



APPROVALS:

Department Head Approval: Approval Date: 3/12/2026

CEQA Determination (Planning): Approval Date: 3/12/2026

The proposed action is not a project under the California Environmental Quality Act (CEQA)

Administrative Services (Financial) Approval Date: 3/12/2026

Costs authorized in City Approved Budget:  Yes  No  N/A

Account Code (if applicable) \_\_\_\_\_

City Attorney Approval: Approval Date: 3/12/2026

City Manager Approval: Approval Date: 3/12/2026

**Please Start Here**

General Information	
Jurisdiction Name	Sebastopol
Reporting Calendar Year	2025
Contact Information	
First Name	John
Last Name	Jay
Title	Associate Planner
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Phone	7078236167
Mailing Address	
Street Address	7120 Bodega Ave
City	Sebastopol
Zipcode	95472

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_30\_26

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <p><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i></p> <p><b>2. Email</b> - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</p>

# Summary Page

Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	Sebastopol	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	21
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		32
<b>Total Units</b>		<b>62</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	11	0
2 to 4 units per structure	0	0	2
5+ units per structure	0	40	0
Accessory Dwelling Unit	0	11	7
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>62</b>	<b>9</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	24	62
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	2
Total Housing Units Approved:	2
Total Housing Units Disapproved:	0

## Summary Page Continued

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	1	2

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	26
Sites Rezoned to Accommodate the RHNA	0



Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

### Table A Housing Development Applications Submitted Continued

Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	
5								6	7	8	9
Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVE</u> <u>D</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.
0	0	0	0	0	0	0	2	2	2	0	
							2	2	2		NONE
								0			
								0			
								0			
								0			
								0			
								0			
								0			
								0			
								0			
								0			
								0			
								0			



Jurisdiction	Sebastopol
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Agenda Item Number: 7

**Table A2**  
**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement															
1					2	3	4											5	6			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements			
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
	004-291-018	7631 Healdsburg Ave		2023-0291	2 to 4	R											2	4/26/2023	2			
	060-261-030	845 Gravenstein Highway North	Gravenstein Commons	2023-049	5+	R				21							1	6/25/2024	22			
	060-261-026, 060-261-028	1009-1011 Gravenstein Highway North	Canopy	2022-095	5+	O								12			68	4/2/2024	80			
	004-093-009	660 S Main st		2023-0494	ADU	R													0			
	004-283-013	363 Springdale St		2023-0541	ADU	R													0			
	004-501-021	206 Gross Ct		2024-0103	ADU	R													0			
	004-263-019	392 Florence		2024-0133	ADU	R													0			
	004-041-058	474 Johnson St		2024-0182	ADU	R													0			
	004-390-005	6710 Evergreen		2024-0259	MH	O													0			
	004-251-032	446 West St		2024-0283	ADU	R													0			
	004-181-009	462 Parquet St		2024-0358	ADU	R													0			
	004-490-030	7864 Swartz Ave		2024-036	SFD	O													0			
	004-470-046	1200 JEAN DR		2025-0352	ADU	R													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0058	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0054	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0055	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0053	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0060	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0061	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0052	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0057	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0050	SFD	O													0			
	004-350-024	7950 BODEGA AVE	Huntley Square	2025-0062	SFD	O													0			
	004-232-031	157 FLORENCE AVE		2025-0234	SFD	O													0			
	004-251-016	426 WEST ST		2025-0321	ADU	R													0			
	004-182-007	456 VINE AVE		2025-0438	ADU	R													0			
	004-312-042	569 CLEVELAND AVE		2025-0067	ADU	R													0			
	004-093-015	655 HIGH ST		2025-0390	ADU	R													0			
	004-121-045	7090 FELLERS LN		2025-0442	ADU	R													0			
	004-272-063	7805 ANTHONY ST		2025-0160	ADU	R													0			
	004-360-019	7918 JUANITA CT		225-0475	ADU	R													0			
	004-501-002	8285 VALLEY VIEW DR 945		2025-0284	ADU	R													0			
	060-261-030	GRAVENSTEIN HWY N		2025-0037	5+	R													0			
	004-121-023	930 HWY 116		2025-0200	ADU	R													0			
	004-121-024	940 GRAVENSTEIN AVE		2025-0345	ADU	R													0			
																			0			
																			0			
																			0			







Jurisdiction	Sebastopol	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	10	-	-	-	-	-	-	-	-	10	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	55	-	24	-	21	-	-	-	-	-	-	58	-
	Non-Deed Restricted	-	-	-	-	3	-	-	-	-	-	-	-	-
Low	Deed Restricted	31	-	13	-	-	-	-	-	-	-	-	16	15
	Non-Deed Restricted	-	-	-	-	3	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	35	-	-	-	-	-	-	-	-	-	-	3	32
	Non-Deed Restricted	-	-	-	-	3	-	-	-	-	-	-	-	-
Above Moderate		92	5	8	-	32	-	-	-	-	-	-	45	47
Total RHNA		213												
Total Units			5	55	-	62	-	-	-	-	-	-	122	94

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

<b>Jurisdiction</b>	Sebastopol	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)

**Table D  
Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**  
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
A-1.1	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.	12/31/2031	6th Cycle	Continuous	tracking system developed; ongoing maintenance throughout cycle	Units		

TABLE D Continued

<p><b>A-1.2</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No sites in Inventory have been approved for less than number of units listed in Site Inventory. Staff reviews as projects are submitted. Sufficient sites available in inventory.</p>	<p>Units</p>		<p>None</p>
<p><b>A-1.3</b></p>	<p>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:  <ul style="list-style-type: none"> <li>•Sites for single-family and multifamily residential development</li> <li>•Sites to accommodate special needs populations including seniors, disabled persons, developmentally disabled persons, extremely-low income households, farmworkers, large families, and homeless persons</li> <li>•Multifamily sites at densities to facilitate the production of housing affordable to lower income households</li> <li>•Sites readily served by infrastructure</li> </ul> </p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Tracking spreadsheet developed and up to date</p>	<p>Units</p>		<p>None</p>
<p><b>A-2.1</b></p>	<p>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.</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Admin list created, maintained along with pipeline tracking.</p>	<p>Other</p>		<p>None</p>

TABLE D Continued

<p><b>A-3.1</b></p>	<p>The discretionary review process can act as a constraint to housing development and increase the overall cost of 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.</p>	<p>1/1/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City Council adopted Objective Design Standards in December 2023. Planning Commission adopted a resolution on December 9, 2025, recommending City Council adopt an ordinance to replace the existing 2 story height limit with a 35' height limit in the R6 and R7 zones and removes the discretionary review requirements for qualified housing projects. The item is scheduled to go to City Council on January 6, 2026.</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/wp-content/uploads/2024/12/SBL_ODS_Final-Draft_As-Adopted-by-CC_011624_lowres.pdf">https://www.cityofsebastopol.gov/wp-content/uploads/2024/12/SBL_ODS_Final-Draft_As-Adopted-by-CC_011624_lowres.pdf</a>  <a href="https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>
<p><b>A-3.2</b></p>	<p>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:</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Had 1 project defer fees to occupancy in 2023. Joint application with SVDP for Project Homekey funding.</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/project/affordable-housing-by-st-vincent-de-paul-845-gravenstein-hwy-north/">https://www.cityofsebastopol.gov/project/affordable-housing-by-st-vincent-de-paul-845-gravenstein-hwy-north/</a></p>

TABLE D Continued

<p><b>A-3.3</b></p>	<p>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 9. 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.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Adopted Obejective Design Standards by City Council December 2023. SB9 Standards are still in progress. Planning Commission adopted a resolution on December 9, 2025, recommending City Council adopt an ordinance to allow the seperate sale of ADUs. The item is scheduled to go to City Council on January 6, 2026.</p>	<p>Units</p>	<p>1</p>	<p><a href="https://www.cityofsebastopol.gov/wp-content/uploads/2024/12/SBL_ODS_Final-Draft_As-Adopted-by-CC_011624_lowres.pdf">https://www.cityofsebastopol.gov/wp-content/uploads/2024/12/SBL_ODS_Final-Draft_As-Adopted-by-CC_011624_lowres.pdf</a>  <a href="https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>
<p><b>A-3.4</b></p>	<p>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.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance implementing the Housing Element, including creating a Workforce Housing Combining Zone for commercial sites along Highway 116. The item is scheduled for City Council on January 6, 2026.</p>	<p>Units</p>		<p><a href="https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>

TABLE D Continued

<p><b>A-3.5</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City awarded Priority Development Area grant from ABAG MTC. City is in process of selecting a consultant to start that work. ABAG has agreed to handle the consultant procurement process. The Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance to establish a workforce housing combining zone and remove the discretionary review requirements for qualified housing projects. The item is scheduled for City Council on January 6, 2026.</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>
<p><b>A-3.6</b></p>	<p>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.</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City website has updated ADU information and pre-approved plan sets are available.</p>	<p>Units</p>		<p><a href="https://www.cityofsebastopol.gov/our-community/housing-homelessness/">https://www.cityofsebastopol.gov/our-community/housing-homelessness/</a></p>

TABLE D Continued

<p><b>A-4.1</b></p>	<p>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.</p>	<p>3/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Staff took a Zoning Code proposal to a February 11, 2025 Planning Commission meeting. The PC also developed an Adhoc committee to work on Zoning Code updates to come back to the full Commission in the fall of 2025. Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance to establish a workforce housing combining zone and remove the discretionary review requirements for qualified housing projects. The item is scheduled for City Council on January 6, 2026.</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">https://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>
<p><b>A-4.2</b></p>	<p>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:</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>All impact fees on city's website. Fees are based on use and SF. Nexus study update will be completed by 2029</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/development-impact-fees/">https://www.cityofsebastopol.gov/development-impact-fees/</a></p>

TABLE D Continued

<p><b>A-4.3</b></p>	<p>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.</p>	<p>9/30/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Finalizing contract with Community Development Commission to monitor Affordable housing rental units. Expected to be complete by Summer 2026.</p>	<p>Persons</p>		<p>None</p>
<p><b>B-1.1</b></p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>ongoing</p>	<p>Other</p>		<p>None</p>

TABLE D Continued

<p><b>B-1.2</b></p>	<p>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. 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).</p>	<p>7/1/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Planning Commission adopted a resolution on December 9, 2025, recommending City Council adopt an ordinance that removes the reasonable accommodations finding related to impact on surrounding land uses. The item is scheduled to go to City Council on January 6, 2026.</p>	<p>Other</p>		<p><a href="http://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>
<p><b>B-2.1</b></p>	<p>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.</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to expedite processing for affordable housing projects through priority processing, conformance with the PSA, and a one-stop application portal</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/city-services/permits/">https://www.cityofsebastopol.gov/city-services/permits/</a></p>

TABLE D Continued

<p><b>B-3.1</b></p>	<p>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:</p> <ul style="list-style-type: none"> <li>•Attending housing and legislative review seminars, conferences, etc.</li> <li>•Attending training workshops</li> <li>•Training on new legislation, State requirements, policies, and procedures pertaining to housing programs (including the Housing Choice Voucher program and tenant rights)</li> <li>•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</li> <li>•Presentations on housing needs, issues, and solutions, including affordable housing development and tenant protection policies.</li> </ul> <p>Additionally, all future and incumbent members of the Planning Commission shall be required to complete a commissioner training course covering the</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Planning Commission received a presentation on new housing legislation to consider adopting, including AB 1033 and SB 10.</p>	<p>Meetings</p>	<p>1</p>	<p>None</p>
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TABLE D Continued

<p>C-1.1</p>	<p>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.</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No properties at immediate risk for loss of affordable housing status/conversion to market rate.</p>	<p>Households</p>		<p>None</p>
<p>C-2.1</p>	<p>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)</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City monitoring. However, no applications submitted due to lack of city projects and staff availability.</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/project/affordable-housing-by-st-vincent-de-paul-845-gravenstein-hwy-north/">https://www.cityofsebastopol.gov/project/affordable-housing-by-st-vincent-de-paul-845-gravenstein-hwy-north/</a></p>

TABLE D Continued

<p><b>C-3.1</b></p>	<p>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).</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City continues to promote green energy alternatives and upgrades.</p>	<p>Other</p>		<p><a href="https://www.cityofsebastopol.gov/our-community/sustainability-conservation-measures/">https://www.cityofsebastopol.gov/our-community/sustainability-conservation-measures/</a></p>
<p><b>D-1.1</b></p>	<p>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</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff had 3 meetings with non-profit housing developers and advocates in 2025.</p>	<p>Meetings</p>		<p>None</p>

TABLE D Continued

<p><b>D-1.2</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff had 2 meetings with non-profit housing developers and advocates in 2023. City outreach list being tracked along with RHNA site inventories.</p>	<p>Persons</p>	<p>2</p>	<p>None</p>
<p><b>D-2.1</b></p>	<p>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.</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City coordinated with CDC to advertise Housing Lottery for Section 8 vouchers in 2025. City has not contacted landlords directly.</p>	<p>Persons</p>	<p></p>	<p>None</p>

TABLE D Continued

<p>D-2.2</p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>100% affordable housing, including PSH, is allowed in commercial zones. City adopted Objective Design Guidelines for any multifamily housing project not subject to Design Review based on state law. The Planning Commission adopted a resolution on December 9, 2025, recommending the City Council adopt an ordinance to add Low Barrier Navigation Centers as an allowed use in the R5, R6 and R7 zones, and to clarify that Supportive Housing and Community Care Homes are allowed uses in all residential zones, replace the 2 story height limit with a 35' height limit, reduce the parking requirement for homeless shelters to 1 space per employee, amend the ADU Ordinance to reflect changes in ADU law, and remove the reasonable accommodation finding related to impact on surrounding land uses. The</p>	<p>Other</p>		<p><a href="http://www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf">www.cityofsebastopol.gov/wp-content/uploads/2025/01/Agenda-Item-6A-Zoning-Code-Changes-for-Housing-Element-Round-1.pdf</a></p>
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TABLE D Continued

<p><b>D-3.1</b></p>	<p>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).</p>	<p>7/31/2023</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Not yet started due to lack of city funds and competitiveness for current CDC funding.</p>	<p>Units</p>		<p>None</p>
<p><b>D-4.1</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No projects to this point in the planning period have proposed to demolish existing units.</p>	<p>Units</p>		<p>None</p>



<b>Jurisdiction</b>	Sebastopol	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk		60		60					Burbank Orchard deed restrictions renewed.
Acquisition of Units									
Mobilehome Park Preservation									
<b>Total Units by Income</b>		60		60					