

Sebastopol Housing Element Implementation Policy Options

Napa Sonoma Collaborative

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Housing Element Program Implementation Actions

HOUSING ELEMENT PROGRAM IMPLEMENTATION ACTIONS

Collaborative providing support to implement programs recurring throughout the 16 localities of Napa and Sonoma

Priority list of programs includes HCD priority programs, noted in City's certification letter, programs to affirmatively further fair housing (AFFH), and programs

Further support for actions to achieve consistency with State law



HCD PRIORITY PROGRAMS

A-3.1 – Objective Design Standards

A-3.3 – Missing Middle Housing

A-3.4 – Workforce Housing Overlay Zone

A-3.5 – Opportunities for By-Right Housing

A-4.2 – Fee Mitigation & Transparency

B-1.2 – Code Enforcement and Reasonable Accommodations

D-2.2 – Zoning Code Updates

D-4.1 – Replacement Housing Requirement



TRANSPARENCY & COMMUNICATIONS

Fee schedule available on website (A-4.2)

Sustainability and conservation info on website (C-3.1)

Multilingual fair housing webpage (D-1.1)

Landlord education (D-2.1)

Rehabilitation assistance & weatherization (C-2.1)

Expedited processing for streamlined housing (B-2.1)



**POLICY OPTION #1:
ADU Condo Ordinance
(AB 1033)**

ASSEMBLY BILL 1033

Allows a jurisdiction to opt into State legislation to allow the separate sale of ADUs

Currently allowed for nonprofit housing providers and community land trusts

Enacted in cities including Martinez, Berkeley, and Santa Cruz

Can spur homeownership and ADU production



**POLICY OPTION #2:
Zoning for Missing
Middle Housing
(SB 10)**

SENATE BILL 10

Option to provide easier path for infill “missing middle” housing in low-density, historically single-family neighborhoods

Opt-in legislation, with ordinance customizable (zones/parcels, density) to meet local preferences

Adopting upzoning ordinance exempted from CEQA, but resulting projects themselves still subject



POLICY OPTION #3: Prohousing Designation

PROHOUSING DESIGNATION

Program to identify proactive actions taken by local government agencies to advance housing production

Can provide competitive access to set-aside of funding via the Prohousing Incentive Program (PIP), and priority in standalone State funding programs



PROHOUSING DESIGNATION POLICY CATEGORIES

Category 1: Favorable Zoning and Land Use

Category 2: Acceleration of Housing Production Timeframes

Category 3: Reduction of Construction and Development Costs

**Category 4: Providing Financial Subsidies
Enhancement Factors**



CATEGORY 1: FAVORABLE ZONING AND LAND USE

Exceeds Regional Housing Needs Allocation (RHNA)

Missing Middle Housing Program

Density Bonus Incentives Program

Workforce Housing Overlay Zone



CATEGORY 2: ACCELERATION OF HOUSING PRODUCTION TIMEFRAMES

Establishment of Ministerial Approval Processes

Objective Design Standards

Online Permitting Procedure



CATEGORY 3: REDUCTION OF CONSTRUCTION AND DEVELOPMENT COSTS

Fee Mitigation & Transparency Program

Encouraging the Development of ADUs/JADUs

Reasonable Accommodations Program – Fast & Free



CATEGORY 4: PROVIDING FINANCIAL SUBSIDIES

Special Needs Housing Program – Supportive Housing

Rehabilitation Assistance Program

Program to Support Efforts of Affordable Housing Developers

Enhanced Infrastructure Financing District (EIFD)



Questions & Discussion