in the city so long as they can be connected to all the property's proper utility hook-ups.
2. The city should move quickly to support GHG free remodels, ADU's and business TI's in the following areas.
 - a. Ban natural gas hook-ups on new construction.
 - b. Provide educational materials to homeowners when applying for permits on options for electric appliances to achieve an "all-electric" project.

Also related to houseless folks in our town. Work towards identifying more locations for supported trailer parks as was recently approved and occupied within the city limits.

Thanks to the council for all your efforts.

Michael Jacob

Talia Developments
Construction Management
[REDACTED]
Sebastopol CA 95472
[REDACTED]

Begin forwarded message:

From: Jackie Criger [REDACTED]
Subject: Public Participation Opportunity- City of Sebastopol Housing Element
Date: February 28, 2022 at 12:15:43 PM PST
To: undisclosed-recipients;

Good morning,

The Draft Housing Strategy for the City of Sebastopol’s 6th Cycle Housing Element Update is now available for public review and input. You are receiving this email because you have been identified as a key stakeholder in the community and/or you have indicated in previous conversations that you would like to provide feedback to the Draft Housing Strategy and proposed policies and programs.

Tomorrow, March 1 at 6 PM, the City is holding a public workshop to review the policy options that will address the housing needs and priorities of the community. I am including an attachment of the Draft Housing Strategy and Policy Options as well as link to the Public Workshop that will be held with the City Council. You are welcome and encouraged to join this session to provide your input which will become part of the public record.

Additionally, if you have any comments or suggestions you would like to make, feel free to include them in a response to this email.

Jackie Oneal Criger
Associate Planner



4LEAF, INC.

[REDACTED]
Address: 2126 Rheem Drive, Pleasanton, CA, 94588

Location: Topic: City Council Meeting - March 1, 2022
Time: Mar 1, 2022 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85212309825?pwd=QUw0WTlvRjFoZEQ1cVg3aUFHb2hKQT09>

Meeting ID: 852 1230 9825

Passcode: 303119

One tap mobile

+16699006833,,85212309825#,,,,*303119# US (San Jose)

+13462487799,,85212309825#,,,,*303119# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Meeting ID: 852 1230 9825

Passcode: 303119

Find your local number: <https://us02web.zoom.us/u/kbq3uTeLN6>

Kari Svanstrom

From: Charles Glynn [REDACTED]
Sent: Monday, September 19, 2022 6:16 PM
To: Kari Svanstrom
Subject: Re: Housing Element draft - Comment

Hi Kari,

Thanks for your thoughtful response. I was encouraged to see some projects well along in planning, and I hope that there are also more ADU's being built. As a renter (just outside the City limits), I'm happy to walk by a number of duplexes along Pine Tree Lane likely built in the 60's that don't seem out of place with the larger rural estate homes here too (I live in a "granny" unit on a two acre property). It seems like we have so many opportunities and possibilities, I wish the process were more straightforward (and land and construction costs weren't so high :).

Thank you,

Charlie

On Wed, Sep 14, 2022 at 8:34 AM Kari Svanstrom <kvanstrom@cityofsebastopol.org> wrote:

Hi Charles,

Thanks for your questions. The State Housing and Community Development (HCD) has very specific requirements for sites that can be included in the "site inventory", including that they be vacant, certain size, etc., and that you cannot reuse sites used in past Housing Elements. Our past HE had a few sites in commercial zones (one is developed with the Barlow Townhomes, one is the approved Hotel Sebastopol site, one is the vacant parcel across from Southpoint Shopping Center /south of Big-o tires). Many of our other commercial sites that are underutilized (vacant bldgs. or under utilized) would not qualify as 'vacant sites' for HCD. That does not mean that they can't be developed with housing, only that they do not qualify in meeting the requirements for the state-mandated housing inventory.

Regarding 'rezoning' – we are looking at a policy to do a 'workforce housing' overlay zone, which could be applied to certain parcels or areas. Most, however, would not be in the M zones (the areas along Morris are in flood zone – about 9-10 ft under the flood level, and not appropriate for housing), the CF zones are either open space or other community facilities (parkland), along morris street have open space restrictions as they are proximate to the Laguna.

Kari Svanstrom

Planning Director

From: Charles Glynn [REDACTED]
Sent: Saturday, August 20, 2022 3:59 PM

To: Kari Svanstrom <kvanstrom@cityofsebastopol.org>

Subject: Housing Element draft - Comment

Good day,

Perhaps I don't understand the portions of the proposed Housing Element dealing with potential housing sites, both vacant and non-vacant. From what I see, all of the identified vacant sites are in zoning areas with an "R" designation, as are most of the identified non-vacant sites (excepting some with CO/CG zoning).

Are the potential identified sites limited to those that are currently zoned for residential uses ? What of rezoning ?

In my frequent walks and cycling around town, I see many more potential housing sites (both vacant and under-utilized) that are within M, LI and CF zones (for example: some vacant M/LI parcels along Morris Street and Johnson Street; also, under-utilized CF zoned parcels in adjoining areas).

It seems there are far more potential housing sites if these non "R" zoned parcels are considered to be in the mix; afterall, it's not unusual for a developer to apply for rezoning along with a development application. But, perhaps I'm missing something.

Regards,

Charlie Glynn

Pine Tree Lane

--

Charles W. Glynn, MAI

Commercial Real Estate Appraisal &

Consulting

Home Office [REDACTED]

Kari Svanstrom

From: Margaret DeMatteo [REDACTED]
Sent: Thursday, August 25, 2022 10:50 AM
To: Una Glass; Sarah Glade Gurney; Neysa Hinton; Diana Rich; Patrick Slayter; Kari Svanstrom
Subject: Public Comment on Sebastopol's 6th Cycle Draft Housing Element Plan
Attachments: LASC_FHANC_PILP_NAACP Public Comment Letter_Sebastopol Housing Element Update, Cycle 6.pdf

Good morning,

Please see attached public comment regarding the Draft Housing Element Plan that is open for public review until August 31, 2022. If you have any questions, please do not hesitate to contact me. Thank you for the opportunity to review and comment!

Best Regards,
Margaret

Margaret DeMatteo (she/her/hers)
Housing Policy Attorney



[REDACTED]
[REDACTED]
[REDACTED]

<https://legalaidsc.org/>

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August 25, 2022

SENT VIA EMAIL

Mayor Una Glass, una.glass.seb@sonic.net
Vice Mayor Sarah Glade Gurney, sarahgurney.seb@gmail.com
Council Member Neysa Hinton, nhinton@cityofsebastopol.org
Council Member Diana Gardner Rich, drich@cityofsebastopol.org
Council Member Patrick Slayter, ps.sebcc@gmail.com
Planning Director Kari Svanstrom, ksvanstrom@cityofsebastopol.org

RE: Public Review of Sebastopol's 6th Cycle Draft Housing Element Plan

Dear Honorable City Council and City Planning Department:

We, the undersigned, thank you for the opportunity to review and comment on the City of Sebastopol's 6th cycle Housing Element Plan. We have reviewed the information available on the Draft Housing Element Plan ("Plan"). We commend the planning team for the hard work that they have invested in the Plan, and appreciate the extended window for submission of public comment to August 31, 2022. We hope that you will have time to meaningfully consider the input provided below.

We urge the City of Sebastopol to take meaningful action in the 6th Cycle Housing Element update to address the unmet needs of low-income households, identify specific strategies to conserve and improve affordable housing, and Affirmatively Further Fair Housing (AFFH). **Specifically, we are calling on the City to commit to the critical goal of preserving existing housing stock and preventing displacement by: (1) passing rent control, just cause for eviction, and a proactive rental inspection program by 2023 (rather than merely code enforcement as stated in Program B-1.1); and (2) passing a Tenant or Community Opportunity to Purchase Act by 2024.**

At the outset, we remind the City of Sebastopol that state law requires all Housing Element programs to have beneficial impact within the planning period, including identification of specific actions, which agency or official is responsible for those actions, and a timeline.¹ Programs to affirmatively further fair housing must identify clear "metrics and milestones for determining what fair housing results will be achieved."² Furthermore, a recent survey of HCD reviews of draft housing actions from Southern California jurisdictions emphasizes that time bound actions with "specific commitments [from local actors], metrics, and milestones" are required.³

¹ 1 Gov. Code § 65583(c).

² Gov. Code § 65583(c)(10)(A)(iv).

³ ABAG, [Affirmatively Furthering Fair Housing \(AFFH\) Policy Tips Memo Learning from Southern California & Sacramento: Early Experiences in Complying with AB686](#).

I. Sebastopol Should Prioritize Specific Policies and Programs to Protect Tenants

Sebastopol is legally required to develop concrete, measurable, and realistic actions to address disparities identified in the Assessment of Fair Housing, including displacement risk.⁴ Sebastopol is legally required to analyze fair housing issues, including “disproportionate housing needs” and “displacement risk” of members of protected groups, and identify and prioritize concrete actions to remedy these injustices. One of the most stark and urgent housing disparities in Sebastopol and Sonoma County is that Black, Latinx, Native American, and mixed-race households are dramatically more likely to rent rather than own their homes. As a result of systemic racism in education, employment, and intergenerational wealth, Black residents in Sonoma County have lower levels of well-being than Black residents of the state as a whole. Black residents of Sonoma County live over three years fewer, on average than Black Californians. Black children and young adults are enrolled in school at a rate 6 percentage points lower than Black children and young adults statewide. Sonoma County’s Black residents have a lifespan ten years shorter than any other racial and ethnic group in the county and have lower educational attainment rates than the county average.⁵

This means that Black, Indigenous and People of Color (BIPOC) residents are disproportionately vulnerable to exploitation and displacement due to predatory rent hikes, arbitrary evictions, being forced to live in uninhabitable conditions and landlord harassment and retaliation- a fact that the Housing Element must recognize and remedy. Unfortunately, the current draft fails to include meaningful actions to address them.

A legally adequate assessment of housing needs should identify that lower-income people, as well as many vulnerable populations, are **disproportionately likely to rent rather than own** their homes – and it should dig deeper into what causes those patterns and the specific needs of renters. For example, a legally adequate assessment of housing needs should examine how the dramatic increase in rents over the past ten years, combined with stagnating wages for lower-paid workers has increased overpayment for housing, led to overcrowding, driven displacement, and made it more difficult for low-income people to find homes in the community. The analysis should also consider “jobs-housing fit” – the number of low-wage jobs in the jurisdiction compared to the number of homes affordable to low-wage earners, which is woefully inadequate almost everywhere in California. A robust analysis is required of the needs of renters, including the numbers and demographics of renters who are forced to pay more than they can afford for rent, trends in the displacement of renters over time, evidence of landlord harassment, and other issues facing renters.

The element must describe any concentrations of substandard housing. The element must also provide demographic information on the homeless population and evaluate impacts on protected characteristics and disparities in access to opportunity (e.g., access to services).

Finally, the element must describe displacement due to disinvestment and disaster. While Sebastopol may not be located in CalFire’s [Fire Hazard Severity Zone Map](#) (developed in

⁴ Gov. Code § 65583(c)(10)(A)(ii).

⁵ [A PORTRAIT OF CALIFORNIA 2021–2022 | REGIONAL REPORT SERIES](#)

2007) the surrounding geography is. The element must analyze the impact that surrounding wildfires have had in regard to population density before and after major disasters in Sebastopol and provide an analysis of rent prices. Climate change migration may affect population growth and change in Sebastopol over the next cycle. The 6th cycle update is an efficient way to become proactive in measuring this cyclical climate disaster.

According to the Draft Housing Element at p. 91, 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. Knowing that over half of Sebastopol residents rent as opposed to owning their homes, there must be actual resources and services delineated to protect tenants, **beyond mere educational programs which are heavily relied upon** in the Draft Housing Element Plan.

For instance, Program D-1.1 Administer Housing Services and Provide Outreach and Education, offers fair housing workshops once a year to inform the community on their rights to fair housing, available services, and provides a multilingual fact sheet on affordable housing highlighting the “needs of the community.” The City also notes its decision to continue bi-annual meetings with service providers, faith organizations, and community-based organizations to assist people experiencing homelessness. These are passive actions, rather than specific programs as required by the housing element.

The housing element plan is a once in a decade opportunity for Sebastopol to elevate areas where the City is poised to lead! Millions of people in California urgently need Rent Control and Just Cause to protect them from arbitrary evictions, predatory rent hikes, and landlord harassment. A stable and safe home is crucial for renters and the communities where they live to thrive and prosper. The Housing Element process is an opportunity to ensure renters of all backgrounds can continue to call Sebastopol home! The following programs are recommended in order to meet the housing element requirements and address the vulnerabilities and needs of the large renter community in Sebastopol.

- **Rental Registry**

A Rental Registry has the potential to be one of the most innovative and progressive programs that can be implemented as part of a housing element plan. It will provide Sebastopol with the data required to enact meaningful policies to prevent tenant displacement. It can collect data on evictions and identify systemic housing issues in Sebastopol. It can be used to facilitate a proactive rental inspection program to address maintenance and preservation of rental housing. It can also be used to implement eviction protections that prevent displacement of tenants.

- **Rent Control and Just Cause Eviction Protections**

Rent Control and Just Cause protections preserve existing non-subsidized affordable housing stock and affirmatively further fair housing. Rent Control policies limit how much a landlord can raise the rent on an existing tenant each year by tying the allowable increase to inflation thereby maintaining affordability. Just Cause for Eviction policies protect tenants from being evicted without a specific justification,

such as nonpayment of rent. It is essential to pair Rent Control with Just Cause to prevent landlords from evicting tenants in order to raise rents or from raising rents so much that tenants are forced to leave.

Together, Rent Control and Just Cause are an essential cornerstone of protecting renters from **displacement**, harassment, and **uninhabitable living conditions** — all of which the Housing Element must address. **Unaffordable rent hikes and no-cause evictions disproportionately impact protected classes**; these are fair housing issues that are causing displacement. Rent Control and Just Cause protections have existed in select cities across the country for many decades and have a strong track record of success.⁶

The statewide Rent Cap and Just Cause protections of the Tenant Protection Act of 2019 (“TPA”) fall short of providing the needed tenant protections. The statewide Rent Cap limits massive annual rent increases, which can help prevent rent hikes that force renters out overnight, but it is not true rent stabilization, which ensures that rents do not rise faster than inflation and can provide long term stability.

Statewide Just Cause protections fail to protect tenants from arbitrary evictions in the first year of their tenancy, and tenants who rent certain types of homes (like duplexes where the landlord lives in one of the units) are not covered. Certain no-cause evictions are rampantly abused, especially those sought through the Ellis Act (where the landlord is allegedly withdrawing a unit from the rental market). A local ordinance is necessary to prevent that abuse, and authorized in the text of the Ellis Act itself!⁷ The TPA’s “Substantial remodel” loophole allows landlords to evict a tenant, to remodel their unit, and the tenant is not allowed to return.

Local governments have clear authority to pass Rent Control and Just Cause ordinances that are more protective than state law, and can do it as part of a meaningful Housing Element plan.

- **Mandatory/Proactive Rental Inspection Program**

Traditionally, code enforcement programs have operated primarily on a complaint basis—a resident complains about a potential code violation, a city code inspector or enforcement officer investigates the complaint, and if a violation is verified, enforcement actions are initiated.

However, under a proactive rental inspection (PRI) program, also known as a systematic or periodic code enforcement program, covered rental housing is inspected mandatorily and routinely to identify issues and protect the health and safety of tenants more effectively. PRI programs shift the burden of code enforcement from

⁶ More Information: [Strengthening Communities through Rent Control and Just-Cause Evictions: Case Studies from Berkeley, Santa Monica, and Richmond](#); [Opening the Door for Rent Control Toward a Comprehensive Approach to Protecting California’s Renters](#); [Rent Matters: What are the Impacts of Rent Stabilization Measures?](#); [Who rents and who owns in the U.S. | Pew Research Center](#)

⁷ See Government Code 7060.2 et seq.

reliance solely on tenant complaints to a more prevention-based, equitable approach to improve housing quality. As discussed below, eight in ten farmworker/immigrants live in rental housing, nearly double the rate in the county overall. **Frequently, due to fear of the loss of housing, farmworker and immigrant communities do not make complaints regarding substandard conditions in their rental housing.** A mandatory proactive rental inspection program could improve the housing these communities are currently residing in.

- **Consider Adoption of a Tenant’s Bill of Rights** (See attached)

Rental registries, rent stabilization, just cause, and proactive rental inspection policies improve and conserve existing non-subsidized affordable housing stock.

Sebastopol should commit to passing these tenant protection ordinances in the program of actions in order to meet the obligations under Housing Element Law to improve the condition of existing housing, and to preserve existing non subsidized affordable housing stock and maintain the affordability of that housing.

II. Affirmatively Furthering Fair Housing

According to HCD Guidance in response to [AB 686](#), Affirmatively Furthering Fair Housing is defined as “*meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.*”⁸ While the Sebastopol Draft Housing Element briefly describes fair housing services, it generally does not address this requirement nor make it a guiding principle. The element includes some data on race, familial status, disability, and income, however, it must also analyze this data in such a way that also addresses patterns, trends, conditions, characteristics, and coincidence with other fair housing components (e.g., disparities in access to opportunity, disproportionate housing needs), and the effectiveness of past and current strategies to promote inclusive and equitable communities.

This analysis should be complemented by local data and knowledge, including input from commenters, community organizations, and other relevant stakeholders. For race, the analysis should be geographic and describe concentrations of different races throughout the City, and identify historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility. Regarding disability, the element should describe and analyze the data provided and relate it to other factors to understand the quality of life conditions and better formulate appropriate policies and programs. The analysis for familial status must analyze the data within the City as well as how the City differs from the surrounding region. For more information and guidance on this analysis, please visit pages 28-30 of the HCD’s [AFFH Guidance Memo](#), and the

⁸ [Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements](#). (2021). California Department of Housing and Community Development.

Association of Bay Area Governments (ABAG) [Affirmatively Furthering Fair Housing \(AFFH\) Policy Tips Memo](#).

One group that has faced the most challenges while attempting to live in Sonoma County are Black residents. According to the most recent Portrait of Sonoma report, they score 3.99, an alarming drop from 4.68 in the 2014 report.⁹ Black residents in Sonoma County have lower levels of well-being than Black residents of the state as a whole. Black residents of Sonoma County live over three years fewer, on average than Black Californians. Black children and young adults are enrolled in school at a rate 6 percentage points lower than Black children and young adults statewide. Sonoma County's Black residents have a lifespan ten years shorter than any other racial and ethnic group in the county and have lower educational attainment rates than the county average.¹⁰

Policies like rent control and just cause eviction protections can be the most effective way to preserve the City's affordable housing stock, prevent displacement and maintain economic and ethnic diversity.

III. Goals, Priorities, Metrics, and Milestones

The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful to address identified patterns and trends. Actions must have specific commitment, metrics, milestones, and geographic targeting and must address housing mobility enhancement, new housing choices, and affordability in high resource areas, place-based strategies for community preservation and revitalization and displacement protection. See [Affirmatively Furthering Fair Housing \(AFFH\) Policy Tips Memo](#).

The element mentions program D-3.1 First Time Homebuyer Program, and Affordable Homeownership Resources, in efforts to grow homeownership opportunities. According to [Figure 23](#) in the Housing Element Appendices, the typical home value has increased 91.1% in Sebastopol from \$500,430 to \$956,150 since 2001. [Figure 22](#) draws attention to the average cost of owner-occupied units valued from \$500k-\$750k. According to [Figure 14](#), more residents rent than own their homes: 50.2% versus 49.8%, and 20.5% of households spend 50% or more of their income on housing. The Sebastopol Housing Element acknowledges greater wealth accumulation through homeownership and mentions "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" however, makes no specific goal, metric, or commitment to provide homeownership opportunities to low- and moderate-income families. The housing element requires specificity, and a program that merely "seek[s] to establish" an action will not satisfy the legal requirements.

⁹ [A PORTRAIT OF CALIFORNIA 2021–2022 | REGIONAL REPORT SERIES](#)

¹⁰ Id.

Recommended: TOPA/COPA

A commitment to introduce TOPA/COPA by 2024 will advance multiple Housing Element requirements. We recommend adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA) programs as an option to meaningfully create opportunities, mechanisms, and time for tenants to purchase and stay in their homes long-term when they go up for sale. TOPA/COPA gives tenants and/or qualified organizations like community land trusts and nonprofit affordable housing developers, advance notice that the landlord intends to sell the building, along with specified timelines to exercise the “right of first offer” to buy the property before it goes on the market and the “right of first refusal” to match a third party offer if their initial offer is rejected.

As a key intervention against speculation, TOPA/COPA preserves currently affordable housing and generates new permanently affordable housing for future generations. TOPA/COPA expands stability and wealth-building opportunities for tenants by creating pathways to homeownership. TOPA/COPA does not require landlords to sell their properties or sell for less than market rate.

As mentioned above, Sebastopol is required to address the housing needs of low income households, affirmatively further fair housing, and identify specific strategies to conserve housing stock. As communities of color continue to be the primary demographic affected by displacement and lack of affordable housing, the City should identify and prioritize anti-displacement strategies such as TOPA/COPA to address these fair housing issues. TOPA policies also provide wealth-building opportunities for BIPOC communities who have historically been denied access to homeownership. Finally, properties purchased through TOPA/COPA are subject to permanent affordability restrictions, conserving Sebastopol’s affordable housing stock and removing property from the speculative market. The acquisition and preservation of currently market-rate rental housing stock as permanently affordable housing is a crucial strategy that would help Sebastopol meet these obligations under Housing Element Law.

IV. Special Needs Populations

Programs A-1.3, B-1.1, and D-13 serve as opportunities to provide assistance for special needs populations however they lack concrete details on what has been successful during their operation, how long have they been in operation, how they are being maintained, who explicitly is benefiting from each of them, and where decisions for the benefit of special needs populations are being discussed.

1. Elderly

Virtually all cities and towns across Sonoma County have seen increases in their senior populations over the last twenty years.¹¹ Seventeen (17) percent of the population of Sebastopol are seniors,¹² and according to the Draft, over 40 percent of total senior households and 62 percent of lower-income senior households in Sebastopol experience

¹¹ [State of Housing in Sonoma County](#). (2022). Generation Housing

¹² [Sebastopol, CA Senior Guide](#)

some level of cost burden. The Sonoma County 2020 one-day homeless census counted 648 individuals older than the age of 55 among the unhoused population, which was an increase of 42 percent from the previous year's count.¹³ The housing element must provide sufficient place-based housing strategies to support the aging residents of Sebastopol.

2. Persons with Disabilities

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 element needs to be more clear on how universal and accessible design techniques will be applied, and where the geographic focus is for improving the standard of living for persons with disabilities.

3. Farmworkers

Farmworkers, who tend to be members of our immigrant communities, are the backbone of California's economy and bring talent and vitality to Sonoma County's farm sector. Despite their countless contributions, they face disproportionate challenges in a number of areas. Eight in ten immigrants live in rental housing, nearly double the rate in the county overall. Frequently, due to fear of the loss of housing, farmworker and immigrant communities do not make complaints regarding bad conditions in their rental housing, and are forced to live in substandard conditions. A mandatory proactive rental inspection program could improve the housing these communities are currently residing in. See Tenant Protections above.

4. Female Headed Households

According to a recent report, Sebastopol and Healdsburg experienced the largest declines in the number of households with children, with a **reduction in nearly 30 percentage points** from 2000-2019.¹⁴ As noted in the Draft Housing Element Plan, 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; for those with children at home, 21 percent are living below the Federal poverty level. These numbers indicate that not only have female headed households fled Sebastopol, the families that remain struggle to make ends meet. Considering that 75% of female headed households are renters, more specific and concrete action must be taken via the housing element to support these families and prevent displacement. See recommendations regarding tenant protections/displacement.

V. Accessory Dwelling Units (ADUs)

It is possible for ADU's to meet some of the City's need for affordable housing but the City needs reliable rental data to verify this as an option. In many cases, ADUs are occupied by family members who are paying a discounted rent or no rent at all. If these units are included

¹³ [Sonoma County homeless census shows graying population](#). (2020). The Press Democrat

¹⁴ [State of Housing in Sonoma County](#). (2022). Generation Housing

in a rent survey, it skews the results in ways that do not reflect the true rental market and cannot project what will happen with new ADUs that are actually made available on the open rental market. Oakland recently produced an [ADU study](#) which showed somewhat low rents, however, it is unclear whether they excluded units that have no rent at all, thereby skewing the result. More problematically, they also did an analysis to show that ADUs were economically feasible, but the rents they projected for that part of the study were far higher than the rents they used to argue for affordability.¹⁵ It is important to note that ADU's have a limited number of bedrooms and lack accessibility features and therefore do not meet some of the housing needs identified in the City.

VI. Public Participation

State law requires local governments to make “a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element.” (Gov. Code 65583(c)(9) (emphasis added)). “A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation.” (Department of Housing and Community Development (HCD)).¹⁶

For jurisdictions to meaningfully engage with all economic segments of the community during the Housing Element process, cities and counties must make intentional, proactive, and robust efforts to solicit and incorporate input from low-income people, **many or most of whom are renters**. Jurisdictions must also specifically include members of protected groups, such as people of color, immigrants, people with disabilities, and others who often face barriers to being heard in public decision making. While the element describes public participation and key themes from public engagement, public participation is not simply about soliciting community input, but incorporating that input into the Housing Element update. The proposed programs and actions aimed at addressing the needs of residents and the urgency of increasing affordable housing do not accomplish this.

We urge the City to incorporate the community's input before finalizing and submitting the plan to HCD.

VII. Conclusion

It is clear that there is much work being done and much more that Sebastopol wants to achieve for the well-being of the community. We believe that all these efforts, along with more ideas from the community (including those submitted herein), will set up Sebastopol with a robust Housing Element and outcomes that meet the City's required goals for the 6th cycle Housing Element update. We share a commitment to housing justice and meeting the current and future housing needs across Sonoma County. There is a tremendous opportunity with this Housing Element to outline specific, aligned, and actionable plans that will have widespread impact for years and decades to come. The City must seize this opportunity and

¹⁵ [OAKLAND ADU INITIATIVE](#)

¹⁶ [Public Participation and Transparency for Bay Area Housing Elements](#). (2021). Public Advocates.

take the lead to outline and advance specific policies and practices if we as a community are to realize this goal.

Thank you for your work and time on this urgent and important opportunity. We recognize the enormous amount of resources that the Housing Element requires and look forward to actively contributing in its completion, approval, and implementation. We thank you, again, for the opportunity to comment on Sebastopol's Draft Housing Element and we look forward to reading your responses to the comments and recommendations made throughout this letter as part of your submission of the Draft Housing Element to HCD.

Sincerely,

Margaret DeMatteo, Housing Policy Attorney
Legal Aid of Sonoma County

Caroline Peattie, Executive Director
Fair Housing Advocates of Northern California (FHANC)

Valerie Feldman, Staff Attorney
Public Interest Law Project

Kirstyne Lange, President
NAACP Santa Rosa-Sonoma

Isabelle Donohoe, Master of City Planning, 2023
University of California, Berkeley

TENANT BILL OF RIGHTS

- ❖ Rental Registry – necessary to obtain an accurate understanding of the rental housing market in Sonoma County and enact meaningful policies
- ❖ Clean, Safe Housing - protect tenants from eviction if they deduct repairs from rent
- ❖ Proactive Rental Inspection Program - Rental units are inspected on a regular basis to ensure that they are safe and habitable and that property values are maintained and to take the burden of the complaint based system off tenants in fear of losing their housing
- ❖ Rent Stabilization - Maintain existing affordable housing and limit disruptions and displacement caused by rapid rent increases
- ❖ Just Cause Eviction Protections including:
 - ❖ Protections for Subletting - Subletting not a just cause for eviction IF landlord unreasonably withheld consent following written request by tenant, so long as max number of occupants does not exceed allowable limits
 - ❖ Protections for Families - Addition of family members not just cause for eviction, so long as number of occupants does not exceed allowable limits
 - ❖ Substantial Repairs - Repairs for health and safety concerns only and permits obtained before notice to vacate served; tenant has right to return under same terms/rent, subject to allowable rent increases
 - ❖ Owner Move-In – Limited during school year where minor or educator lives in the unit; limited if a tenant is 62 years old or disabled or terminally ill.
 - ❖ Withdrawal from the Rental Market – Implement Gov. Code 7060.1-7060.5 (Ellis Act); clarify that a sale of the property is not “withdrawal;” notices required to be filed with the City; 120 day notice period (one year for seniors and disabled persons); right to return for displaced tenants; period of recorded constraints on the property in accordance with Ellis Act
 - ❖ Higher relocation payments and longer notice periods for no-cause evictions
 - ❖ Fair Chance Housing - Criminal and/or eviction history and credit checks for Sec. 8 should be limited to AFTER a prospective tenant is accepted by landlord and given opportunity to explain/cure
 - ❖ Nonpayment - Requires a 7-day warning letter before a 3-day notice to pay or quit
 - ❖ Anti-Retaliation
 - ❖ Anti-Harassment

Kari Svanstrom

From: Lauralee Aho [REDACTED]
Sent: Tuesday, August 23, 2022 10:00 AM
To: Kari Svanstrom
Cc: Lauralee Aho
Subject: Fwd: Draft Housing Element - Don't forget to Comment!

Hi Kari,

What an extensive document you and your team created! Great job!

I have questions/comments/and typos to note.

I read the article thru two sets of eyes—one as a elder living in HUD-subsidized housing (Burbank Heights) and the other as a property owner in the city limits of Sebastopol.

Let's get the typo's addressed:

Page 22: the paragraph starting with: "Despite these constraints..." After Park Village Mobile Home Park..." remove the period.

Page 34: Cell starting with "...its housing funds, when available, ... Should the hyphen be between "...extremely and low..." for removed completely? Or should "income" be inserted somewhere?

Page 34: Right cell starting with "This provision was recently..." Remove the space after "density"

Page 51: Bottom left cell starting with "Create an "administrative" list..." Should there be a period after "Housing Element"?

GENERAL QUESTIONS:

Page 12: What is a "deed restricted" residence?

Page 15: Last paragraph: You refer to Burbank Orchards? Did you purposely not mention Burbank Heights (which also has ~ 140 HUD subsidized apartments--rent is on a tiered structure).

Page 24: I'm curious how "Community Opposition" is being "...readily addressed by actions taken in conjunction with policies and programs."

Page 34: As I live at Burbank Heights, I'm curious about the "risk of conversion to market rate" will effect this property. NOTE: "Burbank Heights and Orchards" (BHO) is always getting confused with "Burbank Housing." BHO is owned by to church-based corporations (Sebastopol Area Housing Corporation (SAHC) and Burbank Orchards, Inc). The United Methodist and the Sebastopol Community Church own the corporations. John Stewart Company manages both properties.

A few years ago, the president of the SAHC Board, Paul Schoch (now retired), announced that there was a possibility of adding additional housing on the backside of the Heights property. Do you know what happened with that proposal?

Page 32-34: There is also a Burbank Housing called Bodega Heights (too confusing!) at the corner of Bodega Avenue and Pleasant Hill Road.

Page 54: What are "qualifying single-family parcels?" Is it the size of the lot?

Page 56: What is a “local density bonus ordinance with incentives...?”

Page 68: ADU--I am personally curious as my family property at 7433 Huntley is interested in adding an ADU. Can a neighbor stop the construction/installation of an ADU? The only thing stopping us from contracting with Adobu is financing.

BTW: Burbank Orchards has 6 disability-designated units: R101-R106. Burbank Heights and Orchards is promoted as a senior community, however individuals with disabilities who are under 62 years old have been accepted.

As a native Sebastopol resident, I am so fascinated by all the activity you’ve shown with the graphs and maps. Thank you so much for developing this document and sharing it with the population.

Lauralee Aho

Begin forwarded message:

From: City of Sebastopol <info@cityofsebastopol.org>
Subject: Draft Housing Element - Don't forget to Comment!
Date: August 17, 2022 at 4:00:47 PM PDT
To: [Redacted] m
Reply-To: info@cityofsebastopol.org

x	
-	
x	
<p>Hi all,</p> <p>As most of you know, our Draft Housing element is now available on the City’s website on the Housing Element page.</p> <p>The page includes links to the presentations to both Planning Commission and City Council, the DRAFT Housing Element and appendices, and the power point presentation from Council’s August 2, 2022 review.</p>	

The official public comment period closes on **August 20, 2022**, but we will continue to accept comments for incorporation to the Draft Revised Housing Element through **August 31, 2022**.

We will also accept comments after this date and through the end of the year, but we'd love to get your comments now!

Please send any comments to me: ksvanstrom@cityofsebastopol.org or, you can send directly to the State Housing And Community Development at HousingElements@hcd.ca.gov.

Kari Svanstrom, AICP, Architect
Planning Director
City of Sebastopol |Planning Department
7120 Bodega Avenue |Sebastopol, CA 95472
(707) 823-6167 phone
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[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by info@cityofsebastopol.org

Kari Svanstrom

From: deebee1 <[REDACTED]>
Sent: Tuesday, August 23, 2022 9:57 AM
To: Kari Svanstrom
Subject: DRAFT. Apartment houses

Sebastopol could have more apartment houses to make better use of the land available.

I live in a single dwelling area of the city, on Wilton Ave. Next to me is a six unit apartment building, with off street parking. I understand that when it was built the people in the area did not like the idea, but I don't hear any complaints now.

The units are not for low income housing but are rented by couples and an occasional single person. It houses 11 people on the same amount of space as my single unit.
Here's to more apartment buildings for a variety of income levels.

Apartments is not a dirty word!

Dorothy Blake

38'N 122.8' W

Kari Svanstrom

From: Collin Thoma [REDACTED]
Sent: Monday, August 22, 2022 8:57 AM
To: Kari Svanstrom
Subject: City of Sebastopol Housing Element
Attachments: City of Sebastopol Housing Element.docx

Dear Kari,

My name is Collin Thoma and I am the Systems Change Advocate with Disability Services and Legal Center. I have attached the comments I have made on the Housing Element.

My apologies for not getting this to you by 8/20/22 I thought I had sent it to you on the 20th but I just that it didn't.

Sincerely,

Collin Thoma

Systems Change Advocate

Disability Services & Legal Center (DSLCL)

521 Mendocino Avenue

Santa Rosa, CA 95401

(707)636-3076



City of Sebastopol Housing Element

Dear City of Sebastopol Planning team,

My name is Collin Thoma and I am the Systems Change Advocate with Disability Service and Legal Center. My following comments are to highlight the needs and challenges that people with Disabilities face when it comes to housing.

One of the biggest challenges that people with Disabilities face is the lack affordable housing for those who fall into Very low and Extremely low-income categories. It would also be good to see some housing be designated as Acutely low income (0-15%) of the AMI. Many people with Disabilities fall into these categories as many rely on Social Security Insurance (SSI) and/or other public benefits. These benefits often pay several hundreds of dollars less the average rent in both the city of Sebastopol and County of Sonoma. Furthermore, these benefits may pay after rent is due resulting in late fees which will further reduce one's budget for the month. These benefits also often pay once a month so the recipient doesn't have the luxury of getting paid every two weeks. Affordable housing is important so people are able to have money left over for food and other essential items. For people with Disabilities this can also include medical costs, to pay for services, to pay for equipment or assistive technology tools to help them with their disability.

The Workforce Housing Overlay program can be beneficial to people with disabilities as it presents a good opportunity for affordable housing development. In addition, being close to transit, shops, jobs and other amenities is important for people with disabilities. This because they may not be able to drive due to their disability and rely on public transit to get around. Walking or rolling can also be much more convenient and faster than taking public transportation. The city should prioritize this program as well as other sites where mixed use can

be developed to maximize the city's housing capacity. Another important priority should be to keep affordable units that are at risk of becoming market rate homes. The city should also provide incentives and encourage landlords to accept Section 8 vouchers and other housing vouchers. Many of our consumers and people with disabilities use these vouchers to obtain housing but is challenging since it can be hard to find a landlord that will accept them.

It is also important to make sure that homeless services are able to get people housed and to support them so they don't fall back into homelessness. Homeless shelters should be reviewed to ensure they are accessible to people with Disabilities. An accessible shelter are able to support those with medical equipment such as an oxygen tank and/or use a mobility device. It is also important for shelters to provide access to wrap around services.

Another huge need is having accessible housing for those with mobility and/or vision disabilities. An easy way to create accessible housing is to use the Visitability method which requires 32-inch width doorways and pathways, a zero-step entrance with a slope no greater than (1:12). Furthermore, bathrooms will have grab bars and climate controls, light switches are low enough to be pressed by someone in a mobility device. Visitability is similar to Universal design but has less extreme design requirements. This can make the home more appealing for able-bodied residents. Other benefits of a home built using Visitability it won't increase construction costs and will allow us to age in place. The city of Petaluma passed their own Visitability ordinance and is a great example as it has width measures several inches greater than the minimum 32-inch requirement.

Walkability to parks, shops and other amenities is another important feature of a neighborhood. An accessible and walkable neighborhood will have complete sidewalks with no sidewalk gaps. Crosswalks are highly visible by being painted large bold stripes, and have curb cut

outs or curb extensions. They should be signalized and adequately timed as someone may need 20 seconds safely cross instead of 10 seconds. Streets should also be designed to slow driver down by being smaller or have landscaping separating opposite sides of travel. This will make streets safe for everyone and especially for people with mobility, vision, and/or hearing disabilities. This is because they may use a mobility device which motorists may not easily see. Furthermore for those with hearing and/or vision disabilities they may not see or hear oncoming traffic. This is especially true in cases where they may need to go onto the street to avoid heavy foot traffic or an obstacle on the sidewalk.

Thank You,

Collin Thoma

Systems Change Advocate

Disability Services & Legal Center (DSLCL)

521 Mendocino Avenue

Santa Rosa, CA 95401



Kari Svanstrom

From: Renee Schomp [REDACTED]
Sent: Friday, August 19, 2022 4:17 PM
To: Kari Svanstrom
Cc: Elliott Pickett; Jane Riley; John Jay; Building
Subject: Re: Housing Element Public Comment | Sebastopol | Napa Sonoma ADU Center
Attachments: Jurisdictional Support for ADU Services Napa Sonoma ADU Center_Apr 2022-Version 3.pdf; Menu of incentives to invest in development of affordable ADUs_Apr 2022.pdf

Attachments!

On Fri, Aug 19, 2022 at 4:13 PM Renee Schomp [REDACTED] > wrote:

Hello Sebastopol Housing Element team!

I'm reaching out to provide input on your Housing Element process as you continue the iterative drafting process. Please don't hesitate to let me know if you have any questions whatsoever, or want to hop on the phone to chat. Can you please share this with all other relevant parties as well?

- When outlining ADU program plans in your HE for the beginning of the cycle versus two years into the cycle (if you're not hitting your ADU numbers) my recommendation is that you make a commitment from Day 1 to:
 - **(1)** collaborate with a local entity "such as the Napa Sonoma ADU Center or other organization(s) providing ADU help/services to homeowners," and
 - **(2)** link to the [Standard Plans Program](#) from your website and offer expedited permit approval and/or capped permit fees for pre reviewed ADU plans (for example, [Cloverdale guarantees a 4 week ADU permit turnaround for pre reviewed plans and advertises that on their website here](#)). **City of Napa is likely going to offer a cap on permit fees for use of a pre reviewed plan.**
 - **Reminder: The [Napa Sonoma ADU Standard Plans Program](#) features 50 diverse ADU plans sets, half of which are pre reviewed based on input from YOU, our local jurisdictions -- and these plans help your city or county affirmatively further fair housing**, including housing that is specifically designed to be accessible.
 - Also, ADUs & JADUs come in many shapes and sizes - we help homeowners build a wide range of units that create housing for our community, including the [MicroADU 150 sf](#) and [Junior ADUs like the one Marian built in City of Sebastopol](#) which allows her to age in place in the city (it cost her \$10K to simply put in an efficiency kitchen to create the unit out of existing space in her house; she shares a bathroom with the main house.)
 - **(3)** when you update your webpage for ADUs, link to the Napa Sonoma ADU Center free online [tools & resources](#), and if you'd like [use the template graphics and materials we created for you which are located right here](#)
- Then I recommend that in your Housing Element you indicate that if you are not hitting your target ADU numbers two years into the HE cycle, you plan to change your ADU ordinance to make it easier to build ADUs. Key changes I recommend are below my signature in this email. You can pick and choose just a couple that you prefer!

We have detailed [recommendations for how to include ADUs in your Housing Element effectively available here](#) plus attached are the two sets of recs we have for financial support of ADUs -- and I am available to answer any questions you may have at any time. We are here to support you!

PLUS - if you really want to incentivize affordable ADU development, reach out to me for info on the [San Diego model](#) that has contributed already to development of WAY more deed-restricted affordable ADUs. It stands out from the crowd.

Warmly,
Renée

Adopt pro-ADU policies that go beyond state law

State law sets the minimum standards, but many homeowners do not build ADUs because local standards are still too restrictive. In fact, the State's original intent was that jurisdictions go above and beyond the bare minimum that the state law sets out and enact local ADU ordinances that are more permissive than the state mandates. Successful options for adopting pro-ADU policies include:

- Allowing two-story ADUs (including with minimum setbacks)
- ADUs on corner lots (or specifically having a four feet setback on street-facing side)
- Front yard setbacks that match the main house
- Reduced side or rear yard setbacks
- No parking replacement required for any ADUs
- Larger ADUs
- Greater FAR
- Allow JADUs in an attached garage and define "attached" as "connected by a common wall, or by a common roof, covered walkway, carport or garage, not more than twenty feet (20') wide."
- Allow more ADUs than permitted by state law

Some successful local examples of pro-ADU local ordinances include:

- *Cloverdale - allows 2 ADUs per parcel*
- *Rohnert Park - no parking replacement is required*
- *American Canyon - allows 3 foot setbacks*
- *Sonoma County offers a Cottage Housing Development program that allows multiple detached units clustered around a common open space. These proposals can be approved by staff with no hearings if they meet the relevant standards.*
- *Sonoma County defines Junior ADUs as being allowed as a conversion of existing space in the primary home or an attached garage and defines "attached" as "connected by a common wall, or by a common roof, covered walkway, carport or garage, not more than twenty feet (20') wide."*
- *Multiple local jurisdictions (but not all) allow electronic submissions & payment of fees electronically*
- *Multiple local jurisdictions (but not all) don't charge homeowners for time meeting with the planning department or other agencies regarding ADU rules and processes*

Similarly, jurisdictions may want to eliminate other barriers where appropriate by reconsidering costly and/or challenging obstacles to building an ADU that may not need to be applied to every single project. **For example, many homeowners struggle with the cost and logistics of having a soils report or even a soils waiver** completed for their ADU build. Consider whether this or other requirements are necessary for all projects. In addition, soils waivers alone (just the WAIVER) still generally cost over \$1,000 and are challenging for some homeowners to obtain as VERY few professionals are willing to complete a soils waiver. To that end, jurisdictions may want to consider whether there is a soils waiver process that does not require the expense and challenge of hiring an outside professional.

Similarly, sewer connection fees, while generally waived for ADUs of less than 500 square feet, **remain a very significant financial impediment to some homeowners on ADU projects over 500 square feet.** Currently, Napa Sanitation District charges approximately \$1,000 per 100 square feet over 500 sf. Our recommendation is that this fee should be waived for ADUs that are less than 800 sf and lowered for ADUs over 800 sf.

--

Renée J. Schomp, J.D.

Director, Napa Sonoma ADU Center | [[she/her](#)]

Email: renee@napasonomaadu.org

Website: napasonomaadu.org

Phone: [REDACTED] 5



Donate [here](#) to our nonprofit, the Napa Sonoma ADU Center.

[REDACTED]



[REDACTED]



Jurisdictional Support for ADU Services

The Napa Sonoma ADU Center was launched as a three-year pilot in 2020 by Napa Valley Community Foundation, with support from Community Foundation Sonoma County, to catalyze ADU development across the 16 jurisdictions in Napa and Sonoma Counties. This pilot project was designed to identify and test services that would address the barriers that prevent homeowners and jurisdictions from ADU development. Funding during the pilot phase was provided mostly by philanthropy, with key initial support from a few jurisdictions. Planning has begun for continuation of the services to jurisdictions and homeowners that have proven most effective beyond the pilot period of 2020 - 2023. The intent of this nonprofit pilot project was that sustainability of these ADU services beyond the pilot phase would rely on financial support from jurisdictions that find such services useful.

This document covers three key topics:

1. How we've helped our local jurisdictions build ADUs so far
2. ADU services we envision continuing with your support
3. Potential funding structure to support ongoing ADU services

“Honestly, if it weren't for the Napa Sonoma ADU organization, I doubt this project would get off the ground. The feasibility report is such a vital stepping stone for everyday people confronting a complicated ADU world. Please keep doing this great work!” – *Local homeowner*

How we've helped our local jurisdictions build ADUs so far

The nonprofit Napa Sonoma ADU Center provides technical assistance to homeowners on their ADU projects and also does significant proactive community outreach and education to ensure that local homeowners across all 16 jurisdictions in Napa and Sonoma Counties are aware of their local ADU rules, processes, and resources. It also serves as an innovative public/private partnership that bridges the government, philanthropic, nonprofit and private sectors in order to advance ADUs.

The Napa Sonoma ADU Center has a comprehensive [ADU website](#) with many ADU tools and resources available on it today, including an [ADU Workbook](#), [ADU Calculator](#) tool, frequent [ADU webinars](#), [ADU feasibility consults](#), [ADU Home Match](#), [ADU newsletter & blog](#), [spotlights](#) of Napa and Sonoma County neighbors who have built ADUs, forthcoming Napa Sonoma Standard ADU Plans program, and much more. Homeowners and jurisdictions can [Contact Us](#) for more information or help with ADU questions. **Our educational information for local homeowners helps reduce jurisdiction staff time expended on answering questions about the ADU permitting process.** One local building official recently commented, *“If it wasn't for the Napa Sonoma ADU Center, my phone would be ringing off the hook!”*



In collaboration with multiple Napa and Sonoma County jurisdictions, in May 2022 we will launch a comprehensive [Napa Sonoma Standard ADU Plans Program](#) (“pre-reviewed” plans program) with a gallery of diverse ADU plan sets available at low cost to homeowners. This program stands to **significantly reduce jurisdiction time and resources expended on the ADU permitting process**. Not only will your staff become more familiar with streamlined ADU plan sets submitted, we have also set up a relationship with a third party consulting firm that will be available to conduct the individual plan check review process for submittals on an as-desired basis for your jurisdiction.

As of April 2022, the Napa Sonoma ADU Center has helped over 400 unique homeowners across Napa and Sonoma counties with one-on-one assistance, and 180 homeowners have received a completed individualized ADU feasibility consultation (another 37 are currently in the pipeline, with more being added every day). A survey of 53 homeowners who have received ADU feasibility consultations in the 3-6 months prior to survey indicated that 70% of them were moving forward with their ADU projects. **Applying this success rate to the total number of ADU consults we’ve conducted so far, that equates to over 125 potential new ADUs being built coming out of just the first 18 months of our pilot program.**

So far, the Napa Sonoma ADU Center has already supported our local jurisdictions with:

- [Housing Elements ADU Recommendations](#) including sample language
- Technical assistance on understanding complex new ADU state laws
- Technical assistance and development of webpage copy to educate local homeowners about your ADU planning, permitting and building process, including a customized:
 - ADU Process Map
 - ADU Building Checklist
 - Jurisdictions also routinely refer homeowners to the Napa Sonoma ADU Center to answer ADU questions and link directly to our web tools and resources such as our ADU Calculator tool
- Holding 20 webinars with 1,790 registrants to educate local residents about ADUs including:
 - How to Build an ADU in Napa & Sonoma Counties
 - ADUs 101 for Napa & Sonoma County Homeowners
 - How to Create an ADU Permit Application
 - How to Finance Your ADU
 - And many more – view our full [on-demand webinar library](#)
- A subscriber list of 1,640 individuals who receive our monthly educational ADU newsletter and blog

“If it weren’t for the Napa Sonoma ADU Center, my phone would be ringing off the hook!”
 – *Local Building Official*



ADU services we envision continuing with your support

With funding support from local jurisdictions, as part of our planning for the next iteration of ADU services we are considering the following:

- Ongoing development & management of the Napa Sonoma ADU Standard Plans program (including “pre-reviewed” plans)
- Public education & community engagement in multiple languages with local homeowners on ADUs
- Continued provision of 1:1 assistance to homeowners via our ADU feasibility consults and ADU office hours
- Development of improved ADU educational & reference materials for your website
- Proactive education & community engagement to local residents about your ADU planning, permitting & building processes and the benefits of building ADUs
- Trainings for your staff on ADU laws and best practices
- Partnership in the rollout and maintenance of the Napa Sonoma ADU Standard Plans Program
- Support with improving your ADU processes & programs
- Support with interpretation of state laws applicable to ADUs
- Ongoing updates and improvements to our comprehensive toolkit of [ADU resources & information](#) for local residents

Nonprofits can be more nimble than local government and once formed can **help reduce the number of hours expended by jurisdiction staff on educating homeowners about local rules and the ADU permitting and building process**. Countless homeowners and other stakeholders recently interviewed about our services have stressed that the fact that we are a neutral third party resource separate from government or for-profit institutions is key for building trust in our services. Nonprofits are beneficial in that they serve as a neutral resource for local homeowners who may be mistrustful of local government agencies and housing professionals alike. We hope our local jurisdictions will join us to continue advancing our local RHNA targets for ADUs and create housing for our community.

“We received some very valuable feedback [from your ADU feasibility consult] and we DEFINITELY intend to proceed.” – *Local homeowner*



Potential funding structure to support ongoing ADU services

Jurisdiction	Total Residential Parcels	Annual Funding Proposal
X Small Jurisdiction	750 - 1,500	\$5,000
Small Jurisdiction	1,500 - 3,000	\$10,000
Medium Jurisdiction	3,000 - 5,000	\$15,000
Large Jurisdiction	5,000 - 12,000	\$20,000
X Large Jurisdiction	12,000 - 30,000	\$30,000
XX Large Jurisdiction	30,000 - 50,000	\$40,000
Total Annual Funding		\$300,000

Please feel free to reach out to Renée J. Schomp, Director, Napa Sonoma ADU Center with any questions: renee@napasonomaadu.org.

Menu of Ideas: Incentives to invest in the development of affordable ADUs

The goal of this document is to provide concrete ideas for local jurisdictions regarding how they can invest in the development of affordable ADUs. Some jurisdictions may be overwhelmed by the potential cost of investing in ADU development, and this menu of options illustrates a wide range of investments jurisdictions can make without having a large impact on budget, staff time or other resources.

The menu includes options ranging from an investment of as little as \$150 per ADU to as much as \$50,000 per ADU or more, with those funds going **directly** to the homeowner to incentivize ADU development. Each incentivization can be tied to an affordability restriction on the ADU that *matches* the level of incentive. Best practices for such affordability restrictions are discussed below.

The document covers the following:

1. Best practices for affordability restrictions on ADUs
2. Menu of incentives for development of affordable ADUs

Best practices for affordability restrictions on ADUs

The menu of ideas below are all developed with a few crucial best practices in mind based lessons learned from prior ADU programs developed in CA. Those overarching best practices are:

- Avoid long term affordability restrictions – Homeowners do not want to make long-term, particularly multi-decade, commitments
- Offer an out for homeowners – Ensure they can pay back the loan and exit the system when desired
- Match the incentives to the requirements – If a jurisdiction wants to offer more restrictive conditions (e.g., renting to a Section 8 tenant, etc.), the incentives need to be large
- Reduce uncertainty in the process for the homeowner -- The more fixed costs and clarity in the permitting process, the better

For further background, we spoke with a prefab company recently that shared these thoughts, which resonate very much with what we've seen statewide:

- The simpler the better when it comes to a successful affordable ADU program. All of these conditions (must be rented to low income tenant, homeowner must be 80% of median income, etc.) are discouraging and confusing for homeowners, and that confusion prevents qualified homeowners from even applying to use it. So simpler and straightforward will generate more interest, and in addition more qualified usages.



- Grants have seen much more success than loans. The model is the recent changes to the CalHFA ADU grant. First version, almost no interest nor applications. Second version, everyone is sprinting and scrambling to get access to it, and people couldn't previously build an ADU now can.
- \$10k not only covers significant up front hard costs, but will also move the needle much more for customers than \$5k.

Affordability requirement options to mix and match with the menu of incentive options

- Requirement to rent ADU to Sec 8 tenant
- Requirement to rent ADU to low-income tenant
- Requirement that homeowner be lower income

Characteristics to consider:

- Limit requirement timeline to 5 - 7 years
- Option to opt out of requirement by paying off loan or paying back grant
- Match the requirement to the incentive appropriately

With this in mind, below are some ideas we have (which may be mixed and matched).

Menu of Affordable ADU Incentives:

Incentive 1: Cover costs ancillary to the new RCU ADU loan product (~\$3,500 - \$4,500 per ADU)

Cover ancillary costs for the homeowner associated with [Redwood Credit Union's ADU construction loan product](#), which is designed to help homeowners who don't have sufficient income or equity in their existing home finance building an ADU. These costs are normally paid by the homeowner directly to RCU. These ancillary costs for the loan range from about \$3,500 - \$4,500 depending on the project. This total includes an origination/processing fee (\$120 fixed fee), lender fee paid to 3rd party (includes tax service contract & flood zone check)(\$60), title insurance (~\$500), notary fees (~\$150-200), government recording fee (~\$400), property appraisal (~\$1,000), RCU construction management & 3rd party inspection fees (\$1,500 fixed fee).

Incentive 2: Fee waiver for use of [Napa Sonoma "pre-reviewed" ADU plan](#) (prefab or site built) (~\$5,000 - \$47,000 per ADU)

The fee waiver amount can vary but could include coverage of: Sewer district connection fees (can be ~\$5,000-\$12,000); impact fees (varies widely but could be up to ~\$30,000); school district fees (varies



but can be up to ~\$5,000). This has the added benefit of incentivizing homeowners to use "pre-reviewed" plans which will also save time and money for the jurisdiction itself (reduced staff time spent on ADU permit processing).

Incentive 3: Cover license fee for use of [Napa Sonoma "pre-reviewed" ADU plan](#) (prefab or site built) (~\$500 - \$2,000 per ADU)

This has the added benefit of incentivizing local homeowners to use "pre-reviewed" ADU plans which then saves the jurisdiction staff time and resources during the plan check process. The license fee is paid directly from the homeowner to the designer, architect or prefab company that created the plan so this can be a reimbursement from the jurisdiction to the homeowner.

Incentive 4: Free ADU Feasibility Consult (\$150 - \$500 per ADU)

At the moment, the Napa Sonoma ADU Center provides free [ADU feasibility consults](#) but soon we will be beginning to charge homeowners a flat fee of around \$150 to cover partial costs of the consults. The consults themselves cost our nonprofit around \$500 and costs can be higher as well depending on the consult. The jurisdiction could reimburse the fee paid by the homeowner directly to the homeowner.

Incentive 5: Capped ADU fees (~\$0 - \$42,000 per ADU)

One of the deterrents for homeowners to build ADUs is that it is often impossible for them to get concrete information from a jurisdiction upfront about the likely fees they'll have to pay for the ADU. If the jurisdiction could guarantee that ADU fees would be capped at ~\$5,000 and any additional fees would be waived or subsidized, that would be a significant help to homeowners by reducing uncertainty and risk in the ADU process.

Incentive 6: Grants to cover upfront costs of a prefab ADU (~\$1,000 - \$20,000 per ADU) (note that some prefab options may not fit on smaller city parcels, sloped properties, or properties with access barriers)

One of the key barriers for homeowners to build ADUs is the level of risk and uncertainty in terms of cost, timeline, complexity, and unforeseen obstacles that can arise during site built construction. As prefab ADU companies take off, we're seeing prefab options as a key way to overcome these barriers and thereby foment ADU development/increase innovation in construction practices. One of the best elements of prefab is that most companies offer a turnkey solution ("concierge service") that takes the time, cost and energy of construction management and getting through the permitting process off the shoulders of the homeowner. If the jurisdiction covered some of the upfront costs of prefab ADUs it could help incentivize homeowners to build ADUs:

- \$1,000 refundable charge for an estimate and proposal from the prefab company
- \$9,000 service charge for the prefab company to manage design and permit submittal



- \$5,000 - \$10,000 possible additional costs to submit permit e.g., soils report, survey, foundation engineering costs
- And then permit costs which can range up to \$47,000

I'll just note of course that prefab ADUs won't work on every lot -- e.g., they don't work well if there are challenges with site access or a slope. They also won't work on smaller lots -- more common in city limits where we really want to increase density from a climate resiliency standpoint -- because on smaller city lots we really should be building up, not out (e.g., above garage, 2 story units, etc.) For this reason, I think it makes most sense to apply financial assistance to [any pre-reviewed plans in the Napa Sonoma ADU Standard ADU Plans Program](#) since this includes both prefab and pre-reviewed site built plans.

Incentive 7: ADU Rescue Program & fee waivers or grants for unpermitted ADUs (~\$500 - \$80,000 per ADU)

As we know there are a number of unpermitted ADUs that need to be brought up to code in order to be permitted. Sonoma County recently instituted a new "ADU Rescue Program" which allows homeowners to submit a request for a 5 year stay of enforcement on their unpermitted unit (based on the Jan 2020 state law that states a homeowner can be granted a 5 year stay of enforcement on an unpermitted ADU if the jurisdiction determines there is no health & safety issue with the unit). Sonoma County's program allows the homeowner to hire a licensed professional (architect, contractor or engineer) to conduct a 3rd party assessment of the unit for habitability and submit a form to the county requesting the state of enforcement. Other jurisdictions could institute a similar program, with the added benefit of (1) reimbursing the cost of the 3rd party professional to conduct the habitability assessment & submit the required form; and/or (2) covering the costs of the fees to get the ADU permitted (~\$5,000 - \$47,000); and/or (3) covering the cost of the architect/designer to draw up plans and submit the ADU Permit Application required to get the unit permitted (~\$5,000 - \$20,000). Note that none of these options includes the cost of any other professionals required to do the work to actually bring the unit up to code, which can include plumbers, electricians, GC, structural engineers, etc. (I bring this up to note the extremely high cost of getting an ADU permitted for some projects.)

Please feel free to reach out to Renée J. Schomp, Director, Napa Sonoma ADU Center with any questions: renee@napasonomaadu.org.

Kari Svanstrom

From: kaitlyn [REDACTED]
Sent: Friday, August 19, 2022 12:50 PM
To: Kari Svanstrom
Subject: HLT Housing Element Comments

Hi Kari,

This is Kaitlyn with HLT, hope you're doing well! Here are our comments on the draft Housing Element, thank you!

Dear Director Svanstrom, Sebastopol City Council, Planning Commission and staff,

My name is Kaitlyn Garfield and I am Housing Administrator for Housing Land Trust of Sonoma County. I am writing to you in regards to the 2023-2031 Housing Element. Thank you for all your excellent work on this Housing Element draft as well as your continued partnership and the addition of the Program D-3.1 First Time Homebuyer Program. The lack of affordable homeownership options in Sebastopol and Sonoma County as a whole has led to an exodus of younger households, with Sebastopol experiencing a 30 percent decrease in households with children since 2000. Sebastopol also has a lower rate of owner-occupied homes compared to the rest of the Bay Area. These statistics show the need for Sebastopol to support first time homebuyers through programs like this. Homeowners are less likely to be cost burdened than renters, and can build equity and wealth that will be reinvested in the community. This First Time Homebuyer Program will ease the barriers to entry for ownership and expand the opportunity to income levels that would otherwise be priced out, combating income inequality.

By combining this program with the City's Inclusionary Housing policy of building affordable units onsite of market rate developments, Sebastopol can create affordable homeownership that is truly integrated into the community, rather than relegated to resource poor areas. Utilizing both the First Time Homebuyer Program and Inclusionary Housing policy will have a compounded positive effect on housing affordability, economic integration, and individual and community mobility. Sebastopol is poised to make great strides regarding its housing affordability by implementing these strategies, we ask that the City uses both to their full potential. Thank you again for all your work on this and we look forward to continuing to work with you on providing affordable housing for all.

Regards,

Kaitlyn Garfield
 Housing Administrator
 Housing Land Trust of Sonoma County
 P.O. Box 5431
 Petaluma, CA 94954
 707-766-8875 Office
 707-922-0171 Fax
www.housinglandtrust.org

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CYNTHIA MURRAY
 President & CEO

KATE MURRAY
 CAO



August 2, 2022

Sebastopol City Council
 1020 N Street, Room 502
 Sacramento, CA, 95814

RE: Draft Housing Element

Dear City Councilmembers:

North Bay Leadership Council is an employer-led public policy advocacy organization committed to providing leadership in ways to make the North Bay sustainable, prosperous and innovative. As business and civic leaders, our goal is to ensure economic health by building more housing, promoting better education, and creating jobs to make our region a better place to live and work. Collectively, our members have over 25,000 employees.

I am writing to express what our organization believes would be important items to include in your draft housing element. Our first comment would be that this element should support the Housing Land Trust of Sonoma County. This can be achieved by providing inclusionary conditions that encourage on-site development such as:

- Lower inclusionary trigger threshold where appropriate
- On-site development should be the default and in-lieu fees should only be option when on-site isn't feasible
- Other alternatives like changing the mixture of income levels provided for shall also take precedent over in-lieu fees or any other alternative that involves off-site development

We urge that the preservation of existing units and conversion to model that is affordable in perpetuity. You can make this work by creating a fund that is prepared to save affordable units as they expire and monitor units at least annually and steward owners through the processes.

We ask that affordable units to be scattered throughout developments and indistinguishable from market rate. They should be comparable in size, finishes, quality, and exterior design to other onsite market rate units. Units will be selected after plans are completed: a true set aside model where BMR designations occur after map is created.

Convert more R-4 zoned parcels (Single Family Residential) to R-5 (Single Family and Multifamily Residential). This should be a more upgraded priority and provide clarity on the (#/%) of properties that will be sought out for conversion to an R-5 designation to help support opportunities for more plex-style (or workforce) housing to be developed.

We strongly support Program A-3.4 Workforce Housing Overlay Zone. This would remove the Use Permit requirement for all residential development in the Office Commercial zone for the purpose of supporting by right development of workforce housing. This could provide robust incentives and density bonuses for all projects that offer 100% affordable housing and eliminate parking standards.

NBLC believes it is important to put more research grant opportunities that will support the creation of a down-payment assistance program tailored to black families. Explore creating a position for someone solely dedicated to grant writing in order to help secure state and federal funding streams that support BIPOC down-payment assistance. This is key to building intergenerational wealth and reversing discriminatory lending policies that have resulted in BIPOC communities having some of the lowest rates of homeownership in Sonoma County

We would be thrilled to see Sebastopol create and maintain a Robust Monitoring System for Affordable Housing. This would ensure an adequate system is in place to support the community with affordable housing.

We ask you revisit the ADU ordinance. Consider increasing allowable height, increasing maximum square footage to 1,100 for all properties that can do so and remain zoning compliant, and reducing setback requirements. This all aligns with the policies recommended by Napa Sonoma ADU.

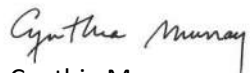
To better support the planning of housing relative to parking need, conduct a city-wide analysis of existing parking conditions to determine if and to what extent surplus parking does exist. If surplus parking does exist, explore reducing/eliminating parking requirements for downtown residential or mixed-use development. Implement a program that supports shared parking on private surface parking lots using a permit.

Identify commercial properties available for purchase and work with owners to redevelop these sites. As an example - work with Westamerica Bank and the subsequent purchaser of their property on creating a plan to redevelop the property into a mixed-use or all affordable residential project.

Lastly, explore Tax Increment Financing as an option for generating additional funding streams that can support housing production and infrastructure improvements.

We appreciate your time and consideration.

Sincerely,



Cynthia Murray
President & CEO

Kari Svanstrom

From: [REDACTED]
Sent: Thursday, August 18, 2022 11:23 PM
To: Kari Svanstrom
Subject: Public Comment for Housing Element Update

Hello,

My name is Richard McMurtry. I have lived in Sonoma County for 5 years in the City of Sebastopol.

I support Community Land Trusts because these organizations are versatile in serving the needs of our community such as homeownership, affordable housing, and sustainability. CLT partnerships will result in more affordable housing than housing policies that restrict land use. I advocate for the municipality to partner with the local nonprofit CommonSpace Community Land Trust because they are a pro-housing organization working to balance sustainability and urbanism. Their mission is to steward land in solidarity with the workforce, and they seek to fast-track funding for affordable housing development serving Sonoma County residents at every income level.

The Housing Element Update requires a process that stabilizes communities through economic instability. Community Land Trusts work to prevent housing displacement for Sonoma County residents. These are community membership-based nonprofits, not corporations or individuals with a profit-seeking motive. The Housing Element Update may fail to prevent 100% affordable projects from being blocked by the City Council or the Planning Commission. Innovative affordable housing projects will continue to be politicized and delayed rather than promote a more sustainable community. Being pro-housing and pro-sustainability, I support Community Land Trusts and oppose the commodification of land use. Please partner with these nonprofit organizations to generate:

1. (Apartments/ Multi-unit buildings/ Small Sites)
2. (Acquisition and Rehabilitation/ Preserved and Restored Buildings)
3. (Junior ADU/ Home-Conversions/ Attached single family units)
4. (ADU/ Tiny Homes/ Grandmother Units)
5. (Mobile Home Lots/ Safe Parking Sites)

Finally, parking requirements are detrimental to the success of these organizations that are seeking to serve low-income groups and sustainability goals. I advocate for Transit-Oriented Development to supply housing near transportation centers, and safe routes for cyclists.

Thank you for your time and consideration.

Sincerely,

Richard McMurtry



Sebastopol, CA 95472

Kari Svanstrom

From: [REDACTED]
Sent: Thursday, August 18, 2022 2:53 PM
To: Kari Svanstrom
Subject: Public Comment for Housing Element Update

Greetings!

I have been in the housing trades for 39 years, including creating affordable housing. Some years ago, I participated in a number of county-wide town hall meetings to address the housing crisis. I was initially inspired, but eventually became turned off because virtually none of the many creative solutions proposed by county residents were considered. Instead, the county officials went with the company they'd always done business with, the one that proposed the most expensive construction, and because of the cost per unit to build, would create the fewest number of affordable units.

I sincerely hope Sebastopol won't do the same thing. Whatever path the city takes to create additional, affordable housing, it should be affordable to build too, so as many as possible can be built. And there are lots of affordable solutions being designed and built around the globe. Just go on YouTube to check some out.

When you look at the various options, ask yourself which of them are both the most affordable to create, and which model of ownership or renting will remain the most affordable for its occupants over time. Here are two examples of smart, practical solutions:

- For 'new' construction, use shipping containers. Or purchase used tiny homes. They often cost considerably less than what it cost the owner to build.
- For models of ownership or renting, set up community land trusts. They are the only model I know of that guarantees affordability in perpetuity.

It doesn't so much matter which of the categories you choose to create more housing (building on empty land, converting existing buildings, setting up tiny homes, ADUs, etc). They all have a role to play. What matters is *how* you go about it. For agencies like yours, history has shown repeatedly that your greatest impediment to success is the high likelihood of failing to think creatively, and of being afraid to try new things. You need look no further than this county for a typical example. So I hope you keep this in mind as you discuss this urgent issue among yourselves.

Sincerely,

Katherine Yates

Kari Svanstrom

From: [REDACTED]
Sent: Thursday, August 18, 2022 9:15 AM
To: Kari Svanstrom
Subject: Public Comment for Housing Element Update

Hello,

My name is Morgan L. Meadows, M.Ed. I am new to Sonoma County and I am actively hoping to live in Sebastopol, within a CLT/Affordable Housing program. I am 62 years old and have been car free for over 12 years, as a lifestyle and an environmental concern. I rely on bicycling, walking, and public transportation to get to and from my work, as well as to run common household errands. I support Community Land Trusts because these organizations are versatile in serving the needs of our community such as homeownership, affordable housing, and sustainability. As a former homeowner through the OPAL CLT in San Juan County, WA (2009-2017), I know first hand how valuable such programs are to keeping a community healthy with income diversity and opportunity. This is especially so for the children raised in such promising and stabilizing environments. I became a CLT homeowner as a suddenly single mother of 4 in 2009, but I also provided employment for other members of my community through my professional business. From what I understand, CLT partnerships result in more affordable housing than housing policies that restrict land use. The municipality needs to partner with the local nonprofit CommonSpace Community Land Trust. They are a pro-housing organization working to balance sustainability and urbanism. Balance is the key note here! Their mission is to steward land in solidarity with the workforce, and they seek to fast-track funding for affordable housing development serving Sonoma County residents at every income level. There are a host of CLTs in our nation that can affirm these values in practice. They work!

The Housing Element Update requires a process that stabilizes communities through economic instability. Community Land Trusts work to prevent housing displacement for Sonoma County residents. These are community membership-based nonprofits, not corporations or individuals with a profit-seeking motive. The Housing Element Update may fail to prevent 100% affordable projects from being blocked by the City

Council or the Planning Commission. Innovative affordable housing projects promote a more sustainable community. Please avoid the catch-22 of politicized and delayed efforts. Because I am pro-housing and pro-sustainability, I support Community Land Trusts and oppose the commodification of land use. Please partner with these nonprofit organizations to generate the following:

1. (Apartments/ Multi-unit buildings/ Small Sites)
2. (Acquisition and Rehabilitation/ Preserved and Restored Buildings)
3. (Junior ADU/ Home-Conversions/ Attached single family units)
4. (ADU/ Tiny Homes/ Grandmother Units)
5. (Mobile Home Lots/ Safe Parking Sites)

Finally, parking requirements are detrimental to the success of these organizations that are seeking to serve low-income groups and sustainability goals. I advocate for Transit-Oriented Development to supply housing near transportation centers, and safe routes for cyclists.

Your time and consideration of these matters is crucial to the whole community's well-being. I am confident that other CLT directors across the US, such as Lisa Byers (or OPAL CLT) would be eager to assist with any questions and processes that support affordable housing in Sonoma County.

Genuinely,

Morgan

Morgan L. Meadows, M.Ed.

A Lucid Tree, LLC

Reflexologist

Transformational Leadership Facilitation

Educator – Consultant - Writer

Sent from [Mail](#) for Windows 10

Kari Svanstrom

From: Katherine Austin [REDACTED]
Sent: Wednesday, August 17, 2022 5:35 PM
To: Kari Svanstrom
Cc: HousingElements@hcd.ca.gov; Jane Riley
Subject: Sebastopol Housing Element Comment

Hello Kari,

Thank you for your email regarding the Housing Element comment period and the links to the various power points and City Council meeting. I watched the CC meeting portion on the Housing Element. I have made comments previously at the beginning of this process but I would like to reiterate my comment with regards to impediments to developers of housing relating to Section B1 of the City's goals.

A very large impediment in the past has been the roll of Design Review Board. As currently structured a development proposal is required to go to Preliminary DRB and then proceed to Planning Commission and City Council and after City Council approval a Final Design Review hearing. That creates four public hearings not counting the preliminary staff review. Unfortunately this takes a great deal of time and money. Additionally the DRB process is notorious for being subjective and not objective. I recognize that you are making attempts to change that however, in such a small city as Sebastopol, not many folks want to serve on DRB. Often the same people remain for many years and often have biases on style and what they would like to see rather than what is appropriate for a specific site and product. Additionally having final DRB after CC approval opens a project up to endless review. This happened to me on my project at 961 Gravenstein Hwy South that included 8 living units over 8 commercial spaces in a mixed use building. After initial approval and condo map being recorded DRB wanted an entire re-design. This went on for a full year and 3 additional hearings costing enormous time and money.

I have had multiple projects approved and built in Sebastopol and the DRB process has repeatedly stretched out the time to final entitlements. This includes the Barlow which is one of the biggest economic generators for Sebastopol. I have had housing developments approved in the similar size city of Healdsburg that does not have a Design Review Board. Instead Planning Commission reviews the design with it's planning review. This cuts out two public hearings and shortens the time frame significantly and it's approved before going to City Council.

I would like to recommend that Sebastopol eliminate it's Design Review Board and instead use the Planning Commission along with staff to review compliance with Design Guidelines. Once approved that would leave City Council approval. This cuts the approval time and hearings in half saving much time and effort. I will say in the local building community the DRB process in Sebastopol is notorious and serves as a significant impediment to doing business in Sebastopol. Using the PC for Design Review keeps a review process but eliminates multiple hearings. In addition the PC should also serve as the Tree Board when tree removal is required in a development.

I hope you will take this recommendation seriously. I know that the City Council will not want to remove the DRB because it's used as a kind of "Keeper at the Gate." I hope that HCD and 4Leaf consider this very seriously. I have designed and seen built more units of housing and mixed use in Sebastopol over decades than any other architect. I am speaking from deep experience.

Thank you for your consideration.

Katherine Austin, AIA, Architect

[REDACTED]

Bend, OR 97702

[REDACTED]

[REDACTED]

www.austinaia.com

Kari Svanstrom

From: Arlie [REDACTED]
Sent: Tuesday, August 16, 2022 9:28 PM
To: Kari Svanstrom
Subject: Housing Element Update comment

Hello,

My name is Arlie Haig. I have lived in Sonoma County for 49 years in the City of Santa Rosa. I support Community Land Trusts because these organizations are versatile in serving the needs of our community such as homeownership, affordable housing, and sustainability. CLT partnerships will result in more affordable housing than housing policies that restrict land use. I advocate for the municipality to partner with the local nonprofit CommonSpace Community Land Trust because they are a pro-housing organization working to balance sustainability and urbanism. Their mission is to steward land in solidarity with the workforce, and they seek to fast-track funding for affordable housing development serving Sonoma County residents at every income level.

The Housing Element Update requires a process that stabilizes communities through economic instability. Community Land Trusts work to prevent housing displacement for Sonoma County residents. These are community membership-based nonprofits, not corporations or individuals with a profit-seeking motive. The Housing Element Update may fail to prevent 100% affordable projects from being blocked by the City Council or the Planning Commission. Innovative affordable housing projects will continue to be politicized and delayed rather than promote a more sustainable community. Being pro-housing and pro-sustainability, I support Community Land Trusts and oppose the commodification of land use. Please partner with these nonprofit organizations to generate:

1. (Apartments/ Multi-unit buildings/ Small Sites)
2. (Acquisition and Rehabilitation/ Preserved and Restored Buildings)
3. (Junior ADU/ Home-Conversions/ Attached single family units)
4. (ADU/ Tiny Homes/ Grandmother Units)
5. (Mobile Home Lots/ Safe Parking Sites)

Finally, parking requirements are detrimental to the success of these organizations that are seeking to serve low-income groups and sustainability goals. I advocate for Transit-Oriented Development to supply housing near transportation centers, and safe routes for cyclists.

Thank you for your time and consideration.

Sincerely,

Arlie Haig

Kari Svanstrom

From: [REDACTED]
Sent: Monday, August 08, 2022 4:26 PM
To: Kari Svanstrom
Subject: Comment: Requested slight modification to Draft Housing Element

Background:

We have a rental unit with a house and an ADU. With one water meter, we pay for the water for both tenants. Tenants never see a water bill and thus have no reason to conserve their water usage. This applies to almost all multi-unit rental units, the occupants have no idea how much water they use and no incentive to reduce water consumption. I realize the projections say we are good for water but I believe incentives for conservation are a good idea.

Simple solution is to meter and bill every housing unit separately. Retrofitting all multi-unit housing would be expensive, but for new construction, trivial.

This proposed language change would move Sebastopol towards each unit on a separate water meter by requiring separate meters for each separate unit in a multi-unit property. The exception being a Junior ADU which is part of an existing house. All other units would be water metered separately when newly constructed.

Existing language on page 94:

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.

Proposed language on page 94:

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.

To promote water usage awareness and water conservation, each new housing unit, excepting JADUs, will meter and bill water usage separately.

Happy to discuss if needed. This is my proposed solution towards natural water conservation, you might have better ideas. The BayREN initiative is nice but my tenants don’t really care since they do not pay for their water usage.

Kee Nethery
[REDACTED]

Kari Svanstrom

From: Mary Gourley
Sent: Tuesday, August 02, 2022 4:49 PM
To: Una Glass; Sarah Glade Gurney; Neysa Hinton; Diana Rich; Patrick Slayter
Cc: Lawrence McLaughlin; Kari Svanstrom; John Jay
Subject: FW: Draft Housing Element
Attachments: Sebastopol Draft Housing Element Public Comment.pdf

Good afternoon

Please see email related to City Council agenda item.

Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public; but City staff is answering phones and emails and making in person appointments when needed. Mary Gourley

From: Kate Murray <kmurray@northbayleadership.org>
Sent: Tuesday, August 02, 2022 4:25 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Cc: info@generationhousing.org
Subject: Draft Housing Element

Hi Mary,

I hope you're having a good day. I'm emailing to share North Bay Leadership Council's public comments for the draft housing element. Would you please share this with the city council? Thank you for your time.

-Kate Murray

Kate Murray
North Bay Leadership Council
775 Baywood Dr., Suite 101
Petaluma, CA 94954
707.283.0028
707.763.3028 Fax
kmurray@northbayleadership.org
www.northbayleadership.org

"Employers committed to making the North Bay sustainable, prosperous, and innovative."

Kari Svanstrom

From: anthony stewartpoint.org <anthony@stewartpoint.org>
Sent: Wednesday, July 06, 2022 1:16 PM
To: Kari Svanstrom
Cc: vaughn stewartpoint.org
Subject: Senate bill 18 Consultation, Sebastopol Housing Element Update, Sebastopol, Sonoma County, California

The proposed project at 6th cycle Housing Element in the city of Sebastopol is out of the aboriginal territory of the Kashia Band of Pomo Indians of Stewarts Point.

We have no comment or concerns at this time. We reserve the right to comment at a later time.

Thank You.

Anthony Macias T.H.P.O.
Kashia Band of Pomo Indians.
1420 Guerneville Rd suite 1.
Santa Rosa, Ca. 95403
anthony@stewartpoint.org
(707)591-0580 office
(707)708-1139 cell

Kari Svanstrom

From: Megan Finaly [REDACTED]
Sent: Monday, May 09, 2022 10:12 PM
To: Kari Svanstrom
Cc: Charles STR Metz; Cathy STR Sebastopol Wills
Subject: Public Comment for May 10, 2022 Sebastopol Planning Commission Meeting

Greetings Esteemed Sebastopol City Council Members,

Sebastopol hosts appreciate the 2019 offer by Planning Director Kari Svanstrom to Sebastopol hosts to arrange a “meeting/focus group” between hosts and a consultant and look forward to an open and productive discussion. While we look forward to this event, we have questions and concerns about potential short-term rental changes.

Since Sebastopol placed a moratorium, traditional housing comprises *99.9% (*[U.S. Census 2010](#)) of the available dwelling space in Sebastopol, while the remaining five vacation rentals will amount to *0.1% of the housing stock. Vacation rentals have continually been blamed for the rise in rents and housing prices. Has Sebastopol seen any decrease in rents or the price of a home or renting of a home, as a direct result of the 2019 vacation rental moratorium?

Vacation rentals have actually served to help members of our community by providing immediate lodging for individuals who lost their homes or sought shelter after the 2017/2018/2020 fires and the 2019 floods and locals who needed to isolate from family or roommates during our current COVID crises. Locals are certainly easier to isolate themselves in non-hosted rentals than in a public hotels or motels, especially vs hotels with common lobbies, stairwells and elevators. We also know of tiny homes that were used to quarantine folks during Covid. During troubling times in our County, many vacation rentals converted to year-round housing to help disaster victims as they made important life decisions about rebuilding or “next steps”.

The majority of vacation rental owners in Sebastopol have one short-term rental. For many, this earns them needed income. For retirees, pensions are becoming a thing of the past, owning a vacation rental is not only a way to make ends meet, it's their retirement nest egg. Extending the moratorium on vacation rentals negatively affects average folks in their time of need. Will a permit even be available for them? One never knows when some unexpected event in their life (i.e. loss of a job, care of a loved one, divorce or death of a spouse) and they find themselves needing to earn extra income—offering a home short-term could be the only way to make ends meet.

You adopted a NEW vacation rental ordinance prior to the 2019 Moratorium. **Why don't you reinstate those guidelines TODAY and give them a chance to work?** What's the rush? Airbnb has been in operation since 2008, and vacation rentals have been in Sonoma County for over a century, but prior to the 2019 moratorium only 18 (legal + non-legal) non-hosted vacation rentals were operating in Sebastopol. There didn't seem to be a big rush to rent short-term before the moratorium.

Banning Vacation Rentals is not a solution to the housing shortage in Sebastopol. In the Cities of Sonoma and Healdsburg where vacation rentals are banned completely or confined to a few select areas, both cities struggle with a lack of affordable housing. Housing is a concern for all who live in Sebastopol. Supporting & providing encouragement to projects that provide real, large-scale solutions (such as encouraging development of multifamily housing and/or projects that provide a moderate/low-income component) are better steps towards adding housing than restricting the property rights of the very folks who are grappling with financial issues.

What is Sebastopol doing to create more affordable housing to meet the demand? Why is the City instead looking to restrict the rights of Property Owners?

If you don't build more affordable housing as a city grows, you just end up with older homes that cost more to purchase or rent. Most whole-house short term rental properties are someone's 2nd home that is being rented out when they are not able to be there. The ability to earn short-term income on the property is what makes that ownership affordable,

allowing middle income folks to afford a 2nd home. The circumstances include properties inherited from parents where children prefer to share ownership and use, properties purchased as a future retirement home, or folks who can't afford housing there, but want to begin building equity themselves (and enjoy a weekend home). Without the option to earn extra income through flexible short-term rentals, siblings might have to sell the inherited family home, and only the ultra-rich who can afford to maintain a vacant home during their own absences will be purchasing (as has happened in Sonoma and Healdsburg).

Hosts would also ask that you consider allowing residents to permit alternative eco-friendly forms of housing for long or short-term use, like tiny homes, RV's or yurts to help middle and lower-income folks afford an economical living space. The County has allowed nationwide companies like [Autocamp](#) in our area to do this. [Sonoma Canopy Tours'](#) [Sonoma Treehouse](#) and [Safai West](#) has been offering alternative lodging for years. Come up with some guidelines so the average person can have a chance, by adopting the latest code for tiny houses, called [Appendix AQ](#).

Sincerely,

Sebastopol Hosts

Kari Svanstrom

From: Kevin Tellez [REDACTED] >
Sent: Saturday, August 20, 2022 5:56 PM
To: Kari Svanstrom
Subject: Housing Element Update Public Comment
Attachments: Final Capstone Tellez Ramos.pdf

Hello,

Please see the attached file. This is a Capstone report from the Master's program in Urban and Public Affairs at the University of San Francisco. As my public comment for the Housing Element Update, I advocate for affordable housing development using a community land trust model to create versatile options for the needs of residents. I have integrated my work experience into my research for this Capstone report. The local nonprofit CommonSpace Community Land Trust is seeking a partnership with the local municipality to fulfill goals for affordable housing development, sustainable agriculture, and ecological restoration. I hope that we may schedule a meeting to discuss future planning goals. CommonSpace CLT would like to discuss our strategy for rehabilitation and preservation at the Cooper Road site where the nonprofit is based. We have recently been identifying financing opportunities, and we are eager to start this development project as soon as possible. Thank you for your time and consideration.

Sincerely,

Kevin Tellez Ramos
Urban and Public Affairs, M.A.
Program Manager
CommonSpace Community Land Trust

www.commonspaceclt.org/

AFFORDABLE HOUSING ON COMMUNITY LAND HELD IN TRUST:
AN ESSENTIAL COMPONENT OF SUSTAINABLE DEVELOPMENT

A Capstone Thesis Presented to the Faculty of the College of Arts & Sciences
University of San Francisco

In Partial Fulfillment of the Requirements of the
Degree of MASTER OF ARTS IN URBAN & PUBLIC AFFAIRS

by

Kevin S. Tellez Ramos

August 2022

Acknowledgements

This Capstone Report is dedicated to the grassroots community activists of Sonoma County that I met during the Summer of 2020, before I applied to the Urban and Public Affairs program at the University of San Francisco. We were naturally brought together by grief and a will to fight for the rights of our people. Through the Black Lives Matter protests, our community represented the counterculture to police militarization and the imperialist state. We continue to advocate for human rights in the United States and abroad. The writer acknowledges the Pomo tribe as the first peoples to tend to the land called Sonoma County for generations before us.

A special appreciation goes to my family and to my ancestors, without them I would not be who I am today. This Capstone Report would not be possible without the support of the faculty and staff at the University of San Francisco, and the colleagues in the Urban and Public Affairs class of 2022 that were there for the journey with me. Thank you to Sarah Burgess and my advisors for this report, Tim Redmond and Tanu Sankalia, for sharing your wisdom and valuable time. And thank you to the CommonSpace Community Land Trust organization for recognizing my potential for leadership and professional development throughout the process of this Capstone research report.

Table of Contents

Abstract.....	Page 4
PART I: Summary of Context	
Introduction.....	Page 5
Community History.....	Page 11
Theoretical Framework.....	Page 27
PART II: Summary of Research	
An Interdisciplinary Review of Sustainable Development.....	Page 30
i. Environmental Sustainability.....	Page 31
ii. Social Sustainability.....	Page 35
iii. Economic Sustainability.....	Page 41
Methodology.....	Page 46
PART III: Summary for Policy Makers	
Data Collection and Analysis.....	Page 51
Policy Recommendations.....	Page 66
Reference List.....	Page 73

Abstract

This project summarizes an assessment of affordable housing development in Sonoma County - centered in an analysis of sustainability. The language of sustainability requires a new vocabulary for conversation on a broad topic. The sustainable development goals can be directed for the benefit of organizations that contribute to solutions that lack insight towards greater longevity for the at-risk members of the community (i.e., greenwashing, net-zero emissions, etc.). More recent sustainable development literature from the United Nations reveals new priorities: social, economic, and environmental sustainability. (This applies to developing nations of which the researcher believes Sonoma County, California and the United States of America are included).

In an interdisciplinary review, the researcher concludes that the community land trust model is an essential component of sustainable development as a benefit to the social ecology and the expanding density of the concrete urban environment. The researcher gains affordable housing development expertise through semi-structured interviews with urban and regional planning professionals, public officials, and nonprofit leaders. This expertise is used to guide the study and practice of sustainable development, which is inclusive of at-risk groups in society. Sustainable development is expanded beyond the consideration of construction materials to share a broader vision of longevity through social, economic, and environmental sustainability for the disadvantaged communities in our changing urban settings.

This research has been accomplished in the context of an era when society is drastically impacted by the pandemic, and Sonoma County residents have experienced repeated wildfires, gaining awareness of the urgency of the climate crisis. Thus, conclusions in this report are outlined with recommendations for urban and public affairs officials to benefit the organizations

generating affordable housing opportunities using the community land trust non-profit model and prioritizing the best outcomes of environmentalism.

Chapter 1.) Introduction

Awareness of the climate crisis may present itself differently for many people as some groups are more adversely affected than others each day. This challenges a united call-to-action, as evident in the most recent COP '22 Climate Summit. Nations were presented with narratives and visualizations of the impact of sea level rise. Yet due to the demand of energy in our civil society we continued the habits of consumption and burning of fossil fuels. The final outcome was a decision for net-zero emissions goals that would hopefully offset any instability of the Earth's atmosphere. Scientists in the IPCC (International Policy Coalition on Climate) share details of the likelihood that we have reached an irreversible state of instability to the Earth's ecosystems. This is devastating news that results in more devastating environmental hazards caused by a heating atmosphere due to the accumulation of emissions from our human activity.

Familiar patterns of urban development continue as urban planners predict and prepare for denser, largely populated metropolitan areas. This provides a variety of challenges for growing urban and regional centers. Sustainability is a factor in policy that will impact resilience planning, emergency response preparedness, and centering equity in planning with just strategies. The community land trust model can provide benefits to leaders solving these challenges. The versatility that these nonprofit organizations provide will be demonstrated in this report through a description of environmental, social, and economic sustainability. The land trust model is increasingly used in urban development for targeting land use management. Cities may conserve natural resources such as open space through easements. These are recognized in

Sonoma County where some of the largest open space and regional parks systems are in place. Unfortunately, the landscape is susceptible to the changing climate as cycles of drought threaten wildlife and rural communities alike. Urbanized regions receive the negative impacts of the climate crisis first-hand upon experiencing the dangers of flooding or toxic smoke from the wildfire season.

Urban development requirements are interpreted through zoning regulations, which are used to manage land use decisions with a centralized plan from the city government. Developers that focus on affordable housing projects may come from a nonprofit or a for-profit corporation. I have studied environmental, economic, and social sustainability as an interdisciplinary review of sustainable development to analyze beneficial outcomes for developers and city officials. My policy recommendations are informed by the decisions and challenges that have been recognized in semi-structured interviews with leaders that are working towards innovative affordable housing projects and involved in the practice of sustainable development through the application of the community land trust model. I begin by describing the Theoretical Framework used to guide my research and its significance for interpreting the data collected. Affordable housing, community land trusts, and new urbanism are recognized as sustainable development practices in the literature review, which will be described before proceeding to the Community History section. The Methodology approach follows, as well as the Data Collection and Analysis. Finally, I proceed to share Policy Recommendations and the Significance of this study to Urban and Public Affairs.

In Sonoma County, a landscape of rolling hills provides nutritious soil for the agriculturalists that generate the local economy of farm-to-table products. Some folks that are not accustomed to such proximity to livestock may still find pleasure in the open space amenities of

these rolling hills, or the fine wine that begins at the many vineyards tucked in each valley. This region is one of the hosts of the IronMan Triathlon race, proving that the landscape is home to a health-conscious and athletic community. However, the question of access remains at the forefront of the minds of grassroots activists and community organizers. I will continue to define how access is an essential component of just strategies in city planning, and how urban development involves the prospect of access at each of the stages of affordable housing projects.

Housing as residency is one of the most important infrastructures of the city. Even without the growing wave of vacation rentals, housing should be considered more prominently as a public right comparable to the transportation networks and the utilities that keep our society moving. Environmentalists promote renewable energy contributions to our power grid, eliminating fossil fuel consumption, and ensuring carbon sequestration strategies following the decades of relentless pollution. As urban development continues to shift towards a greener future, leaders must not let unfettered capitalism create inequality for underprivileged groups. In housing, this means that some folks benefit from living near their place of work or school, and others must endure long-distance traveling for the reason of unaffordability of residency.

Cities that are competitive in the real estate market prove to be a battleground for privileged groups seeking a passive income, and underprivileged groups seeking a stable economic foundation. Green development improvements can also result in displacement due to gentrification, which is counterintuitive to the practice of sustainable development. As a valued infrastructure, housing in cities must be dignified, adapted for self-sufficiency, and also regulated for long-term affordability to residents that are rooted in the locality. Through trial and tribulation, the community land trust has been a steward to low-income groups, providing an opportunity for homeownership and land rights. Community-owned land is managed by the

tripartite board of the nonprofit corporation to effectively reduce the cost of properties on that land. A ground lease allows low-income residents to manage their own property with a long-term contract. The ground-lease contract with each homeowner is renewable, ensuring that the property can remain with the residents for generations of family members. This is a shared-equity model of ownership, which transfers the affordable price that residents paid to the next cycle of homeowners. (The reduced value is maintained when that beneficiary sells the property; a formula allows the homeowner to keep some of the equity gained in the property when they do sell). Residents seeking missing middle housing are able to settle roots in their local community, protected from financial crisis and displacement caused by the commodification of land and property.

Community land trusts are nonprofit organizations that function on the premise that land and property should not be bought and sold for profit, but should benefit the local community, especially low-income residents. This is an anti-capitalist concept, executing decommodification of land use. This is an equity strategy for just planning by increasing homeownership rates and providing a stable foundation for diverse and historically disenfranchised groups. The first community land trust in the nation originated out of the civil rights era. The well-known activist, late-Congressman John Lewis, collaborated with other Southern leaders in Georgia to produce an opportunity for farmland and housing to provide to hundreds of families of Black agriculturalists seeking independence and dignity. One hindrance that they encountered through this mission was the default of their mortgage. Nonetheless, they returned years later to buy back the original land and form New Communities, Inc. Their example reminds us of the recent history that complicates race-relations in America, and why we have greater considerations for equity, diversity, inclusion, and belonging at various stages of decision-making.

Finances have been a major challenge to the affordable housing development goals of cities and nonprofits alike. Calculations to repay debt are passed on to homeowners or renters. These costs are impacted by the amount of repairs, infrastructural improvements, and green amenities that will be on the land, in addition to costs accumulated in construction of housing units from labor and materials. Land acquisition is another challenge which requires financing, especially in a competitive real estate market with little to no government mediation. In this report, I ask: how are leaders of nonprofits and municipalities affecting the social ecology with sustainable development? I have accomplished semi-structured interviews with professionals in collaboration at a variety of stages in development for cities across Sonoma County. This region provides the context of this case study as a landscape that is preparing for the uncertainty of the climate crisis across rural, suburban, and dense city areas - providing a variety of conditions for affordable housing development. I reveal challenges to affordable housing development that arise from land use planning. These challenges in development will be essential to identify to ensure that community land trusts can continue to preserve current affordability rates in cities and enhance target goals for urban growth with environmentalist strategies.

The community land trust model can be a tool for city officials to execute many of the equity, diversity, inclusion, and belonging goals of contemporary planners. Challenges at different stages of development identify the opportunities to center sustainable development as a practice in urban growth policy. The reason I center the social ecology in my research question is because this theory considers that leaders must understand problems within societies in order to effectively resolve ecological issues. This nuance is essential to the study of urban and public affairs. Versatile community land trust organizations have grown in numbers across the 50 States, giving underprivileged groups the opportunity to own housing, to support their own

small-business enterprises, and to live in multi-generational communities with a connection to the land. The stewardship role of the CLT ensures dignity for the residents, boosts the longevity of properties, and develops the locality with an environmental justice approach. These organizations are not only found in dense cities, but they also provide community for agriculturalists, off-grid hackers, and environmental restoration enthusiasts. Indigenous land trusts have been successful in preserving cultural practices and organizing to return sacred land to their stewardship. Inconsiderate cycles of development that do nothing to limit displacement for underprivileged groups must be prevented if we plan to stop harming historically disenfranchised groups. In this research study I share how the financialization of land-use is a challenge to affordable housing development, and how cities can accomplish affordable housing development goals through stewardship from community land trusts.

As I have identified in the body of literature on environmental sustainability, sustainable development as a practice moves society toward lower emissions by creating nearby options for residence, open space, and civic life. The challenge to urban planners is in permitting affordable housing, assisting with technical expertise for considerations to financing these projects or considering a larger scale project, and working with nonprofit or profit driven developers.

In the mid-2000's, as the Housing Land Trust of Sonoma County was developing on the West Coast, political organizing across the country in Maryland would support community land trusts as a movement for housing rights. These advocates are proponents of shared equity homeownership, this is "a self-sustaining model that takes a one-time public investment to make a home affordable for a lower-income family and then restricts the home's sale price each time it is sold to keep it affordable for subsequent low-income families who purchase the home" (Reyes and Khare, 2021). These organizers gained an understanding of the benefits of ground-lease payments for sustained economic diversity. I show supportive research on this topic in the body of literature on economic sustainability. Following the literature review, I introduce the methodology of my research, the data collection and analysis, and policy recommendations for the reader. The data collected in this report is comparable to other settings in the United States, as urban planning and development is particular to each region and city but generally follows the same systemic process.

Zoning code decisions may be made by the public participation outcome of collaboration between public committees and council decisions. In order to develop inclusionary units, the policy for these specific requirements and the fees to enforce them are decided by the county Housing Authority. Proponents of shared-equity homeownership worked to improve policy by forming an exception to regulations to allow greater funding for community land trust

organizations forming permanent affordability through shared equity homeownership (Kelly, 2010). These nonprofit organizations were recognized as stewards of open space, as well as affordable homeownership, in rapidly gentrifying areas.

In the timeline of the growing population, land use needs transform cities, meanwhile the added urgency of the climate crisis causes planners to re-evaluate the form of urban development. A Sonoma County resident that formed their own CLT describes stewardship as “...preservation, protection, and healing of the natural environment, as well as providing access to sustainable agriculture, cooperatives, and cottage industries” (North, 2019). This is a social ecology perspective, which I chose to center in my research question to exhibit how community land trusts embody the best outcomes of sustainable development.

The next evidence I provide reveals archival research on the Housing Land Trust of Sonoma County through public documents shared in media coverage by the press in the Sonoma County region. News articles may not be the most reliable source due to the nature of journalism, however a self-described community history of the Housing Land Trust of Sonoma County is not yet available. In addition to these publicly available reports, evidence from Data Planet supports claims that housing prices are rising. Evidently the context of the origin of the nonprofit in public media accounts is an economic crisis of rising home prices (see Figure 2.2 below).

Median Asking Rent from the Housing Vacancies and Homeownership Rates Database

Region: West 1988 - 2021

Data Planet™: A SAGE Publishing Resource, Source: United States Census Bureau



Figure 2.2: Graph demonstrates various rates of rising home prices following a decade of stagnation up until 2000.

It is evident that there is very little awareness of sustainable development as a practice in the narratives of early media coverage. Articles reveal that Clark Blasdel, formerly Executive Director of Northbay Family Homes based out of Novato, California, was Chair of the Housing Land Trust of Sonoma County at its founding. According to the Press Democrat, his leadership in partnering with the public and private sector in previous fundraising endeavors attributed to his placement as Chair of HLT - with recognition from over 100 businesses, local government agencies, and grassroots organizations. His ambitious goals are noted in the earliest article I was able to identify with evidence of their impact written in 2002. The concern over rising home prices has been most urgent to the organization. As Clark Blasdel understands, homeownership is one of the first steps toward stability for the workforce struggling to find affordable housing (Fricker, 2002). After two years, Dev Goetschius was identified as the Executive Director for HLT at the time of completion of the 1st development site at a row of affordable homes in a cul-de-sac in Santa Rosa, California. 6 homeowners contributed sweat equity to the construction of their own homes in collaboration with HLT and another nonprofit, Habitat for Humanity. These

organizations were successful in creating stable homeownership for the diverse low-income workforce population of Roseland, in Santa Rosa (Digitale, 2004).

The body of literature on social sustainability provides more information on public participation, however I demonstrate that sweat equity is a more literal contribution by the public that is valuable for nonprofit groups working towards affordable housing development projects that are economically viable. I recognize that a gap in media coverage may be present in describing the public participation process for the housing element of the general plan; participatory planning for the general plan provides outcomes for affordable housing regulation. This is evidence that there has been initiative to try new strategies to support affordable housing development, however there have been limitations in connecting this practice to sustainable development.

The Sonoma County Housing Coalition is the organization which has been supporting the fulfillment of fundraising goals for HLT to the extent of millions of dollars from the public and private sector. The success of their program has been first and foremost because “the trust has received a cross section of support from business and industry, housing advocates and environmentalists, government, real estate officials and builders.” This article explains their determination to succeed by demonstrating a wide network of community support. It is the first writing from the news media that I have identified making a connection to environmentalists (Coit, 2003). Coit returns to the topic in 2005 with more details about the community land trust model. This is the first writing I have identified which describes to readers the origin of the CLT model in the 1960’s and the rise of their popularity through economic struggle in the 1980’s (Coit, 2005).

In another article, local journalist Smith's description of the community land trust model utilized to manage stable affordability of these homes for generations and for cycles of homeownership is beneficial to greater knowledge of sustainable development in cities by describing the local political landscape. Coit writes on the topic further by centering the origin of executive director Dev Goetschius in the prominent community building role of the organization (Coit, 2005). Economic instability is evident in 2006 as there is turmoil about the housing crisis described by the media in the city of Petaluma, where HLT is based (Coit, 2005). The following year, another article by Coit reveals more details of the row of homes in Santa Rosa, California that evidence shows is the first project by HLT, such as the quick time frame in which the project was completed (Coit, 2006).

One common method of promoting construction for affordable housing has been through subsidies by the government. This process creates a challenge to maintain the affordability of new housing units over time when the value of property increases. The Executive Director of HLTSC, Dev Goetschius, is quoted in this article recommending the community land trust model as a cost-effective subsidy which keeps the public sector's investment into affordable housing in perpetuity (Digitale, 2006).

Another short article listed in 2007 in the Press Democrat reveals details of a plan for affordable housing in Petaluma, California. The article describes 23 homes selling at below-market rate to be built at a two-and-a-half-acre lot site (Press Democrat, 2007). Moving forward with another article in 2010, Hay describes a potential project in Cotati, California which reveals the value of affordable housing at the time for city employees and major industries in the North Bay (Hay, 2010). Years later, a housing subdivision named Sonata in Healdsburg, California is the site of another project in the media completed in collaboration with HLT. 6 homes in the

neighborhood subdivision have been classified as inclusive units in the development, preserved for affordable homeownership in partnership with HLT. The City of Healdsburg is identified in the media for very low turnout of affordable housing development and a competitive housing market for a public-school teacher to find potential homeownership (Mason, 2015). See Figure 2.3 below for a concise view of the development project timeline.

HLT Development Timeline					
City	Neighborhood Subdivision	Developer(s)	Inclusive units	Date(s)	Block Group(s)
Santa Rosa	Kali	City Ventures	10-11 homes		2005 unknown
Petaluma	Southgate, Brady Ranch, Cherry Hill	De Nova Homes, Delco, KTG Y Group	unknown		2007 unknown
Healdsburg	Sonata, Chiquita, Sorrento, Arden, Palomino Court	Comstock Homes, DRG Builders, DR Hc	6 units, 6 units, 5 unit	2013, 2014, 2018	060971539022, 60971539013
Rohnert Park	Willowglen	unknown	72 units	2017	unknown
Cotati	Jamie Lane, Woodland Hills (Kessing Ranch)	Renew Now Homes	5 SFR		2022 unknown
Cloverdale	Ioli Ranch	unknown	unknown	unknown	60971542021

Figure 2.3: Excel Sheet demonstrates an approximate timeline of HLT projects with data featured on public sources.

I find evidence that sustainability frameworks have entered the conversation of land use in an article released by the Sonoma-Index Tribune in November of 2015. This article names Dave Koehler as the Executive Director of the Sonoma County Land Trust. This organization is separate from the Housing Land Trust and specializes in conservation of open space for regional parks and wildlife preservation. Details in public media accounts demonstrate that drought is recognized for causing stress onto the environment, as well as the urban setting, initiating awareness of sustainable development practices and “biodiversity in housing” (Sonoma-Index Tribune, 2015). Another nonprofit group highlights open space protections further; however, they do not specify that agricultural land is threatened in any way. Rural land is a large part of the local economy in Sonoma County and contributes to the character of local cities. In this Capstone report, I show that the limitations of densifying the community are also due to this character of the region. Figure 2.4 demonstrates that there is a large amount of prime farmland in Sonoma County, and a variety of uses of local or statewide importance. Public media accounts in 2017 provide the conversation on infill development as described in an analysis by the Greenbelt

Alliance, which maintains that city officials in Sonoma County should build more housing near major public transportation stations (Morris, 2017). This transit-oriented development for dense and compact cities can be countered by the impact of locals at public comment meetings -

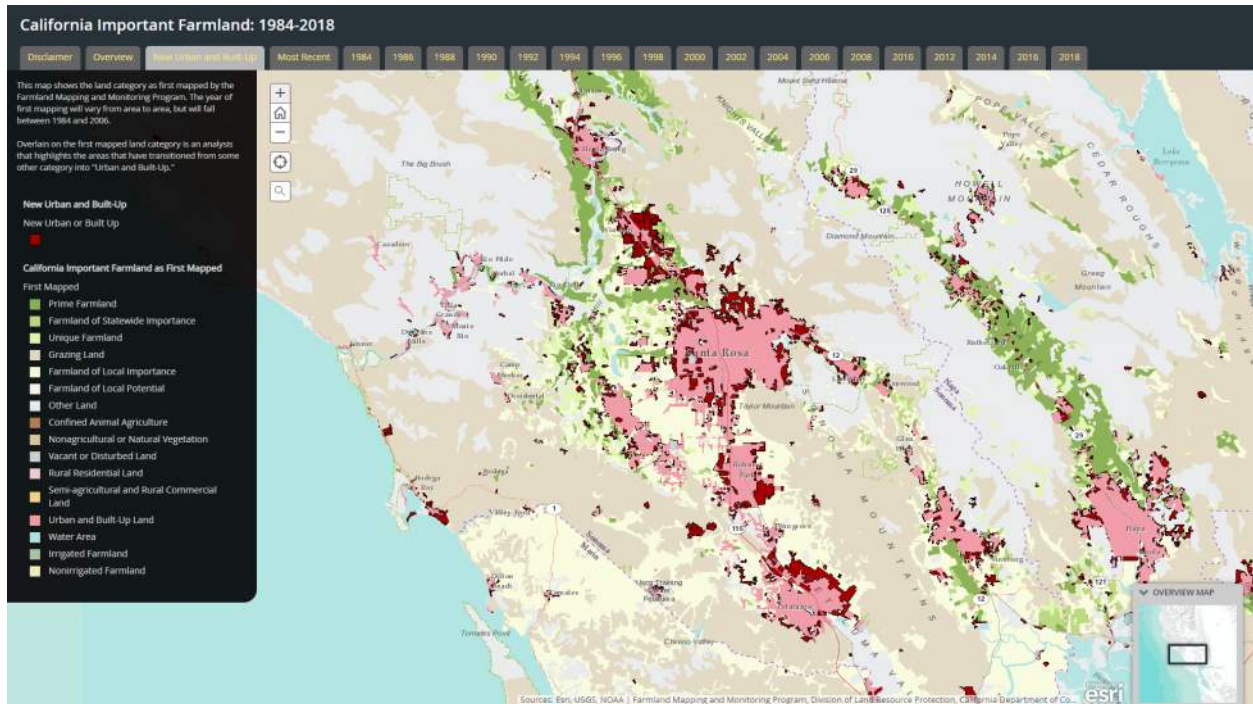


Figure 2.4: New urban/ built up land is evident in red, demonstrating the progress of the urban growth boundary and infill development regulations up until 2018.

- as I describe further in the body of literature on social sustainability. News media accounts from early-2017 help to clarify the goals of HLT for the next couple of years with details of the current stock of housing they are managing and the higher goal they are expecting to reach. Sonoma County is identified as the fourth least affordable county in the State by the writer, Warren. A 6-acre property is touted in Santa Rosa for potential to build another neighborhood subdivision at a more affordable rate to the greater bay area, despite the highly competitive housing market locally. It is essential to identify that teachers, as valuable members of the workforce, are being guided toward this model of homeownership to build stability with a moderate or low income (Warren, 2017). An article formerly printed in late-2019 describes the housing development project advancing in the Willowglen area of the City of Rohnert Park,

California in Sonoma County. More than 70 units are described in the article to be managed for below-market rate affordability in perpetuity with the community land trust model. Valuable workforce housing is also recognized as an essential component of the economy for the region (Fixler, 2019).

A different economic crisis is described in recent media coverage due to the pandemic shut-downs of March 2020. The region experienced an interruption in revenue streams provided from the tax dollars and fees which contribute to affordable housing funds. This is evidence that wildfires are now the contemporary environmental hazard, a change from previous articles that mention flooding as a concern. Slower permitting by city government has also stalled construction which may have slowed the possibility of approving affordable housing development (Fixler, 2020).

The Sonoma-Index Tribune reveals designations for affordability that are considered in each project by describing categories of percentage of the Area Median Income to demonstrate the low-income range of the Regional Housing Needs Assessment. The writer, Walsh, provides a perspective from the City of Sonoma, an area where management of affordable housing by the Housing Land Trust of Sonoma County has not yet been received. Sonoma is a location of the origin of the Sustainable Development Center, which was in previous media coverage about development into lands demarcated for preservation and conservation.

The writer, Walsh, covers communications with government agencies over the housing development needs of a city nestled in the Sonoma Valley (Walsh, 2022). This article reveals to me that public participation provides guidance for housing development and affordable housing allocation beneficial regionally for the county, and preservation and conservation remain a

conflict specific to this region. I describe research on the public participation process in sustainable development further in the literature review.

Finally, the Press Democrat exemplifies tensions between developers and city leadership in Santa Rosa in an article dated in 2021. In the article, the false-promise of affordable housing units by developers has been revealed with assistance by a whistle-blower. The writer leads to several recommendations, including an increase to fees for monitoring by the Community Development Commission for accuracy of affordable housing construction. (Press Democrat, 2021). Evidently, there is a challenge to sustaining affordability of units for the leadership of municipalities.

An article on inclusionary zoning from an expert based in Berkeley, California described Sonoma County as a fast growing and competitive market for housing. The writer, Nari Rhee, a doctoral candidate and researcher at the UC, Berkeley Department of Geography, identifies Affordable Housing for Everyone, a report written in collaboration with a variety of nonprofit groups. An emphasis in the report was on finance structures for housing development in recommendation of land trust models. The source highlights the use of public funding sources from taxes and fees as well as a variety of donors from the public and private sector, commending another community land trust as a model to follow. Among the policy recommendations for greater funding allocations, the summary provided by Rhee is that the land trust model can make a grand contribution to stabilizing the workforce struggling to find affordable housing (Rhee, 2003). I show that this is a guiding principle for HLT in my data collection, and describe this is a value to sustainable development in the literature review.

The Urban Land Institute is a think tank of cross-disciplinary experts and the oldest network for land-use and real estate professionals; part of their stated mission is sustaining

thriving communities worldwide. ULI recognizes sustainable development and the crisis of affordable housing in the same time span that the Housing Land Trust of Sonoma County was formed and began to collaborate with developers and city leaders (Bach, 2012). The report titled, *Ten Principles for Developing Affordable Housing*, also ends with a chapter on *Orchestrating Sustainability* which describes sustainable development and “taking a holistic approach to sustainable affordable housing that focuses on people instead of buildings (Bach, p. 27)” According to the organization, sustainable development practices can look like infill development, new urbanism, utilizing recycled building materials, and lowering emissions through maintenance and long-term management (Bach, p. 28). The holistic approach reflects research in the literature review by centering the community, the benefits and needs for buyers over the long-term, and recognizing access to public transit as well as open space.

Furthermore, a report from the Urban Institute in 2013 also describes the value of a constant practice to sustain nonprofit organizations that support and affiliate with local government actors. This is evidence that nonpartisan policy researchers have recognized nonprofits, such as Habitat for Humanity International, as organizations that support affordable housing development projects by being adaptive and responsive to the context of their local government finances in a sustainable practice for city leaders (Scott, 2013). In adherence to these definitions, evidence from the project description of Jamie Lane in collaboration between the Housing Land Trust of Sonoma County and the City of Cotati indicates the subdivision is part of an infill development plan (Cotati, 2020). By regulating this feature of the project development site and replicating the process in a bigger city such as Petaluma, the actors follow definitions of practices on sustainable development which are also supported by the Urban Land Institute. The region of Sonoma County is a landscape recognized as mostly suburban-rural with the many

valleys providing open space and agriculture. Projects that plan for infill development are a form of sustainable development in this context. Evidence of the decline of total land coverage of evergreen forest in Sonoma County shows the progress of infill development in urbanized areas.

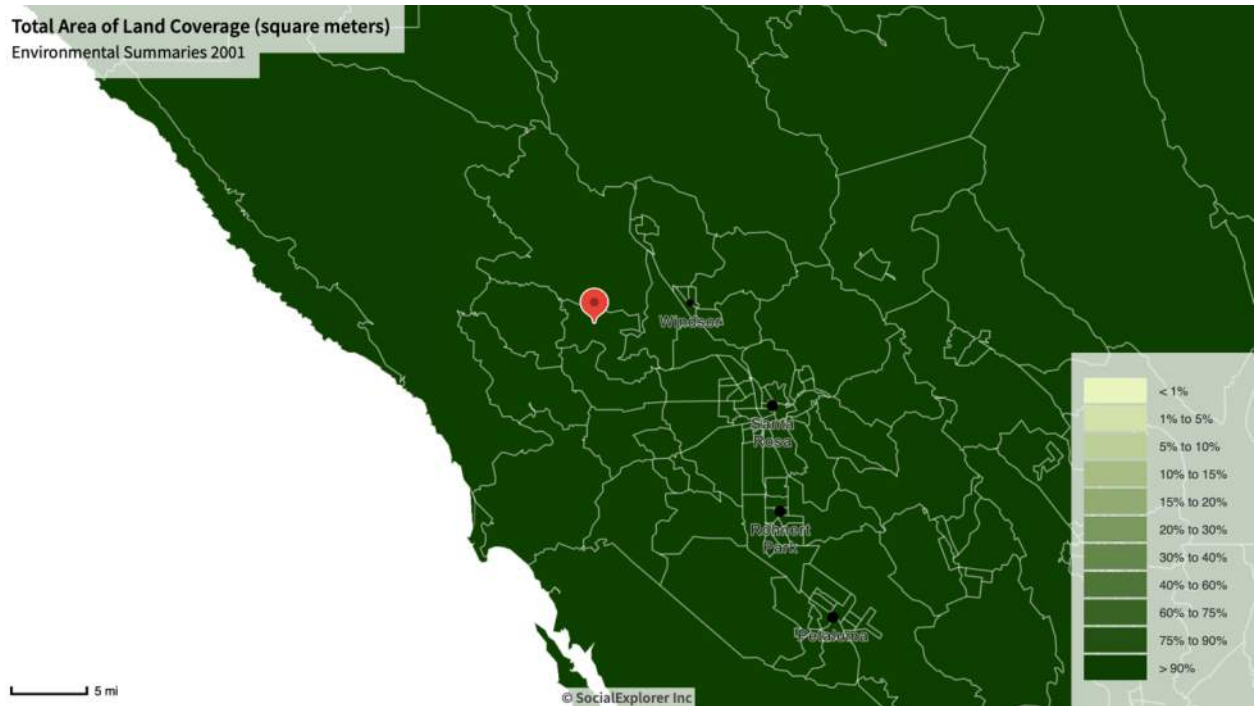


Figure 2.5: In 2001, nearly all the area of Sonoma County is greater than 90% in square meters of evergreen forest.

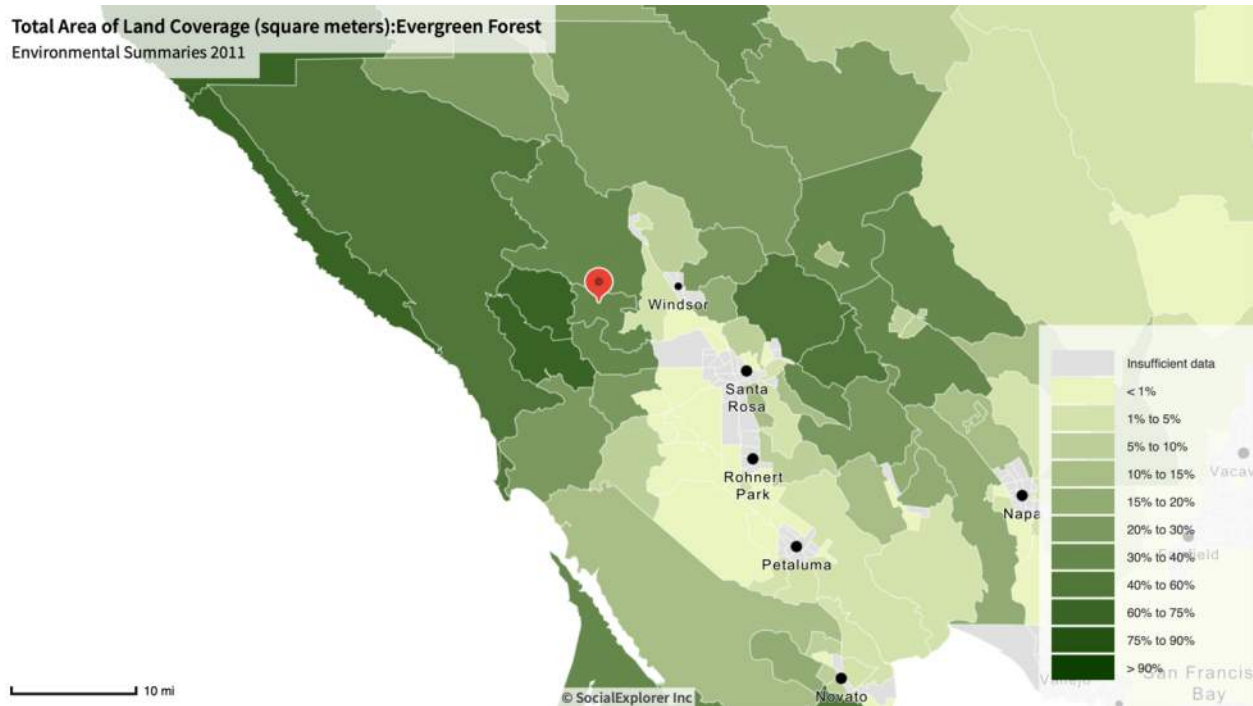


Figure 2.6: In 2011, urban centers are identifiable with less than 5% square meters of evergreen forest.

These think tanks, institutions, and local journalists provide evidence of the context of my research on sustainable development. The organization Habitat for Humanity International itself has recognized sustainable development goals in their 2017 Shelter Report. At the time this report was written, HLTSC has seventy-nine single-family homes under its portfolio, with fifty-six other homes and condominiums in development. The report titled, Building Inclusive Communities Through Homes That Last, identifies the expanding acceptance of the Housing Land Trust to the region through identifying locations in 7 of the 9 municipalities of Sonoma County (Davis, 2017). These cities pay an annual fee to contract with HLT for their increasingly necessary role of land stewardship to not only prevent displacement due to gentrification, but to assist homeowners with preserving the quality of the property over time. This provides a greater explanation of the practice of sustainable development. The Housing Land Trust of Sonoma County recognizes stewardship as a valuable community protocol to protect the investment of government [subsidies] (Davis, p. 42). This input from Executive Director Dev Goetschius

identifies that value of homeowners' stability from foreclosure to leaders of municipalities. By partnering with local government, private donors, and other institutions such as Sonoma State University, the organization collaborates to produce inclusive housing (Cotati, 2020).

Evidence demonstrates the land trust model has been recognized by the Grand Civil Jury of Sonoma County in their public survey report. The stated goal of utilizing the land trust model was to bridge the funding gap which has been most preventative of interest in building affordable housing by developers in the region calculating for building costs, employment, and permitting fees (Sonoma County, 2016). Although the county study provides the guidance of coordination with land trust models for greater development of affordable housing, there is not a recognition of balance in urbanism with the social ecology.

Cycles of inequality may be identified through affordable housing in relation to other social institutions such as health, income, access to resources, representation in political roles, etc. It is essential for leaders of municipalities and nonprofits to establish and follow indicators for sustainable development as a practice. For county level analysis of these indicators, it is ideal to understand the context of land-use which is determined as containing a high percentage of land conserved for agriculture and open space. This is a valuable sector of the economy of Sonoma County as well as valuable to the health and well-being of the community; generally, there may be a disparity in the access to these resources by some groups, such as youth from BIPOC households. As leaders of municipalities coordinate with nonprofits for public participation of future affordable housing sites for equity in urban development, the indicators of sustainable development would initiate the conception of affordable housing away from environmental risks, building self-sustaining homes with natural resources, and integrating useful access to public transportation, horticulture, and open space experiences.

In this Master's Capstone Project, I contextualize the approach of the urban planner by connecting to academic and environmentalist research moving leaders of cities towards urban sustainability and sustainable development. This may limit the research I am able to accomplish because the topic casts a wide net onto critical sustainability issues in city planning - such as managing energy systems, agricultural or other extraction in urban development, as well as managing waste and reuse. For contemporary leaders managing these issues, environmental justice is a dynamic between the spatial element of housing development projects and the quality of life of the low-income populations that are vulnerable to the hazardous effects of pollution just by their proximity.

This Capstone Project focuses on the challenge of solving issues in housing such as the affordability crisis to begin to meet sustainable development outcomes through the community land trust model. I explain further how the underserved community participates in the current system of housing development in the next chapters. Any obstacles to finding the information that connects urban sustainability to housing development demonstrates the lack of integration between these two goals, in academic research as well as in the political landscape of the local context. Thus, I inform the reader on how affordable housing development can be a complex challenge through the perspective of 3 bodies of literature on social sustainability, economic sustainability, and environmental sustainability in the literature review.

In the next chapter, I describe the approach of 3 researchers that form the theoretical framework for this report to assist the reader with an understanding of the literature review to follow. I proceed by describing the methodology for this Capstone, which explains how I gathered information. With the background knowledge from the 3 researchers in the theoretical framework chapter, readers form a better understanding about the progress of sustainable

development knowledge. They also contribute a greater understanding to the goals and the approach of affordable housing development by the actors in this Capstone report.

Chapter 3.) Theoretical Framework

Now that the reader understands the local context, I introduce the perspectives of several researchers to provide insight into the data analysis of this Capstone report. As a basic explanation, there must be an understanding that in the present day, our development of urban regional networks is not environmentally sustainable. Our paved roadways, building construction plans, and expense of fossil fuels for the transportation of materials and labor does not constitute an environmentally sustainable practice. Nonetheless, I have connected affordable housing development to sustainable development in my report to center the mission of the community land trust to resolve the challenges in both. Dr. Melissa Checker is a researcher that studies trends in urban planning to discuss issues of equity. She critiques high-end redevelopment and demonstrates the dynamics of environmental gentrification in historically underserved neighborhoods (Checker, 2020). Environmental justice activists lead the organizing efforts to form new policy with rights for the displaced and underprivileged groups. My research is understood in this theoretical framework because I argue that the community land trust model embodies the best outcomes of sustainable development which I explain further in the Literature Review.

Another researcher, Dr. Cornel West, speaks to the challenge of racial, economic, and political divides as well. He speaks studies modernity and its discontents in, *The New Cultural Politics of Difference*. This perspective introduces insight to my interpretation of the data collection and analysis. West reflects on our positionality as researchers in the same light as I have revealed in the first chapter introduction; the foundation of the researcher is central to their contributions in academic scholarship. West wishes to pursue a criticism of the current era to propose policy recommendations that seem as a utopian state, rather than contribution to the

continuum of capitalist institutions profiteering from globalism and neoliberalism, as well as militarism and patriarchal racism (West, 1990). He further describes this policy as “pursuant of land back to the historically brutalized communities of Native American groups, reparations to the historically brutalized Black diaspora, and redistribution of wealth to the underprivileged working-class groups of Latin America and the Asian and Pacific Islander community that have also faced historical prejudice and discrimination”. In the context of this report, I recognize that generations of families have benefitted from homeownership while others have been historically prevented to form this generational wealth through various policies. The economic security to build equity and wealth, to settle roots in community, and to contribute to political institutions – these are rights that have been delayed for far too long due to discriminatory practices embedded in the systems of power.

This interdisciplinary understanding of urban public policy and urban and regional planning leads us to a geographical perspective that develops my thesis by introducing affordable housing into that discussion. Dr. Michael Storper is the third researcher in this theoretical framework that provides a greater understanding of the Capstone. He studies infill development and urban growth to make conclusions about the changing spatial form of the city and the movement of socioeconomic demographic groups. My research report on the versatility of the community land trust organization to embody the mission of sustainable development practices is magnified with the understanding of the research introduced by Dr. Melissa Checker and Dr. Michael Storper. According to Storper, stricter land use policies are harmful for economic growth associated with greater displacement and segregation along both income and racial lines. This theoretical framework has led me interpret data in order to make the proper policy recommendations.

The toolkit for affordable housing development is confined by the capitalist ideology, and a history of practices in urban planning that essentially started with colonialism. The theoretical framework brings these ideas together and helps the reader to understand the sustainable development concepts relayed in the Capstone. Capitalist motives are a factor that stalls the international trade and emissions reduction agreements organized to slow the human impact onto the climate. As scholars internationally recognize the instability of the Earth's climate with the current human impact on the environment, sustainable development goals must be more prominent in policy to form urban communities that are resilient through environmental hazards.

I have connected the threads of knowledge of these 3 researchers in the theoretical framework of this report. The sustainable development goals that the United Nations has concluded are part of the foundation of this report. Although a textbook definition of sustainable development may refer us to materialistic approaches to the resources on Earth, a policy definition of sustainable development gathers an interdisciplinary set of knowledge. As I will describe further in the Literature Review, materials may be featured multiple times in the bodies of literature on environmental, economic, and social sustainability. The social ecology is a theory about our people, which is central to my research question. It is a school of research that states our problems in society may only be fixed by resolving issues among people as individuals and as group institutions. In this report, I have expanded the sustainability approach in contemporary policy to explain how community land trusts are an essential component of social, economic, and environmental sustainability.

Chapter 4.) Sustainable Development: An Interdisciplinary Review

The climate crisis challenges our communities at the local, regional, and global scale. This is evident as nations continue to meet for collaborative and nonpartisan agreements, such as the most recent meeting at the COP26 Climate Summit. This multi-scale challenge is a problem of energy consumption in the patterns of industry leaders, as well as a problem of the social patterns of our individual needs for food, shelter, and transportation within our communities. Decisions over incremental changes in greenhouse gas emissions have been critiqued as inconclusive, and the redistribution of wealth seems distant evident by the nations that have not contributed to these emissions with populations in direct harm from the changing climate (Roy et. al., 2018). Sustainable development goals are values-based, as a set of goals to aspire urban development to a prosperous, fair, and thriving environment through the climate crisis. At the local scale, the crisis of housing is evident in the market approach of planning to integrate affordability within the current schema of the housing industry which has been challenging to navigate for the working class.

In major cities the challenge is consistently resolved through scaling up development of housing to create choice of residency and diversity of pricing options for rentals or owned units. The interdisciplinary approach to sustainable development research forms a practice much greater than what can be managed by one single entity. Environmental governance is complicated due to the interregional boundaries that challenge collaboration between jurisdictions. Experts of urban studies describe competing jurisdictions that seek to grow the economy for their respective locality. In any city, this cements the problem within the state of the economy. Similar to Sonoma County, residents across the workforce compete for jobs and housing to support themselves, enduring long travel times and fear of loss of work or non-

negotiable changes to housing rates. Leaders of housing policy must understand this context as they regulate conditions for affordable housing development.

The following 3 bodies of literature inform the parameters for the academic conversation on sustainable development in practice. Academic conversations on the research of sustainable development in practice articulate the topic of affordable housing as an intertwined issue, as evident in the body of literature on economic sustainability. The housing issue cannot be contained to construction only – in other words, addressing the question of inputs – labor and materials. These are specific challenges in growing cities that leaders must resolve with equity at the forefront of public policy for the prosperity of the common good and for the resilience of community through the climate crisis. I begin with environmental sustainability, in which I describe the stance of conservationists and the approach of setting city boundaries across regions of the environment.

Environmental Sustainability

The tension of urban boundaries within nature is part of the discussion in social ecology. Environmentalists seek to identify responsible lifestyles through the human induced climate crisis as human impacts from urban development affect biodiversity, and thus comprehensive ecosystems. Sustainable urbanism is a development approach which I will identify in the discourse of academics seeking to address the urban scale within the forces of nature. One of the values in sustainability policy is the natural habitat assessments that contribute to conservation and restoration of the environment. A report by Abbruzzese et al. describes an anti-sprawl campaign in which women engaged in resistance to planners and developers in advocacy for their own vision of environmental justice and social equality.

Evidence by Abbruzzese and Gerda provides the ecofeminist perspective coming from the force of grassroots organizers in the article, “Gendered Spaces of Activism in Exurbia.” The article describes pushback against the former process of centralized, paternalistic urban planning in the case of grassroots advocacy to protect ecologically sensitive land. This is a tension identified by other researchers in this section as well. The anti-sprawl perspective of this case-study now forms the leading practices of urban planners in utilizing infill development policy as a practice for sustainable development.

While the first article shows advances in urban development, discussions of anti-sprawl, green infrastructure certifications, and the NIMBY dilemma in planning ultimately lower the credibility of sustainable development projects. This is due to the global scale dilemma of the human induced climate crisis (Kenny et al., 2002, Preval et al., 2016, McMillan et al., 2017, Duany, 2019). Researchers detail a complex inefficiency as actors in the local scale plan for urban growth through the climate crisis without a greater understanding of humans as ecological beings. Now that I have identified this complex understanding of urbanism, I move on to understanding how to implement the best solutions.

An article by Kenny et al. provides the perspective of Ashby’s Law of Requisite Variety. This perspective describes population growth and daily life within a chaotic human-induced climate crisis. Common property regimes for sustainable management of resources such as housing as well as environment are introduced as solutions to this perspective (Temkin et. al. 2013, p. 556). The evidence from these articles demonstrates the nuances in confronting economic inequality and environmental justice for the urban planner; my research will show that it is critical to require adaptation to certain aspects of the landscape to integrate the community

into the economy and into participatory regimes. I discuss these topics further in the next section of the body of literature on social sustainability.

Another tension in environmental sustainability forms in planning for growth in urban settings without proper foresight into the positive and negative externalities that arise. Dense urbanism is helpful to planners seeking to manage traffic congestion (Eichhorn et al., 2021). Yet, this contribution to lower emissions may be less effective than at first perceived for the purposes of environmental sustainability as a policy. In other words, the scholarship assumes that all development may be harmful if it is disrupting natural systems.

Dense urbanism formed by infill development may prevent sprawl patterns of growth, however often resulting in heat island effect from concrete urban development. Negative externalities will tend to impact vulnerable groups in poverty more than others. Impacts from environmental hazards in cities are concentrated at higher populations resulting in more potential losses. According to conversations on environmental sustainability, it is essential to combine efforts to adapt to climate change along with the infill development practices in new urbanism and smart growth theory. “The central fields of action are water, energy, agriculture and forestry, transport and logistics, soil, nature conservation and health care, as well as urban, regional and state level planning” (Eichhorn et al., p. 2235). Eichhorn demonstrates a complex nexus requiring cohesive and urgent action.

Critical sustainability systems are reflected in the development of housing in which scholars in the body of literature on environmental sustainability also agree that building density can lower emissions. Planning professionals manage population growth through policy for urban development which will efficiently integrate residents into the workforce, into the community, and thus, into the economy (Eichhorn et al., 2021). In the field of urban planning for housing and

community development the trend of urban infill development is a part of sustainability initiatives equivalent to smart growth planning. Climate change adaptation is the challenge further outlined by Eichhorn et al. to enhance previous perspectives in sustainable development and describe the dense built environment along with the different needs for climate adaptation. Furthermore, this pattern of development informs the other needs described in the literature review for social sustainability and economic sustainability.

Policy for sustainable development may appear differently in a setting challenged with limitations on space and land to develop. I have personally studied project developments and the processes of permit streamlining as a research assistant for an environmental governance study of the United States. New Zealand scholars studied these impacts, particularly indicated in the practice of infill development compared to green-field development. In “Streamlining Urban Housing Development: Are There Environmental Sustainability Impacts?”, a similar approach as utilized in California is evident as regional housing authorities manage the housing crisis in their separate jurisdictions. Permit streamlining is one of the main concerns of leaders in the environmentalist movement seeking to challenge pro-housing policy to protect environmental sustainability.

Urban planners demarcate potential housing projects to include affordable units through policy. The most modern development sites often include LEED energy certifications. During the housing affordability crisis, leaders must also account for participatory requirements as they attempt to fast-track development (Preval et al., p. 103). Meanwhile conservation efforts and campaigns to change habits or lifestyle patterns can contribute to sustainable development, the next body of literature forms the plan of execution.

Social Sustainability

I form a greater understanding of sustainable development in relation to the spatial context by identifying patterns evident in the body of literature on social sustainability. As a reminder of the parameters for these conversations on sustainable development, this category will provide my research with the evidence of strategies to scale housing development enough to solve for poverty. Smart growth is one strategy to facilitate sustainable development in cities according to some scholars; evidence demonstrates the relationship between lowering emissions through producing greater amounts of affordable housing in a dense plan (McMillan and Lee 2017, p. 3502). I will inform how this practice is managed in cities further using evidence of public participation frameworks for the purposes of social sustainability.

Urban planners use determinations of land-use and specific project requirements that restrict development in the name of improving the quality of life for the community. Evidence shows the political relationships that influence decision-making at the expense of the most vulnerable groups in society that may not participate in homeownership, nor in the public participation process executed in the name of just redevelopment (Castán Broto et. al. 2019, p. 70). By generating public policy to scale the development of affordable housing, the urban planner facilitates or directs workforce development. As a public servant, the urban planner can only hope to play a factor in affecting the habits and patterns of the public by using indirect contributions from their role beside municipal leaders. Putting smart growth into practice is an environmentalist approach; however, I will introduce evidence of equitable forms to execute this urban development of affordable housing.

Multi-unit development sites meet contest for approval, especially among feedback from sympathetic residents exhibiting NIMBY patterns. These residents deter production (Duany

2013, p. 117) which can impact the demand of housing and provide housing diversity to the workforce. I find evidence of a negative perception in aspects of this development from the smart growth approach by McMillan and Lee (2017, p. 3501). Urban planners coordinate with developers and resolve financial disputes to produce housing development in the context of political arenas spanning years of tradition. Sustainable development goals provide a relatively new arena for the purpose of providing efficient public services which incentivizes municipal leaders. Meanwhile residents may be organized in the NIMBY pattern in refusal of multifamily housing development, McMillan and Lee demonstrate the needs for diverse communities to advocate for in housing development. They analyze the landscape of the urban environment to find where smart growth applies to the development of multi-family housing sites (2017, p. 3501). Their approach identifies the benefits of this housing development for low-income groups, and the challenge of changing the urban area recognized by more senior folks.

NIMBY-ism is a problem of equity as many leaders of municipalities formalize the development process by inter-jurisdictional discretion (McMillan and Lee 2017, p. 3502). However, more development does not necessarily lead to greater affordability, and nor does the inclusion of longer or higher intensity of green rhetoric in cities (Checker, 2011, Garcia-Lamarca et al., 2019). Garcia-Lamarca et al. describe green capitalism “attempts to resolve economic and ecological crisis [yet] integrated into new circuits of capital accumulation and supposedly sustainable growth trajectories” (2019, p. 93). Thus, to link affordable housing development in the realm of environmental protection, sustainable development must form an inescapable commitment to social equity (Pastor and Brenner, 2015, Roseland, 1992). This may be the formative evidence in scholarship which connects concepts that may seem so separate as affordable housing and sustainable development.

Scholars that agree on proximity planning for sustainable smart growth would also explain that environmental considerations should be entrenched in development of economic policy. Evidence shows community land trust models are representative of these values. To deliver a fair future for all, local governments bundle programs for environmentalism and equity to build capacity for agents of change with local knowledge in the approach of just sustainabilities (Castan-Broto et al., 2019). This demonstrates ethics of care and responsibility by accounting for inclusivity in growth and development. Abbruzzese and Gerda resolve conflicts between residents that participate in environmentalist movements in their approach to criticize planners and developers in an organized campaign against sprawl. Evidence from the ecofeminists relates to the indigenous approach that I will explain further.

These groups may not yet be fully received by scholarship and policy intended for equity in urban development due to the nature of peoples' history with indigenous groups. Brondízio et al. describe the valuable techniques for resource management and knowledge of the natural world for building community resilience (2021, p. 485). The practices of evaluating and monitoring the environment directly surrounding their community is evident in their approach which has not been recognized in considerations for the human impact of forming the environment. Indigenous conceptions of sustainability, such as the virtue of reciprocal responsibility and respect for nature are not evident in other community development scholarship (Brondízio et al. 2021, p. 483). I find that evidence in their writing supports scholarship from Abbruzzese and Gerda on their participatory approach towards the resolution for social sustainability.

Now that I have informed the reader on participatory planning, I introduce other scholars studying equitable planning outcomes. Brondizio et al. identify and address the need for

understanding social-environmental problems by supporting a diversity of knowledge systems in local communities, which especially includes women (2021, p. 484). The legacy of colonialism has resulted in a major lack of cohesion among municipal leadership and these actors which share a philosophy of environmentalism in lifestyle. The feminist movement and the indigenous perspective have been historically marginalized in research and beyond, however they will inform the research study to contribute to conversations on social sustainability. Brenner and Pastor describe smart growth as a counter to low-density sprawl project developments, their perspective is common in the conversation on tensions between environmental sustainability which I have discussed in the previous section.

They argue that we must continue to coordinate research and grassroots organizing to promote valuable alternatives to housing development that do not remain in the status quo. Their book *Equity, Growth, and Community: What the Nation Can Learn from America's Metro Cities* establishes the equity perspective of Brenner and Pastor through the stages of growth for the developing urban center. The framework of participatory planning is a common perspective among these scholars; however, I find a gap in the approach of sustainable development scholarship in describing the structures of power particular to home life and the financialization of land-use.

Mixed-use and smart growth may be described as a form of sustainable development by some scholars; however, planners must utilize participatory planning as a tool. The first section on environmental sustainability worked to show that scholarly discussions over land use determine the spatial landscape of the human environment and the parameters of environmentalist practices that can be determined. The scholarship assumes the role of individuals in urban development can be attributed to participatory regimes, which may be

misrepresentative of the structures of power. This exception suggests that my research question is in fact timely and positioned to make important contributions to scholarly debates.

Urban planners manage housing choice as they attempt to account for a diversity of options for rates of housing cost, providing a set value of affordability and access to the urban environment which may be undermined in some jurisdictions more than others (Fulton and Shigley, 2005). Brenner and Pastor envision participatory planning as a major solution, which is a formalized strategy of the activism generated by the grassroots organizing of ecofeminists and indigenous scholars. To show how I will answer my research question, this section defines public participation as a factor in sustainable development which will justify these inquiries in my methodology.

Urban planning practitioners are urged to manage the landscape and engage policy to reduce greenhouse gas emissions to zero, which directly affects residents. This coordination must include food systems and transportation systems within cities for critical contributions to sustainability. My research into the conversation on social sustainability specifies affordable housing and public participation to meet the challenge of poverty in cities. Poverty impacts low-income families, groups in transitional phases in life, and underserved marginalized peoples. I set these parameters for sustainable development research because I believe this is a foundation for direct impact to the quality of life for residents and roots communities in place as industries transition to a green economy.

Evidence shows that community development planners require examples of generating cohesion in community meanwhile building on the natural resources that can continue to promote sustainable development goals in the economic activity of cities. Lifestyles that are created through housing development patterns are influenced by urban planners which are

challenged with re-forming suburban sprawl into livable communities (Fulton and Shigley, page). I find evidence from the approach of the landscape developer is integrated into the tradition of urban development using the concept of the Rural-to-Urban Transect (Duany, 2013). The levels of density present in the urban setting described by Duany, as well as solutions for helping the poor and disadvantaged through community involvement and environmental stewardship create a valuable contribution to the gap in participatory planning scholarship.

This perspective is comparable by to the scholars of residency which concentrate the literature review toward the issue of poverty, the exacerbated issue of homelessness, and informs the crisis of affordable housing in the next body of literature on economic sustainability. Duany links environmental health to the class issue and the spatial layout of a city to create a resolution for urban development challenge. His approach for participatory design of the city echoes the perspective described by Brenner and Pastor, Abbruzzese and Gerda, and Brodízio et al. I find that equity in urban development is evident in literature describing better control over living environments by the means of sharing equity with future generations of homeowners. This is an economically sustainable contribution to affordable housing by community land trust models for land stewardship (Temkin et al., 2013).

The purpose and goal of building equity along with environmentalism is the final connection to economic sustainability in the nexus of sustainable development. I review the conversation on social sustainability further in the approach described as political ecology, which bridges the multiple discourses of sustainable development goals. The struggle between discourse and ideology is evident in the overlap of economies with the managerialism in policy and planning (Pezzoli, 1997). While I find evidence of environmentalism, Pezzoli also describes eco-socialists and questions the legitimacy of capitalism for efficient management of sustainable

development by using the political ecology perspective. These conditions of governance in which principles of urban environmental planning take place are echoed in the scholarship on residency, as I will describe in the tensions within economic, social, and environmental outcomes concerning housing developments.

Economic Sustainability

Good quality housing is a goal for residents seeking to live with dignity, as well for many developers of housing units. In some cities, this can look like rehabilitation of properties and upgrading a checklist of items for energy efficiency. The cost of purchasing and upgrading these units can then be calculated by the developer to fulfill the need for affordable housing. Evidence shows that communities in poverty suffer most from negative externalities in energy efficiency which may result in costs of living expenses. Housing and other aspects of residency - such as energy efficiency - are under review in studies of sustainable development as central to our habits, patterns, and lifestyles (Bond et al, 2011, Schroeder et al. 2019). Previous bodies of literature in this research project have described tensions in locating multi-unit housing developments; public participation is another tension previously discussed in the literature review, which is challenging planners to uplift residents of these affordable housing developments.

According to Schroeder et al., planners and policy makers must consider greater environmental governance roles for residents of cities through the climate crisis. This is a tool for urban planners to form spatial equity and is well understood by other scholars of social sustainability. Schroeder et al. relate the impact of human consumption on a wider scale than the urban environment by using a transdisciplinary approach to Sustainable Consumption and

Production (Schroeder et al., 2019). To bring these discussions back to economic sustainability, I find evidence that they contribute to conversations on sustainable development by arguing to reduce the individual carbon footprint in the household and take consideration of the role of communities at the larger scale in urban settings. Not only does this mean challenging households to change lifestyle patterns, but the problem with integrating sustainable development into affordable housing is also a challenge of economic stability for at-risk groups.

Sustainable homeownership fills in a gap in the literature review which many scholars approach through research on community land trust models (Temkin et al., 2013, Roseland, 1992). Thus far, sustainable development goals improve conditions for disadvantaged groups by the positive benefits of increased density and their advocacy in local participation of land-use. A major piece of evidence is the benefit from the role of community land trust membership for affordable housing and land stewardship.

Temkin et al. forewarn of the need for more or better control over living environments for residents which may not have occurred if conversions toward stable equity building models such as limited equity cooperatives are formed in the current public housing stock (p. 556). The practice of building home conversions has been found to create economic stability in urban environments by preserving affordable housing and providing supplemental income to the owner of the property. These have been identified as illegal units in some cities, as residents seek housing with dignity. A growing wave of protest and advocacy has found solidarity in limitations to the profit motive of housing investments by the real estate industry.

The equity driven mission of the contemporary planner has changed form since Rittel and Weber pointed out the complexities of poverty and spatial location as challenging “wicked” problems (Rittel and Weber, 1969, Campbell, 1972). These urban planning scholars described

issues in development years before greater awareness of environmental challenges and sustainable development. I find evidence that the community land trust model is determined to be a sustainable model of homeownership (Roseland, 1992). Evidence shows that our urban environment can prosper with the contribution of more stakeholders to land use. Community land trusts do this by increasing the custodian role of land stewards with the vast initiatives of sustainable development policy. Economic stability for disadvantaged groups has been gaining traction in confrontational ways as cities adapt units to acquire and preserve affordable homeownership. Tenants have organized all occupants of multi-unit building and purchased their units through TOPA, the Tenants' Opportunity to Purchase Act (and COPA which allows for the benefit of collaboration with community organizations). Now that I have introduced a method of acquiring stable homeownership, I proceed to describe it further.

A gap in the literature may be evident on this matter due to the rapidly changing conditions of urban policy in cities at the present day. The community land trust is determined to be much more economically stable, without locking beneficiaries in place with undue restrictions. These organizations contribute to forming a fair and just city for low-income groups, consistent with the body of literature in the previous section on social sustainability. Furthermore, aspects of economic sustainability identified provide elements to support or upgrade in the urban planners' toolkit for sustainable development, especially considering community development at the neighborhood level. By integrating socioeconomic balance, sustainable urban design elements, sustainable transport, and energy or natural resources as pillars into sustainable neighborhood concepts, European autonomous sustainable neighborhoods share ideals necessary for a just planning strategy (Medved, 2016).

The social justice elements which contribute to sustainable urban planning include the decommodification of land and housing in this approach by Medved. This is an essential component of community land trust models as described by Roseland in Canada and Temkin et. al. in the United States. Evidence from this final category in the bodies of literature ties together systems of executing, managing, and organizing housing development for residents at the time of the current climate crisis. This is the formation of my pursuit and analysis of further research into these practices in the context of Sonoma County.

Conclusion

Development serves as the competing interest to some environmentalists as described by the tension of conservation and locating development sites. In the capitalist market of the real estate industry, the public may face a disadvantage in their participation in the space of land-use. The 3 bodies of literature I have identified as parameters for sustainable development research are co-related within the challenge of climate change as our society continues to plan for expanding populations, the movement of some groups, and sustaining our consumption of resources. This foundation of knowledge on urban studies and sustainability has been informed by my undergraduate research with Professor Richard Matthews at the University of California of Irvine.

As a former major in mathematics before my introduction to urban studies, my approach towards urban sustainability clarifies the nexus of the materials, labor, and the growth of the metropolis. I continue to research sustainable development goals to question the patterns of urban life that must be critiqued and re-evaluated for the purpose of living within the means of

our current natural resources and managing these resources so that future generations can supply their needs as well. This is a definition for sustainability introduced by the United Nations.

Residents and employees which power the engine of the city face tragic outcomes if their vital role is not protected from the repercussions of instable economic conditions which have been repeated in recent decades. Specifically in housing development, the challenge to grow cities and develop affordable housing within the rigid infrastructure residents are mostly stuck with (or organizing to keep the same) requires leaders to adapt cities to the changing urban forms we face in the climate crisis. The relationships articulated in the research question are formed through my experience as a mathematician, in which my understanding of functions and variables are also used to interpret inputs and outputs in the name of sustainable development goals challenging our cities.

The stakes of this scholarly conversation are in the value of a home for the prosperity of each member of the community, in taking into consideration more holistic applications for solving the climate crisis in our cities, and in redevelopment with a green and just transition through the pandemic and beyond. The gap evident in research falls on the dominance of the capitalist ideology in politics which financializes land-use. Business in housing and land development may boost the economy, however the status quo is not sustainable to cities as a capitalist ideology in the real estate industry has created the affordable housing challenge across regions.

Chapter 5.) Methodology

The mixed methods model of research demonstrates quantitative and qualitative data for a complete analysis of sustainable development in the Sonoma County region. My research question is: how are municipalities and nonprofits affecting the social ecology with sustainable development? I have thus completed semi-structured interviews for qualitative data from community development specialists, development consultants, and administrators of collaborative affordable housing project developments. Their various backgrounds completed a set of data from nonprofits and municipalities, specifically on the growth of knowledge of sustainable development. For the next chapter on the data collection and analysis, it was essential to identify the sustainability issues specific to their work. This includes asking about practices in their work that may come from an environmentalist approach and changes within the two decades prior as knowledge and experience with climate adaptation has grown.

HLT Development Timeline					
City	Neighborhood Subdivision	Developer(s)	Inclusive units	Date(s)	Block Group(s)
Santa Rosa	Kali	City Ventures	10-11 homes		2005 unknown
Petaluma	Southgate, Brady Ranch, Cherry Hill	De Nova Homes, Delco, KTG Group	unknown		2007 unknown
Healdsburg	Sonata, Chiquita, Sorrento, Arden, Palomino Court	Comstock Homes, DRG Builders, DRH	6 units, 6 units, 5 unit	2013, 2014, 2018	060971539022, 60971539013
Rohnert Park	Willowglen	unknown	72 units		2017 unknown
Cotati	Jamie Lane, Woodland Hills (Kessing Ranch)	Renew Now Homes	5 SFR		2022 unknown
Cloverdale	Ioli Ranch	unknown	unknown	unknown	60971542021

Figure 5.1: The graph shows an initial outline that started the investigation to identify interviewees from municipalities and nonprofits.

I also approached this research question with an archival strategy, beginning with an outline of sustainable development through infill projects identified in Figure 5.1, above. I acquired public data to analyze sustainable urban development for goals that contribute to resilience and public participation. Archival data on the development of land in Sonoma County allowed me to recognize urbanization in specific municipalities. Maps from public resources between 2002-2022 provide quantitative data, as a timeline of urbanization in the Community

History section of this report. I demonstrated decreases to valuable farmland and forest coverage correlated with dense urban growth along a major highway route, the Interstate 101. The archival research approach provides an understanding of changes to regional conditions. By starting with this approach, I showed quantitative data of the land on which collaborators have made calculated decisions about creating the best affordable housing solutions. This data informs the strategy in the final chapter to adapt housing policy with sustainable development practices.

California cities form their land use policy to adhere to the requirements of the State Department of Housing and Community Development. Many leaders of municipalities are currently managing the General Plan to update housing element goals in their respective locality. This report gives affordable housing developers and leaders of municipalities more information to generate a sustainable development policy. Housing and environmental justice are dynamic policies in cities that are changed to suit the needs of the demographics in the region. Sonoma County is impacted with conflicts in urban development related to managing wildfire zones, farmland, and open space preservation. Unpredictable drought seasons make matters worse for through the climate crisis.

In the context of Sonoma County, there are several different nonprofit organizations that manage land through public trusteeship for goals such as preservation and restoration of the environment, affordable housing development, and organizing for equity in urban development. This report informs the academic conversation on the growing understanding and practice of sustainable development by using the mixed-methods approach. This region creates a dynamic case study on how the county and city affects the social ecology as it manages rural and urban development. The nexus of the natural and built environments is managed through the partnerships identified by this methodology. These actors in urban development push and pull

land use policy, affecting domestic migration and affordability for low-income households. This informs readers about how sustainable development is understood and practiced in Sonoma County.

I collected qualitative data from interviews with leaders of affordable housing development projects, specifically seeking more information about the model recognized by the Housing Land Trust of Sonoma County. Through identifying land trust sites, I acquired data that led me to contact city officials that have collaborated for affordable housing development within their respective locality. I scheduled semi-structured interviews to collect narratives from experts on their approach to housing and community development. Leaders of affordable housing development in the Community Development or Planning Department in the City make excellent contacts, however they are also public employees that may retire or move to another location. Therefore, I gathered the most data I could acquire on development projects from archival research to show a timeline of a history of collaborations with the housing trust.

This connection provided a pathway to more information about the details of collaborative projects for affordable housing development. I gained access to a network of planners through my membership with the American Planning Association, offering me a wealth of knowledge from regional programs. I also used a LinkedIn Premium account to message professionals directly and use priority messaging from this account as a resource for interview requests. This tactic supported connections with those that were no longer be working in Sonoma County. I describe qualitative data from the perspectives and personal knowledge in the next chapter.

Through speaking with professionals that have collaborated on the infill model of affordable housing development, this research project informs the changing political landscape

of housing in Sonoma County. The mixed methods approach includes semi-structured interviews to add to the significance of quantitative data. This has assisted me in evaluating outcomes from these project developments for improvements to equity, diversity, and inclusion goals in planning with consideration for COVID-19 conditions. The methodology adds to the conversation on sustainable development by introducing the tactic for planning professionals to collaborate with models of public trusteeship. This can expand land use management to include more stakeholders in housing policy and environmental governance decisions. This is a global issue, which is an obstacle because the topic itself creates a challenge for identifying a common ground. Critical sustainability practices are considered for urban progress. However, this may limit opportunities for greater productivity to reducing poverty.

This report is a response to the challenges at the local level for fulfilling sustainable development goals. I have addressed any obstacles by centering the conversation on urban development that can reduce poverty for residents in these local areas. The mixed methods approach is appropriate to study sustainable development for more information about how municipalities and nonprofits interpret land use policy affecting affordable housing development. My research connects collaborative projects between nonprofits and municipal leadership with a purpose for sustainable development outcomes. This report invites more informed strategies over time as researchers re-evaluate sustainable development policies.

To contextualize data collected through this methodology of research, look back briefly to the community history section for the strategies of urban planners to make account for urban sustainability in community development using the urban form of compact cities. An important limitation of this research is in the pattern of lifestyle which is salient to the daily lives of urban residents and specifically the American culture of housing and land development. In social

ecology theory, leaders must promote cohesive communities to build resilience through unpredictable environmental hazards. At the micro-level, this means changing forms of housing and patterns of lifestyle on a parcel of land. The large-scale challenge for the region is to unify the North Bay with the Bay Area with affordable options and public transit solutions for commuters.

Chapter 6.) Data Collection and Analysis

Interview Subjects		
Name (pronouns)	Role, Location	Modality of Interview
Noah Housch (he/him)	Community Development Specialist Cotati, CA	Zoom conference meeting
Paul Fritz (he/him)	Developer, Planning Commissioner Sebastopol, CA	Zoom conference meeting
Devika Goetschius (she/ her)	Housing Land Trust of Sonoma County Executive Director Petaluma, CA	Zoom conference meeting
Julian Tucker (he/him)	Intern, Former HLT Intern Petaluma, CA	Zoom conference meeting
Cali Slepín (she/her)	Intern, Former HLT Intern Petaluma, CA	Zoom conference meeting
Clark Blasdell (he/him)	Suburban Alternatives Land Trust Executive Director Marin, CA	In-person meeting
Jacqui Salyer (she/her)	Habitat for Humanity of Sonoma County, AmeriCorps Director of Fund Development, Neighborhood Revitalization, and Volunteer Program Santa Rosa, CA	Zoom conference meeting
Bruce Wolf (he/him)	CARE CLT LLC Treasurer San Francisco, CA	Zoom conference meeting
Darryl Berlin (he/him)	Developer, CommonSpace Community Land Trust Executive Director Sebastopol, CA	Zoom conference meeting

Figure 6.1: Graph displaying roles and location of employment.

Now that I have explained my approach to acquiring this information, this leads me to detail the 9 professionals I have identified that are working towards affordable housing development. These professionals collaborate through various sectors of governance and project development. I tracked the role of nonprofits and municipalities through my research and

inquired to these professionals' growth of knowledge on sustainable development. I began semi-structured interviews with representatives of the public sector. A Community Development Specialist in the City of Cotati and the Chair of the Planning Commission in the City of Sebastopol form two leaders of this field in Sonoma County. These are leaders of city government that express power through urban development policy, and approval of affordable housing development projects.

Although these interviewees may not have interacted on a specific project together, semi-structured interviews revealed a common understanding of sustainability. As I proceeded to interview the Executive Director and 2 former Interns from the Housing Land Trust of Sonoma County, I expanded the range of nonprofit sector professionals that I contacted. The Sonoma County perspective is summarized from their experience, as well as that of the Executive Director of CommonSpace Community Land Trust based in Sebastopol. I also interviewed a Program Manager for the nation-wide organization Habitat for Humanity, based in Sonoma County, as well as 1 Treasurer based in San Francisco, and 1 Executive Director based in Marin. Their contribution to affordable housing development in partnership with community land trusts is reveals a meaningful longevity to sustainable development that provides a mission for equity to underserved groups.

These leaders express different ideas to incorporate environmentalism into urbanism. They also prioritize affordable housing options for working class families as a benefit to the social ecology. They contributed to my argument that sustainable development policy is greater than the interests of energy grid, transportation, and building materials. A just city includes diverse demographics through a social, economic, and environmentalist sustainability approach.

I began all semi-structured interviews by identifying the beginning roots of knowledge into climate change or interest in environmentalism. This informed me more about sustainable development practices in each interviewee's career role, and how they contribute to the social ecology. I received qualitative data relevant to their varying background and foundational knowledge. As the conversations continued, we identified barriers and opportunities in pursuit of identifying meaningful contributions to support affordable housing development through the community land trust model. I have formed the most common themes of these conversations into sections for this chapter. The interviewees have a common interest as collaborators of the public trusteeship model which expands a communitarian ideology in land development.

Valley of Wildfires

Devastation from wildfires in recent years remains a concern for this community. By experiencing repeated cases of these naturally occurring wildfires, the priority for environmentalism in building practices has grown exponentially. A longer wildfire season requires materials that may be more heat resistant, as well as different landscaping assessments, and planning for evacuations as a concern for the smoke that will lower the air quality. Thus, fire safety in construction is a priority for sustainable development practices, as well as energy efficiency, and an infill development approach locating selective sites within an urban growth boundary. The PG&E company failure to maintain electrical infrastructure created one human caused wildfire that also generated renewable energy demand.

Open space conservation has been identified as a priority for sustainable development by researchers that advocate for compact cities. They also recognize negative externalities from dense urbanization as well. Now, taken the uncertainty of how to balance urbanism with the

natural environment, interviewees also share their experience and perspective on development. Clark Blasdell, sharing decades of experience in development as Executive Director of the Suburban Alternatives Land Trust, admits that this infill development can be less dense than originally planned by city officials. This may seem counterintuitive to practicing sustainable development, however every region works within a different context of their progress in urbanization. According to Mr. Blasdell, “the General Plan can postpone projects from proceeding. State oversight may be required to fit municipalities to the current culture”.

State lawmakers are now dealing with 70-80 years of insufficient affordable housing, urging for more construction to generate affordability where it is necessary. This has generally been accomplished through capitalist means to accommodate more housing into the market. The success of a community land trust is creating affordability in perpetuity using stewardship through “a different interest rather than personal/ individual for building maintenance, piping and energy costs” (Blasdell). Housing policy will guide development away from wildfire zones.

Certainly, the pressing issue of climate change is a main topic of the sustainable development conversation with these professionals. Wildfire seasons are a well-known concern to residents of Sonoma County, as well as flooding from the many rivers and creeks. This is significant because underserved groups are more vulnerable during these environmental hazards, which generates a priority to prepare for potential disasters. Affordable housing serves a population that is generally disadvantaged in the workforce and underserved with resources. The low-income to middle-income workforce must be prioritized for housing policy outreach and incentivized to participate.

When asked about the origin of their knowledge of climate change and the progression of that knowledge, respectively, these professionals varied in their response. Paul Fritz, affordable

housing developer, understood the connection to affordable housing projects, having worked in that field for many years. He verified how infill development is a contribution to sustainability because of less vehicle miles traveled in compact cities. “It is essential for planners to form the lifestyles that promote sustainable practices such as active transportation and public transit, despite the conflicts that may ensue from the locality” (Fritz). As Planning Commissioner, Fritz describes the difficulty of achieving this when the local political landscape may be challenging to navigate. A character or a lifestyle may be chosen by the leaders of the municipality, as well as the long-term residents that elect them as representatives or arrive for public comment periods.

Changes can be necessary for sustainability-based lifestyles. Noah Housch, Community Development Specialist, studied environmentalism and feedback loops in greenhouse gas emissions early in higher education, which ingrained critical sustainability as a practice in their career. “I minored in what Humboldt State called Appropriate Technologies, so looking at kind of the intersection between the way we were powering and fueling our economy, you know nuclear power and fossil fuels, and the impacts of that, and then also alternative ways of providing fuel sources for things and so it’s kind of been part of my ethos” (Housch). In development, changes are reflected on the topic of recycled and reclaimed resources for building materials as well. Mr. Housch recognizes the economy for reclaimed materials, and room for policy to dictate a percentage of building materials to be recycled from demolition sites.

Executive Director Dev Goetschius understands the transition from city to rural, entering the Sonoma County landscape from the Bay Area. However, their knowledge of sustainability has developed more as the success of the community land trust model has continued. Ms. Dev is proud that the organization can benefit multiple cycles of families and continues to produce permanent affordable housing opportunities for working class residents. Each of these

professionals have backgrounds that provide significant insight for the progress of sustainable development policy to the region. I argue that these professionals have formed a shared impact on the environmental, social, and economic sustainability components of the region. Solutions for poverty and the formation of the built environment are essential components of sustainable development policy and should be prioritized through the climate migration crisis.

Opportunities to Build

One of the first steps to developing affordable housing is acquisition of real property. To acquire land, developers compete in the real estate market to purchase a plot that can be marketed as an investment. This will earn the financier a return in profit, or this can be a property that can be economically viable for construction by a nonprofit developer. “No development project is too big or too small, as long as we have the opportunity to steward this dignified home for a family in need” (Goetschius). City planners regulate building construction and thus, land acquisition, by formulating zoning codes, General Plan elements, and permitting applications based on decisions with consideration for public comment periods. This is a process that has become sophisticated as the planning profession grows more involved with equity, diversity, inclusion, and belonging as a mission.

The General Plan is a road map that details the direction of urban growth and the priorities of the local government. Zoning is a land use policy that is used specifically for aggregating and preventing certain uses of land. Both can create conflicts for an investor or a developer, which may postpone development projects from proceeding. The public comment period allows locals to share their opinion about the trajectory of urbanization and can result in

stalled or completely redesigned projects. Taken their role as stakeholders, disadvantaged groups must be included in programs to prevent their displacement and reduce disparities in wealth.

The intention of sustainable development is to densify cities, lower carbon emissions, and integrate the workforce in the politics of the local economy. Infill development is an approach that ensures proximity of development to roads, pipes, and energy supply so that this infrastructure is not redone. There is evidently a challenge to generate affordable housing due to the competitive nature of real estate and the seniority of residents that can attend public comment periods to defend their neighborhoods from change. “Planners also work with City Council to approve projects, although sometimes this can prevent changes to the character of the city, which is sometimes necessary for lifestyles that are sustainability-based” (Fritz). Now taken together, the challenge of building affordable housing is described in greater detail.

Similar to other counties, there are incorporated cities in Sonoma as well as unincorporated areas and towns. Locations that are selected by developers for the potential affordability of homes in the neighborhood subdivision may be more successful for their business in the unincorporated towns that are not as regulated for construction standards that may be more environmentally sustainable. According to the literature review, environmentalism and sustainable development has only in recent years connected to the benefits of affordable housing through the scholars of equity in urban development and residency in cities. The practice of sustainable development integrates environmentalist progress in land-use and construction with greater public participation. The development is led with intention to limit displacement from “green” development, which can be found to cause gentrification. By understanding opportunities to build that are regulated by land-use policy, such as the urban growth boundary, I move forward with another challenge for nonprofits and municipalities, funding.

The Challenges of Funding

A challenge related to the opportunity to build is the decision to commit to financing a construction site. In addition to accounting for renewable energy improvements, an organization may find difficulty just to achieve proper financing and stable ownership of land or property identified for potential success as an affordable housing project. Land use policy decisions regulated by urban planners create a scope of achievable projects and a calculation of risk analysis. Nonetheless, “there are many grants and loan programs to help get renewable energy to these project sites” (Slepin). The benefit of a community land trust is maintaining project integrity, supporting generations of beneficiaries, and preserving these units for cycles of homebuyers in the workforce.

Beneficiaries seeking to settle their family in affordable housing on community owned land held in trust may not prioritize renewable energy. I argue that seed funding is a critical aspect for the success of these partnerships. “It doesn’t matter the size or budget of the project, but the seed money [first dollar] because it is the most difficult to attain. Despite there being so much money available, nonprofits must carefully advertise and apply for the grants stating that they can solve issues, such as homelessness, with that capital” (Wolfe). Bruce Wolfe, social worker and Treasurer at Care CLT, LLC reflects on the conservation model, because not every resident of the city may need large spaces to live in if they are intentionally spending time outdoors or with community.

Sustainable sites can be valuable for nonprofit developers that focus more on location and social habits than on capitalist motivations. It is difficult finding an opportunity to build where there can be longevity of the building and longevity of the affordable rate for the resident. This contributes to the decision making and calculating process for a project development site that

will become an apartment rental, smaller square footage unit, or a collaboration with a community land trust. The cost of land, of developing infrastructure, and of labor and materials will each go into the calculation that a developer must make in order to pass on affordability to homebuyers. This can create opportunities for partnerships in development that will culminate in inclusive affordable units, necessary to complete goals in the Regional Housing Needs Assessment of any city and county.

Experts share that it is difficult to acquire a project development site as grants from the Federal and State government can be competitive between for-profit and nonprofit developers seeking to establish affordable housing. Grant funding is an option that may be more preferable than seeking lenders for a commercial loan that must be refinanced in the years that follow. Grants from the philanthropic community may require specific language in applications to accomplish specific goals, and not all organizations will have the capacity to advertise their need or fulfill multiple grant applications. Thus, evaluations must be made by developers to decide what is viable to build as residency.

Habitat for Humanity works to “generate affordability of housing units by the input of sweat equity from AmeriCorps volunteers and future homeowners that will live in the unit they help build. Although this is not always the case, it helps with the challenge of fundraising a whole development project” (Salyer). Opportunities to build are carefully calculated for funding by a nonprofit organization working on affordable housing development collaborations. This may range between a rental or a single-family home, a modular construction method with smaller square footage units possibly with the help of sweat equity from volunteer laborers.

Redevelopment

Publicly owned sites are valuable to the process of making calculations for viable projects to move to the next phase of development. Collaborative partnerships prove beneficial to actors with common goals. City officials are often challenged to redevelop formerly used properties and utilize these land holdings when the resource remains stagnant. Publicly owned sites can be a burden for the city planner seeking to advance the agenda of the community without acting as a developer themselves. Innovative solutions include adaptive reuse of commercial buildings or hotels.

Community land trusts can bridge the gap to finalize terms of affordability. An Executive Director collaborates for the development of neighborhood subdivisions with amenities that are desirable to the community. Other economic development opportunities can be built into this process. With collaboration from City Planners, any challenges to affordable housing development can be worked through to approve a project. “Priorities such as parking requirements or other zoning regulations create barriers” apart from the “many obstacles to the acquisition and rehabilitation approach, dependent on the resources that are available to the community land trust” (Berlin, Tucker). Common goals and programs can be accomplished through collaboration and partnership from leaders at the local municipality.

City planners have been commonly working within the capitalist framework of society, which has created a challenge to account for building inclusive affordable units and accomplishing opportunities for housing to the low-income workforce that may earn less than the Area Median Income. “Coordination with CLTs for fundraising is valuable to create ownership opportunities of units for beneficiaries. CLTs are an additional alternative to include in the General Plan for variety of builders interested in developments other than apartments, condos, or

single family detached homes” (Blasdell). Because institutions and lenders understand land and improvements, separating the land from the improvements using the CLT model allows for community control of housing by the beneficiaries as homeowners. These themes reveal the way that municipalities and nonprofits affect the social ecology with sustainable development.

Stewardship

A community land trust is an entity with a different interest than the personal owner of a structure. These organizations are effective in preserving affordability, in maintaining piping and energy costs of aging properties, and in upkeep of the land – which is more valuable than what can be managed by an individual owner. The value of this organizational management is in the conservation of the land for housing, and for the rate of affordability of the property for generations. The workforce will struggle to find an affordable market rate home in a competitive region and sees hardship in the search to find residency near their workplace with safety and comfort for their family. The value of the community land trust rests in the shared equity model that provides a discount to cycles of families that will find shelter in the home.

The portfolio of housing held in trust by these nonprofit organizations can range from multi-unit rentals to mixed-use development projects with single-family housing units. Homeownership is commonly identified as a priority by these experts because the families that purchase their home are beneficiaries of the equity in their property. Bruce Wolfe, a long-time Board member of the San Francisco Community Land Trust, shares that monitoring properties is not an issue for the organization. He states that the challenge is to scale development for communities below 30 percent of AMI. A community land trust works less as a developer, and more as a “houser” with a commitment to connecting low-income groups to homes for

intentional living. This stewardship is necessary for structures that are a valuable infrastructure to the city, affordable housing.

Cohousing and shared space is effectively managed by community land trust organizations which seek resolutions for the social conditions that affect society, such as our detachment from members of the community that are unhoused. Although sheltering the unhoused can come with many challenges, I argue that city officials must first reform patterns of capitalism in development which has exacerbated the housing crisis. The low-income residents that are beneficiaries of the community land trust model generally struggle to purchase and settle in a home due to the competitive housing market. The community land trust is a steward of affordability in homeownership for perpetuity, and a steward of the integrity of these properties as well.

By providing a foothold for economic mobility to the workforce that seeks the missing middle housing in a booming agricultural and tourist economy, the community land trust enables the practice of sustainable development through affordable housing. These organizations work as nonprofit developers and property managers alike as a steward to the land, and a steward to the community of the low-income workforce. Meanwhile the benefits of these organizations can be identified as a sustainable development practice, the local communities of each municipality of Sonoma County have a direct political imperative to protect their locality from any changes they do not agree with. This is significant because it equally describes the challenge of building affordable housing in incorporated cities as the developer must make calculations for their business to successfully construct units.

Part of the calculations to develop affordable housing include square footage, land site, and materials to be used. As the cost of construction also increases due to labor costs, the

possibility of accounting for affordable units in a development site dwindles to only a few units per site. Meeting this challenge directly, Executive Director Goetschius collaborates with leaders of municipalities for funding, saying nothing will prevent their team from having the conversations to make these project developments into a reality. “The goal is to achieve any project, from the rehabilitation of a property acquisition to an entire neighborhood subdivision development, as long as it can provide a dignified home to the low-income workforce struggling in the housing market” (Goetschius). Executive Director Darryl Berlin shares this mission for CSCLT, seeking to generate affordable housing opportunities to help farmworkers and aging populations to stay rooted in Sonoma County.

Community Development Specialist Housch also describes land-use policies that can be shared by municipalities to enact sustainable development practices – such as greater infill development – through the Cottage Housing ordinance, refurbished construction materials policies, and zoning decisions in the Housing Element of the General Plan of the city. If a few local businesses collect refurbished materials, Housch continues to relay that their business model is limited in a capitalist society. “They may be in business to serve the customers that prefer to have these materials in their home, but they are ultimately there for profit as calculations are made for affordable housing development sites with this practice” (Housch). The success of the community land trust model is touted by Housch as a formula that keeps the subsidy of the municipality within the community and ensures the affordability of the units over time. He relays that some incorporated cities of Sonoma County may pride themselves on the value they hold for environmental protection and construction material reuse, however when it comes to affordable housing there is quite the dispute on how to achieve this development in the “backyard” of the locals and municipal leadership.

On the opposition of those complaining about density in the region, Goetschius relays that realtors appreciate the community land trust model as an organization that they can work with to help their customers that are not able to purchase homes in the highly competitive housing market. “Of these residents, some will move to another property once they have gained some equity in their home, yet they will choose to live in the same neighborhood area that they have created a community in” (Goetschius). Stewardship of our natural environment is essential for our survival through the climate crisis. We must also recognize that housing as a right for disadvantaged populations, and leaders can act as stewards of housing as a valuable infrastructure for the right to the city.

Conclusion

In the Community History of this report, I shared a timeline of the changing landscape of Sonoma County. I have argued that urban populations must be formed with sustainable development, describing 3 themes of sustainability to guide the contributions of public participation, natural resources, and affordable housing developments on community land trusts. This is a contribution to the social ecology as a balanced approach for the longevity of the local community. The current solutions to this issue may include penalties or grants from the State. These are intended to make it easier for developers to achieve greater density in multifamily rental buildings and to fine the municipalities that are not achieving the goals of the Regional Housing Needs Assessment. The housing crisis cannot be solved with a familiar market-based approach to build more developments in pursuit of greater opportunities for shelter. Affordable housing on community land trusts defines land use as an area of the municipality that is destined for the families seeking missing middle units, longevity, and roots in the community.

A variety of affordable homeownership models are succeeding in the Bay Area, a region largely struggling to build enough housing to meet demand and to generate affordability in the real estate market. I argue that the challenge to develop affordable housing is continuing to be recognized by scholars as part of the conversation on sustainable development practices and an urgent issue for resilience to climate change. In the context of Sonoma County, professionals recognize the region as a suburban community, with centers of urban development, and a large agricultural economy. By describing this context of the human-built environment centered in the Sonoma landscape, these professionals have described the transect of the urban setting as stated by scholars in the literature review. This provides insight to the value of new urbanism for the environmentalist movement, as infill development and compact cities are described as part of a sustainable development practice.

For sustainable development, it is essential that construction remains in areas that are not located in a floodplain, a wildfire zone, or a coastal area that will be affected by sea level rise. Challenges in funding thus become antithetical for sustainable development practices, unless grants can close the gap to finance green improvements such as renewable energy or construction materials sourced from the local region. Nonetheless, each development site within the urban growth boundary is also subject to the criticism and approval by city officials and public comment.

Chapter 7.) Policy Recommendations

The community land trust organization works to acquire land and properties using funding from individual donors, grants, and support from other municipal incentives. Nonetheless, they compete to acquire properties and grant funding against corporate real estate actors and other nonprofit developers. Large corporations have much more capacity to pay cash and set forth an expedited purchase for entitlements to make investments for their own profit. As the community land trust follows reliable by-laws that were agreed upon at its founding, decisions are made to expand the organization in endeavors to include small businesses, open space, or more numerous and larger development sites into their portfolio. Based off the data collected through my interactions with various city and county stakeholders, I make the argument that this serves not only the economy of the municipality, but the beneficiaries of the community land trust, which are generally low-income families in the workforce that make well below the annual median income of the locality.

Studies show gentrification and displacement may be a consequence for cities seeking to develop with an environmentalist approach to sustainability. The planners' toolkit must include a support system around the community land trust organizations that provide stewardship to real property for affordable housing. This can be a strategic approach to environmental justice policy during the consideration for sustainability in the General Plan. It is essential to track demographic data on the beneficiaries of community land trusts to ensure equity of homeownership opportunities available to the underserved and underprivileged.

Community land trust homes have been proven to be more stable through the foreclosure crisis as we experience repeated cycles of economic uncertainty. Shared equity homeownership is a proven solution for those that have been excluded from the housing market, only to afford

rental units that are vulnerable to rent hikes and evictions. This challenge provides leaders with a cue to collaborate and partner with organizations that steward land for sustainable development solutions.

Policy Recommendation #1: Collaborate to Guide Early Nonprofits and Developers

The common challenge of funding sets a baseline for what nonprofits and municipalities have the capacity to achieve. This creates a foundation for the partnerships that each will form to work with. There is potential for greater collaboration between community-driven organizations and leaders of municipalities to steer policy toward sustainable development practices.

Affordable housing development can be a tricky business for nonprofits and municipalities seeking to remain conservative with their options. Community land trust organizations seeking to establish their portfolio of properties through acquisition or development require much more funding to purchase land and finalize permits. Nonetheless, they operate on a counter-culture platform to the institutions of government that manage property ownership.

Improve data specific to the diversity at each zip code or census tract. Project developments with a community land trust should serve demographics that historically have not had opportunities for homeownership, so that they may participate in the community. Identifying data on demographics of the region would assist with locating affordable housing options to fit the patterns of movement of low- and middle-income groups at the 80% below AMI range or lower. In each of the cities in the research study, inclusive affordable housing units were initiated with collaboration from city leadership and partnerships between developers and the Housing Land Trust of Sonoma County.

Community land trusts are local nonprofits that can form the connection with landowners and property owners of each block group where potential affordable housing developments are identified. Research shows that a sustainable development approach requires urban development to be inclusive of peoples of all backgrounds and abilities, from the public comment period to the beneficiaries served by affordable housing opportunities. City leaders can improve the standard for serving diverse community groups by improving information available on demographics.

Planners should ensure that rentals aren't the only options available to diverse groups. Policy should also account for housing that provides opportunities to gain equity. To help diverse groups gain equity, organizations connect them to programs that help them find the loan necessary to become a homeowner. By improving outreach to underserved groups, cities are making the necessary improvements for a sustainable development approach.

In Sonoma County, single family homes break ground when lands are acquired with the support and collaboration of municipalities. A City government may manage publicly owned land or property, which must be offered to organizations seeking to develop equity-based solutions under the Surplus Lands Act. In this report I have found evidence that regionally, building more units does not lower the cost of housing. Evidence in this research study also demonstrates the unique challenges of developing affordable housing are embedded in the financialization of land-use.

The success of the community land trust partnership is essential for affordable housing development and greater stewardship with the community. By forming a nonprofit real estate acquisition fund to support these collaborators, leaders of government can form a greater capacity to collaborate with early nonprofits seeking to establish resilient affordable housing solutions. A partnership can also take the form of technical assistance provided to the

organization for applications to government grants and loans. These nonprofits require the expertise of city leaders for strategizing on common affordable housing development goals, such as an acquisition and rehabilitation approach that can redevelop parts of the city.

Policy Recommendation #2: Reduce Displacement Through Policy

Housing rights must establish social access to marginalized groups within the local economy for a sustainable development policy. Tenants can begin the transition from renter to homeowner by partnering to form limited equity housing cooperatives with a community land trust organization. When a property owner is seeking to place a building that is housing tenants on the market, they must evict, buy-out, or coerce tenants by other means. Through State legislation, tenants at-risk of displacement can purchase their unit for ownership in California with the Tenants Opportunity to Purchase Act, Community Opportunity to Purchase Act. State Bill 1079 has introduced tenants to their Right of Refusal and Right of First Bid. However, other Assembly Bills have been introduced to increase the impact of these rights because it remains a challenge for nonprofit affordable housing developers to compete for funding.

In some cities, housing policy has established protections such as requirements for just cause in evictions or rent control to limit price gouging. Allocating funding to prevent displacement is a just strategy that would enable communities to participate further in their environmental justice concerns, economic development preferences, and steer the city budget as the foundation of the growing city. This preservation of affordability provides longevity to the workforce. Homeownership is a foothold to access economic stability, environmental amenities, and participatory planning. This is a sustainable development approach which would be more

beneficial for underprivileged families through periods of economic instability, especially through the climate crisis.

This strategy may change the form of cities to be more inclusive of diverse groups in the workforce. It is essential to provide a community-driven approach to densify cities with new urbanist and environmentally friendly urban development. The de-commodification of land use would also aim to slow the market for short-term vacation rentals, which requires a political strategy to ensure that corporations, property owners, and landowners seeking to invest can be incentivized to contribute to struggling families in the workforce. Partnership with a community land trust ensures that the affordability of these homes becomes preserved for the next family that may move in, rather than maintaining vacancies for individual gains.

Policy Recommendation #3: Catalyze a Regional Coalition

For achieving sustainable development goals, it is essential to identify organizations of various scales of operation and catalyze a regional coalition. When leaders of nonprofits connect with other people in organizations that are in a similar line of work, these actors will network to resolve challenges in their environment and learn through sharing resources. A regional coalition in Sonoma County and the Bay Area would connect groups with similar interests in housing to strategize on the risks faced and the resources managed, used, or provided. This coalition would be created with the intent to also connect these organizations to their local municipalities and regional stakeholders, such as the Bay Area Association of Governments.

A partnership with the community land trust should be formed with the participation of city leaders on the Board of Directors of the nonprofit. This would accomplish a tripartite board structure with public officials joining administrators and beneficiaries of the community land

trust. The versatility of these nonprofit organizations is essential to accomplish sustainable development goals of the municipality that I have identified in this report. Leaders of municipalities can empower more partnerships with developers and locate feasible sites through sharing resources. These partnerships are essential for accomplishing equity goals throughout the Greater Bay Area region while making a huge impact to improve economic conditions for the residents of Sonoma County. Together, these actors can generate the public participation necessary to update Planning Commissions, the Housing Authority, and the Housing Element at the County and Municipality levels to include community land trusts. Resources under the property owner category should also increase the potential to transfer homeownership capabilities to tenants. This will make an impact to balance the wealth disparity across the region.

Conclusion

Furthermore, this research project demonstrates the utility of the community land trust model for managing a local sustainable development agenda which integrates goals identified in the General Plan of many cities in California. Affordable housing as sustainable development is formative of research into equity in urban planning, especially at the present era of climate emergency. Local organizations determine their environmental initiatives based on perceptions of sustainability and their own goals towards finding balance between finances and effective facilitation. The challenge of affordable housing requires collaboration among local actors, which can be resolved through sustainable development practices that aim to ensure equity in the urban environment.

I argue that housing deserves greater analysis as a valuable infrastructure of our cities, rather than a commodity that attracts investment. The process of financialization and speculation of land use creates a challenge for affordable housing developers, and leaders of government must work to alleviate these challenges. This report has the potential significance to connect to more research on indigenous values in land stewardship which would benefit communities at the current stages of adapting to human induced climate change and stunted ecosystems. The significance of this research is in guiding leadership to identify possibilities and potential for greater coordination between nonprofits, community land trust models, and municipalities which would boost the capacity to connect and accomplish shared goals.

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