



Sonoma County

Housing Element



**Adopted
August 22, 2023**

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Section I: Introduction and Summary

1.1 INTRODUCTION

This Chapter of the Sonoma County General Plan presents goals, objectives, policies, and supporting information for the provision of housing for existing and future residents of the county. The purpose of the Housing Element is twofold: 1) to present specific policies and actions for housing development in the context of the Land Use Element of the County's General Plan; and 2) to meet regional standards and achieve State certification, pursuant to statutory requirements, which in turn allows the County to qualify for State and federal housing assistance and grants for multiple purposes including housing, infrastructure, and transportation.

1.2 DEFINITION AND PURPOSE

The Housing Element is a detailed statement of housing goals, objectives, policies, and programs for the unincorporated areas of Sonoma County. The Element is based on a comprehensive technical assessment of existing housing policies and programs and community input, and includes current and projected housing needs, especially related to low-income households and special needs populations; an inventory of sites available for housing construction; an analysis of market, environmental, governmental, and other factors which constrain housing production; and an assessment of new programs and policies that can enhance housing production in the county.

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

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

State law requires internal consistency among the various elements of the General Plan. Government Code § 65300.5 states the Legislature's intent that the General Plan's various elements shall provide an integrated, internally consistent and compatible statement of policy. Upon adoption, this Housing Element becomes part of the County's General Plan and is found consistent with the other elements of the Sonoma County General Plan. Housing Element policies promote housing consistent with the various designations set forth in the Land Use Element. The provision of utilities to serve future housing development is consistent with the Public Facilities Element. Possibilities for farm family units, agricultural employee units and farmworker "bunkhouse" housing are also provided herein in accordance with the Agricultural Resources Element. [The County is currently updating other elements of its General Plan. Internal inconsistencies created by adoption of the Housing Element have been identified as part of the Housing Element Update and necessary text amendments will be adopted by January 31, 2024.](#)

Government Code § 65589.7 requires that the County provide a copy of its Housing Element to water and sewer service providers immediately after adoption and requires water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Water and sewer providers were consulted during the preparation of the Housing Element, and the County will provide the Housing Element immediately upon adoption. The Housing Element also includes Program 14 for ongoing outreach to service providers to ensure that they prioritize service allocations to residential projects with affordable units.

In Sonoma County, the Coastal Zone is regulated by the County's Local Coastal Plan (LCP), which serves as the General Plan for the entire coastal area. Other regulations include the Coastal Zoning Code, Coastal Commission regulations, and building code. A new LCP has been adopted by the Sonoma County Board of Supervisors in July 2023, with Coastal Commission ~~expected to certify consistency with the Coastal Act by in July 2023~~. [certification pending.](#)

Government Code § 65590 et seq. requires documentation of affordable housing in the Coastal Zone. In the period between January 1, 2015, and June 30, 2022, there was a gain of 180 residential units in the Coastal Zone, including 178 market-rate single family units and 2 moderate-income accessory dwelling units. There were no conversions or demolitions of housing units occupied by persons or families of low- or moderate-incomes within the coastal zone during this period and no known conversions or demolitions of low- or moderate-income units within 30 miles of coastal zone boundaries.

1.4 PUBLIC PARTICIPATION

Permit Sonoma's public participation effort centered equity and the experiences of those who are most familiar with housing in the communities of Sonoma County best: residents, renters, nonprofits, those vulnerable to housing instability, and builders. The County's Housing Element Public Participation Plan prioritized strategies to engage and learn from diverse communities, including a Housing Advisory Committee, focus groups with historically underserved communities, and multiple community-wide surveys.

Government Code § 65583(c)(9) mandates 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" and to describe their public participation efforts. The County of Sonoma engaged all economic segments of the public using various strategies. The information gathered from these efforts has been used to guide and inform the Housing Element update.

The County contracted with a community engagement consultant, Civic Edge Consulting, to help carry out its Housing Element Public Participation Plan.

1.4.1 Summary of Community Engagement and Outreach

Preparation for the 2023 Housing Element started in 2018 by asking the public to nominate sites for housing. Once the nomination period closed in April 2019, County staff evaluated nominated sites using basic eligibility criteria including location within Urban Service Areas and availability of

urban services; location in relation to Urban Growth Boundaries and Community Separators; and proximity to jobs, transit, services, and schools.

Since December 2021, community input has been collected through virtual meetings with the Housing Advisory Committee (HAC), focus groups representing special needs populations, a regional Equity Working Group, stakeholder interviews, public workshops, and community and developer surveys. The details and results of these efforts and how the input was incorporated into the Housing Element is included in Appendix A.

Engagement with Underrepresented Communities

Permit Sonoma began by asking the public about community needs, value-based approaches to housing, and specific housing policies to gather insight to be incorporated throughout the Housing Element. The Housing Element surveys (conducted in January and March of 2022) each had a promotional strategy to engage a diverse audience of Sonoma County residents. Multiple efforts were taken to increase the participation of groups less likely to participate in government surveys. The surveys utilized targeted digital advertising to increase the number of Spanish-speaking and Latino participants. Stipends were provided to community-based organizations that work with under resourced groups to distribute the survey to their clients and email lists. Finally, social media was posted to Permit Sonoma's channels, and emails were sent to Permit Sonoma's lists.

From January to April 2022, Permit Sonoma, assisted by Civic Edge Consulting, partnered with eight Community-Based Organizations (CBOs) and conducted a series of focus groups to learn people's lived housing experiences and their hopes for the future of housing in Sonoma County. Focus groups allowed Permit Sonoma to deepen engagement with groups less likely to participate in other public participation opportunities, including those with special needs and equity priority communities. Sponsoring CBOs were chosen to reach:

- People with a lived experience of homelessness
- People with developmental disabilities
- Farmworkers
- Day laborers
- Latino residents
- Black residents
- Low-income seniors
- Low-income farmers

Outreach was designed to move beyond basic questions and to hear and understand the underlying values and concerns that drove these groups' decision-making. Public participation was designed to integrate the findings into the formation of policies and programs.

Efforts of the Housing Advisory Committee

The Housing Advisory Committee (HAC) was a vehicle for deeper engagement with a diverse group of housing and community leaders throughout Sonoma County. HAC members included

diverse community stakeholders and perspectives, including developers or builders, the agricultural community, local nonprofit housing service organizations, people with a lived experience of homelessness, farmworkers, developmental disability service providers, and more. Stipends were offered to make participation more accessible to a wide variety of stakeholders, including under-resourced communities.

The HAC served as a primary venue for collaboration with stakeholders. Meeting content was engineered to encourage nuanced small group discussions of tradeoffs and prioritization that could not be replicated effectively with other engagement tactics. After value and prioritization discussions, HAC members reviewed and provided input on the draft Housing Action Strategy.

Members of the HAC also served as ambassadors for the Housing Element. Sonoma County partnered with and compensated organizations represented in the HAC for equity focus groups, emailing their clients to ensure equitable participation in the community-wide surveys.

Equity Working Group

The subregional Napa Sonoma Housing Collaborative, an ABAG Subregional Housing Collaborative, convened the Equity Working Group (EWG) in early 2021 to engage community members and representatives in the Housing Element Update process within the Napa Sonoma region. The EWG also had the secondary purpose of exposing jurisdictions to community members outside the formal public participation process. The EWG consisted of nine members, seven from stakeholder organizations and two community stakeholders. The Napa Sonoma Collaborative members, including representatives from all 16 of the subregion's cities and counties, nominated the EWG members due to their work within the community. These included those who directly engage vulnerable populations, provide housing for vulnerable populations, or are a member of a vulnerable population. During six ninety-minute sessions, the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa Sonoma region and developed recommendations for addressing these issues. Stipends were provided to EWG members to ensure that no one was prevented from participating for economic reasons. The 2021 EWG Report is included in Appendix A.

Surveys

Three separate public surveys were conducted to gather community input on housing needs, opportunities, and programs throughout the Housing Element Update process. Each survey utilized a promotional strategy to engage a diverse audience of Sonoma County residents and encouraged participation in subsequent surveys. The County ran a digital advertising campaign targeted at equity priority populations and compensated housing service providers and other CBOs to solicit participation from their clients and members. The County received over 6,378 online survey responses. Demographics in the survey results indicate that the County achieved its goal of obtaining broad participation from all parts of the economic spectrum and from communities traditionally less likely to participate in government surveys. In addition to public surveys, a survey was conducted to solicit feedback from the local development community on constraints and opportunities related to housing development.

Stakeholder Interviews

Before the County began the bulk of its public participation program in 2022 and during preparation of the Element itself, interviews were conducted with individual developers, service providers, and non-profit organizations. Early stakeholder interviews helped the County scope the larger public participation process. During the Housing Element preparation process, stakeholder surveys and interviews were also held with for-profit and non-profit housing developers (see Appendix A). Stakeholders provided valuable insight on community needs, constraints to development, creative housing solutions, and housing priorities.

1.4.2 Summary of Community Input

Throughout this outreach, the community identified housing affordability and availability as the greatest needs. Other recurring themes include concerns about natural disasters, accessibility, lack of infrastructure, construction costs, permitting fees, second homes or vacation rentals, and awareness of tenants' rights. This input was integrated throughout the analysis of housing needs, constraints, and considered when developing the Housing Strategy and the Housing Action Plan. Appendix A contains a thorough description of how community input was integrated throughout the Housing Element.

"The high cost [of housing] will cause people to move out of Sonoma to a more affordable place. This will cause the school population and community population to decrease in a town that should be our home. There needs to be a vital change to occur in our community. Instead of having people escape and seek out different places to call a home, you need to help families and people stay and receive the resources they need for living an enjoyable lifestyle."

- *High School Student in Sonoma County*

1.5 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized into four main sections. **Section I** introduces the overall Housing Element update effort, a summary of key findings, and a review of the effectiveness of the 2014 Housing Element and the County's progress in its implementation. **Section II** sets forth the County's Housing Goals, Policies and Programs. The County's Quantified Objectives are also included in this section. **Section III** presents the housing site inventory, including a discussion of the availability of services, and compares this inventory to the County's projected housing needs. **Section IV**, the Technical Background Report, is provided as a separate document due to file size and includes statutorily required data including an assessment of housing needs & programs, an analysis of nongovernmental and governmental constraints to affordable housing provision, a discussion of special needs populations, and the Assessment of Fair Housing. The Technical Background Report also contains four appendices with additional information on outreach, housing needs, and housing sites.

1.6 DEFINITION OF TERMS

Throughout the Housing Element, a variety of technical terms related to income levels and housing types 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.
- **Acutely Low-Income Households** – Households earning not more than 15 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' association 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** – Income threshold issued by the Census Bureau that varies by family size, number of children, and elderly status. There is no geographic variation. For 2021, the poverty threshold for a single person under age 65 was \$14,097 and was \$21,831 for a three-person family with two children.
- **Low-income Households** – Households earning between 51 and 80 percent of the county AMI, adjusted for household size.
- **Moderate-income Households** – Households earning 81 to 120 percent of the county AMI, adjusted for household size.
- **Low Barrier Navigation Center** – A Housing First,¹ 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.²
- **Sonoma County** – All of Sonoma County, including unincorporated areas and incorporated Cities. This is also referred to as “the whole county” or “the county and its cities.”

¹ Housing First is defined in Welfare & Institutions Code § 8255.

² Government Code § 65660

- **Supportive Housing** - Permanent housing that is paired with comprehensive services and case management.
- **Transitional Housing** - Housing with supportive services for persons or families in transition from homelessness to permanent housing. The length of stay is typically six months to two years.
- **Unincorporated Sonoma County** – Area within Sonoma County that is not within one of its nine incorporated Cities. This is also referred to as “the Unincorporated County.”
- **Very Low-Income Households (VLI)** – Households earning between 31 and 50 percent of the county AMI, adjusted for household size.

1.7 DATA SOURCES

- U.S. Census Bureau, Decennial Census; 2010, 2019, 2020
- U.S. Census Bureau, American Community Survey 5-Year Data, 2015-2019
- U.S. Department of Housing and Urban Development (HUD), Consolidated Housing Affordability Strategy (CHAS), 2013-2017 release
- United States Department of Agriculture, 2017 Census of Agriculture
- County of Sonoma Community Development Commission
- HUD Exchange, 2020 Consolidated Plan Public Review Draft
- Public Policy Institute of California, July 2021 Fact Sheet of Poverty in California
- The Press Democrat
- Zillow.com and Realtor.com
- Compass Real Estate
- Coldwell Banker
- HSH Associates
- California Housing Partnership, Sonoma County 2020 Affordable Housing Needs Report
- Sonoma Clean Power Authority
- Sonoma County Energy Independence Program
- No Place Like Home Plan, July 2019

1.8 COMMUNITY PROFILE

As one of the world's premier wine producing regions, Sonoma County is home to a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing, and retail. A gentle climate, rich agricultural valleys surrounded by tree-covered hills, a variety of recreational opportunities and a beautiful coastline make Sonoma County a very attractive place to live. By economic, fiscal, and quality of life measures, the County has been successful in attracting new businesses, residents, and skilled workers. Rising home values have led to substantial re-investment and improvement of the existing housing stock, new development including higher density housing, and revitalization of existing commercial and mixed-use buildings.

Unfortunately, all this success has come at a price as long-term residents, families with young children, teachers, and visitor-serving business workers have been increasingly displaced by those who can afford the high price of housing.

While Sonoma County continues to be an ideal place to live, the high costs of housing are driving increasing disparities. The recent publication of *A Portrait of Sonoma County 2021* delivers a mixed picture of health and well-being in the county. Taken as a whole, people in Sonoma County live longer, earn more money, stay in school, and earn college degrees at higher rates than in other counties across California and the United States. While many neighborhoods within the county have seen improvements since 2014, the new report also reveals growing disparities across gender, racial groups, ethnic groups, and individual communities. Key findings in the 2021 Report include the following:

- Black, Indigenous, People of Color (BIPOC), and immigrant and undocumented community members persistently scored lower on the Human Development Index (HDI).
- The Black community experienced the largest decline in HDI scores since 2014, while scores for Latino communities have increased.
- Latino, Native American, and Native Hawaiian/Pacific Island residents of Sonoma County have the lowest median personal earnings among the major racial and ethnic groups.
- Sixty-nine percent of Black youth are enrolled in school compared to 77.1 percent of Latino youth and 87.8 percent of Asian youth.
- The percentage of students with an Individualized Education Program (IEP) has increased in the Sonoma Valley Unified School District.
- While the gap between neighborhoods with highest and lowest life expectancy has narrowed since the 2014 report, people living in the highest-scoring neighborhoods still live more than 8.5 years longer than those in the lowest-scoring neighborhoods.

At the hospital, it's becoming more and more evident that the lack of affordability is affecting us... That has significant impacts to staff availability, commuting costs, and community engagement.

- CEO of Local Hospital

While the Housing Element cannot resolve a community's health and longevity disparities, the provision of safe and adequate housing for all residents plays an influential role. The following section summarizes some of the demographic and housing-related data applicable to

Unincorporated Sonoma County. Complete demographic data and an Assessment of Fair Housing within the county are provided in Section IV (Technical Background Report).

1.9 HOUSING NEEDS AND DEMOGRAPHICS

The Housing Element serves to ensure adequate housing for all of Sonoma County's present and future residents. Analysis of demographic, socioeconomic, and housing characteristics assists in identifying local housing needs and allows the County to effectively target its programs and resources toward households with the greatest need. This section summarizes the characteristics of the county's population and housing stock. Section IV, The Technical Background Report, contains a complete analysis of housing needs and demographics.

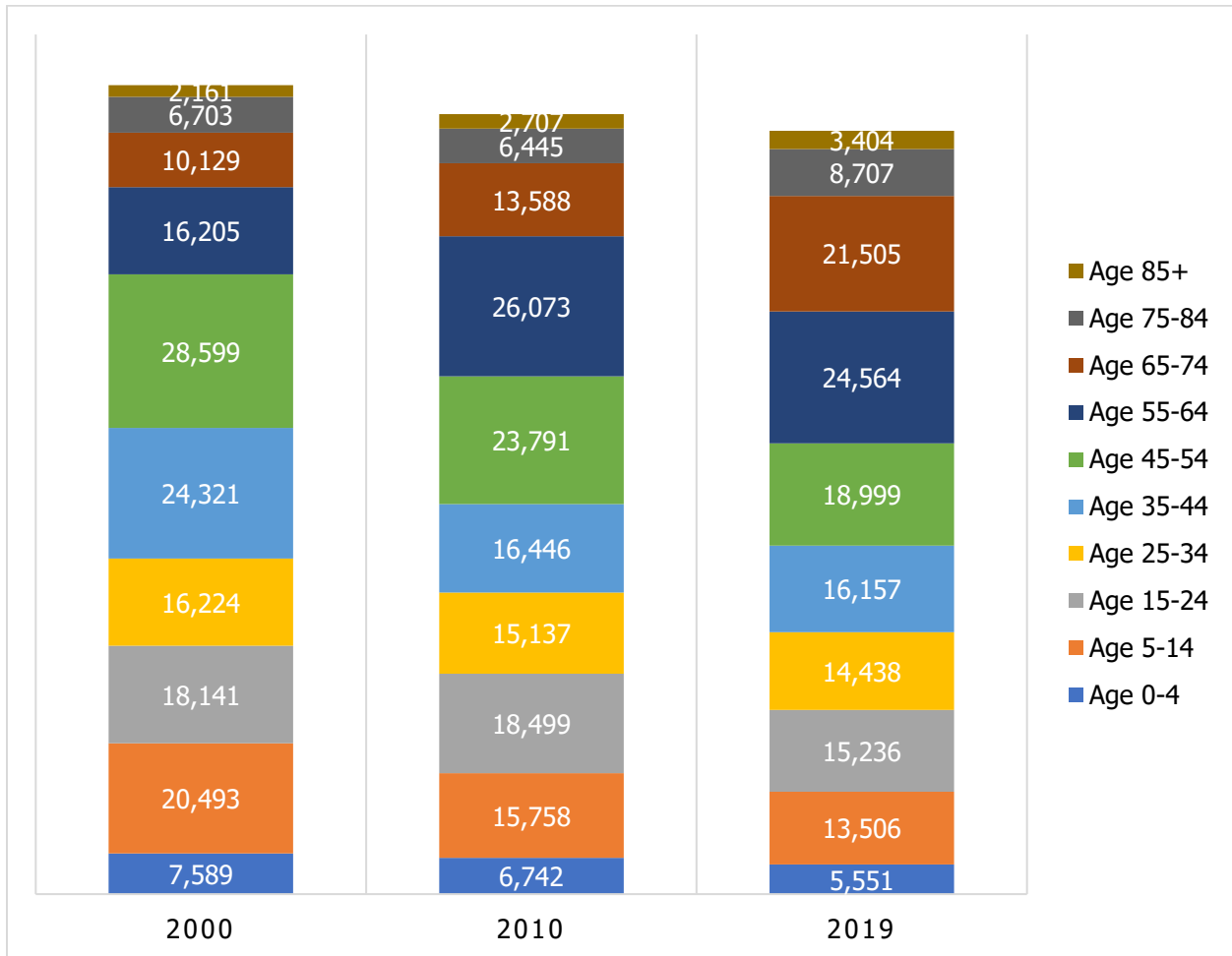
While this Housing Element addresses the housing needs of Unincorporated Sonoma County, much of the available data from the U.S. Census Bureau is at the county level and includes city data. Where data is available specifically for the Unincorporated County, it is used and indicated. Otherwise, references to data for Sonoma County refer to data for the county and its cities.

1.9.1 Population Characteristics and Trends

As of 2019, Sonoma County had a population of 449,772³ with over a quarter of its residents (142,067) living in its unincorporated areas. Unincorporated Sonoma's population is rapidly aging: from 2000 to 2019, the population age 65 or greater increased by 77%, while the population under age 25 decreased by 26%. As of 2019, almost a quarter of the Unincorporated County's population was age 65 or greater (Figure 1).

³ American Community Survey 2019, 5-Year Estimates

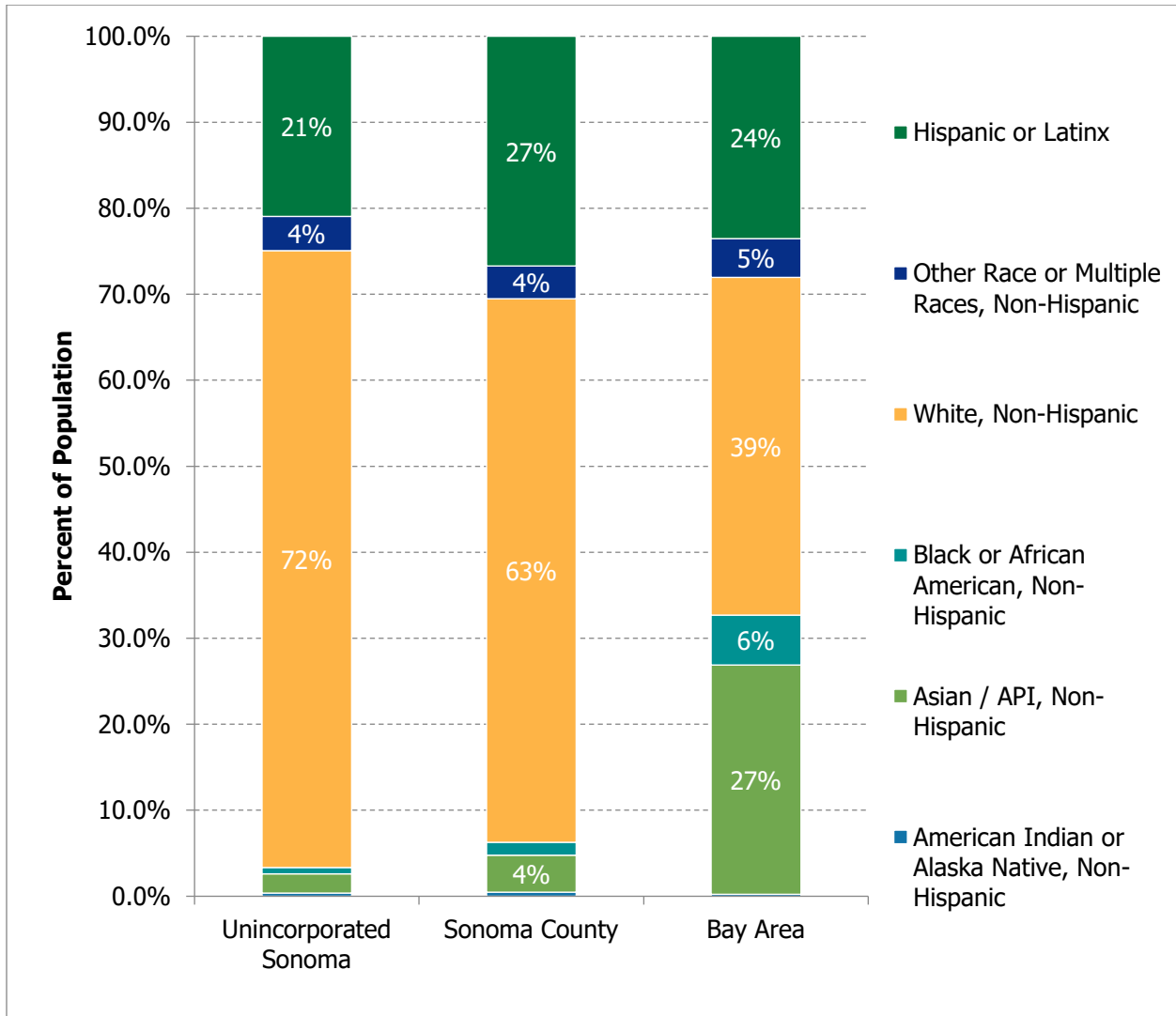
Figure 1: Population by Age in Unincorporated Sonoma County



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

The population of Unincorporated Sonoma County is primarily white, and the Hispanic and Latino population is the second largest racial/ethnic group. In terms of race and ethnicity, the population of Unincorporated Sonoma County is slightly less diverse than the population of the entire county, and much less diverse than the Bay Area region (Figure 2).

Figure 2 Population by Race and Ethnicity, Unincorporated Sonoma County and the Region



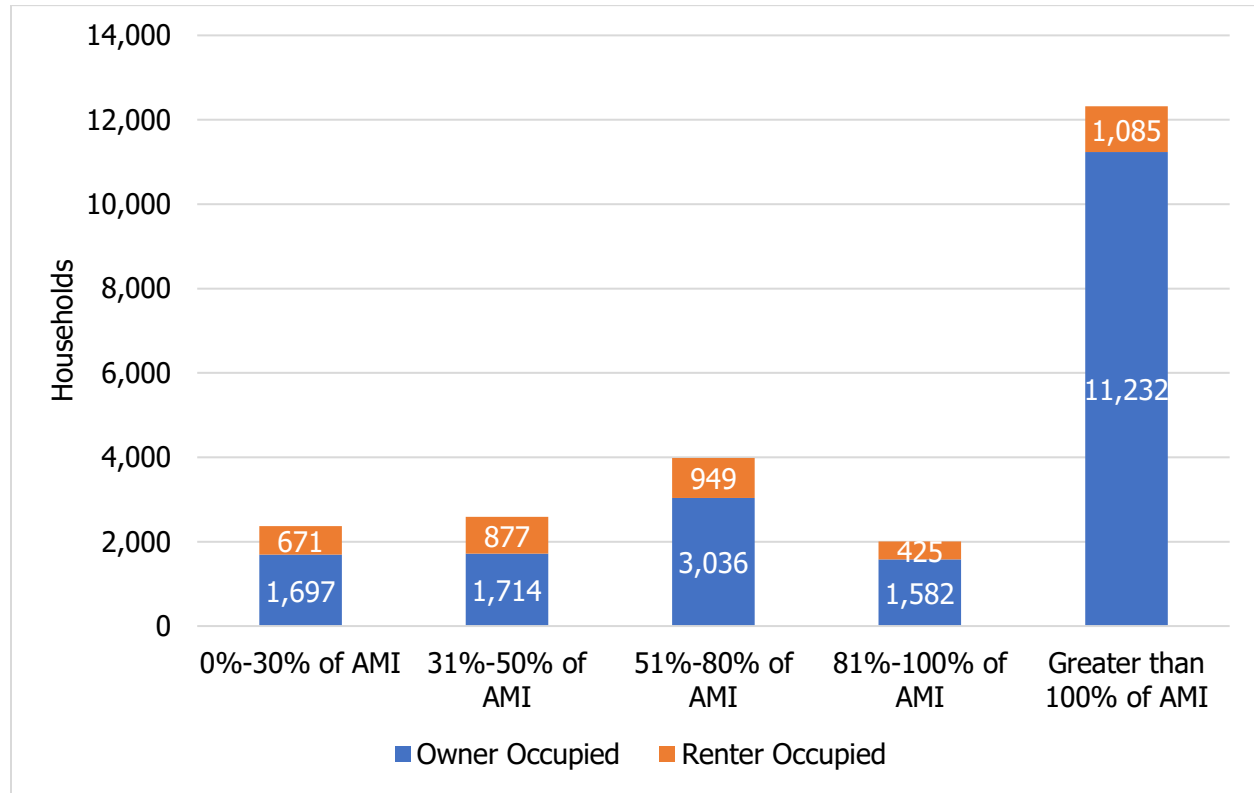
Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Seniors

Senior households (62 or older) make up almost 40 percent of the Unincorporated County. Of these, 17 percent rent their homes (Figure 3), and 36 percent are housing cost burdened, spending over 30% of household income used for housing costs.⁴ Actions to address the housing needs of seniors are included within Program 26.

⁴ HUD, CHAS, 2017

Figure 3: Unincorporated Sonoma County Senior Households by Income Group and Tenure

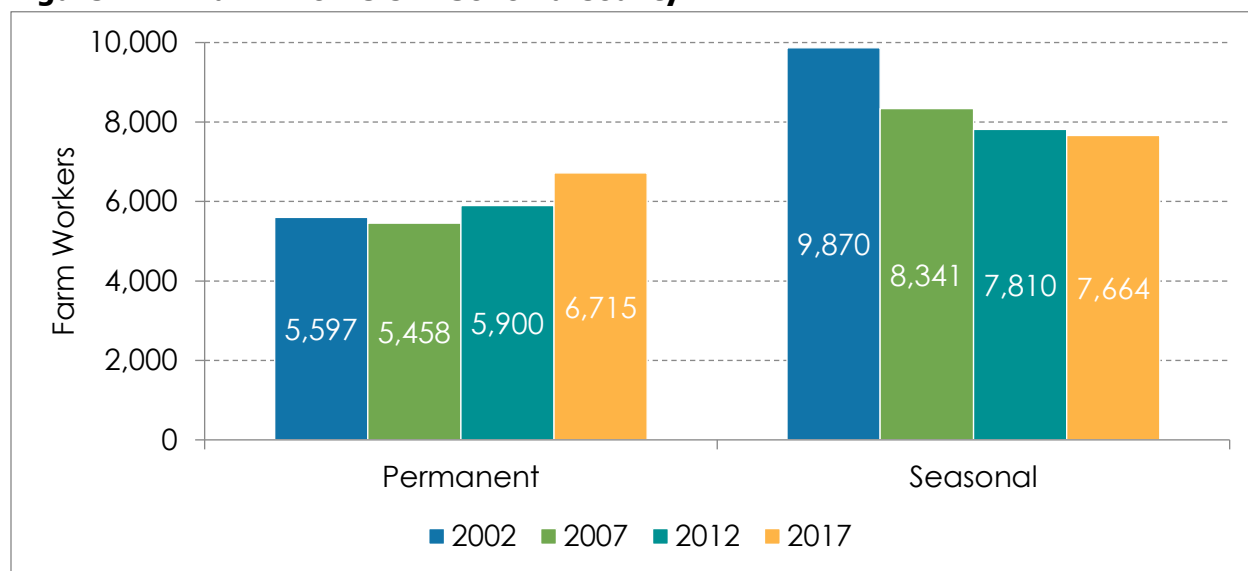


Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Farmworkers

Agriculture is a significant part of the Sonoma County economy, which depends on the labor of farm workers. In 2017 there were 6,715 permanent farmworkers and 7,664 seasonal farmworkers in Sonoma County as a whole. Most seasonal workers come for harvest season between August and October. While the percentage of workers who live permanently in the area has steadily increased as seasonal workers have decreased, by 2017 there were still more seasonal workers (hired for up to 150 days per year) than permanent year-round workers. Interviews with stakeholders and service providers indicated that the number of year-round workers has increased substantially between 2017 and 2022, which is not reflected in the data shown in Figure 4. Actions to meet the housing needs of farmworkers are included in Program 22 and Program 15, and other programs are included to increase the supply of affordable housing that would be accessible to farmworkers.

Figure 4: Farm Workers in Sonoma County



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

Tourism Industry and Service Workers

Tourism is another significant local industry and accounts for over 17,000 jobs in Sonoma County (Table 1). Many tourism-related jobs are located in the Unincorporated County, which lacks sufficient housing affordable to the typical employee within this industry. As of the first quarter of 2022, the median hourly wage in Sonoma County was \$17.38 for Food Preparation and Serving Related Occupations, \$17.78 for Hotel, Motel, and Resort Desk Clerks, and \$17.56 for Personal Care and Service Occupations.⁵ For a full time employee, these wages amount to annual salaries less than \$37,000. Programs to increase the supply of affordable housing that would be accessible to this population include Program 12, Program 15, Program 16, Program 18, and Program 25.

Table 1: Sonoma County Travel Industry Jobs Over Time

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2020-2021
Travel Industry Employment (Jobs)											
Accom. & Food Serv.	9,740	9,950	10,410	10,580	10,690	11,310	11,320	11,210	8,280	9,180	▲ 10.9%
Arts, Ent. & Rec.	6,990	7,320	7,190	7,500	7,580	8,310	8,000	7,860	5,000	5,590	▲ 11.6%
Retail**	1,390	1,420	1,450	1,420	1,460	1,490	1,510	1,480	1,410	1,430	▲ 1.3%
Ground Tran.	440	460	470	470	490	510	630	690	630	580	▼ -8.4%
Visitor Air Tran.	20	20	20	30	100	210	220	330	280	300	▲ 5.2%
Other Travel*	290	290	300	310	560	690	690	790	670	560	▼ -17.2%
TOTAL	18,870	19,460	19,830	20,300	20,880	22,510	22,380	22,360	16,290	17,640	▲ 8.3%

Details may not add to totals due to rounding. Percent change calculated on unrounded figures.

*Other Travel includes ground transportation and air travel impacts for travel to other California visitor destinations, travel arrangement services and convention/trade shows services.

**Retail includes gasoline.

Economic impacts are attributed to visitor trips which are defined as trips taken by individuals that stay overnight away from home, or travel more than 50 miles one-way on a non-routine trip, as defined by the California Tourism Marketing Act

⁵ OEWS Employment and Wage Statistics, 2022 1st Quarter

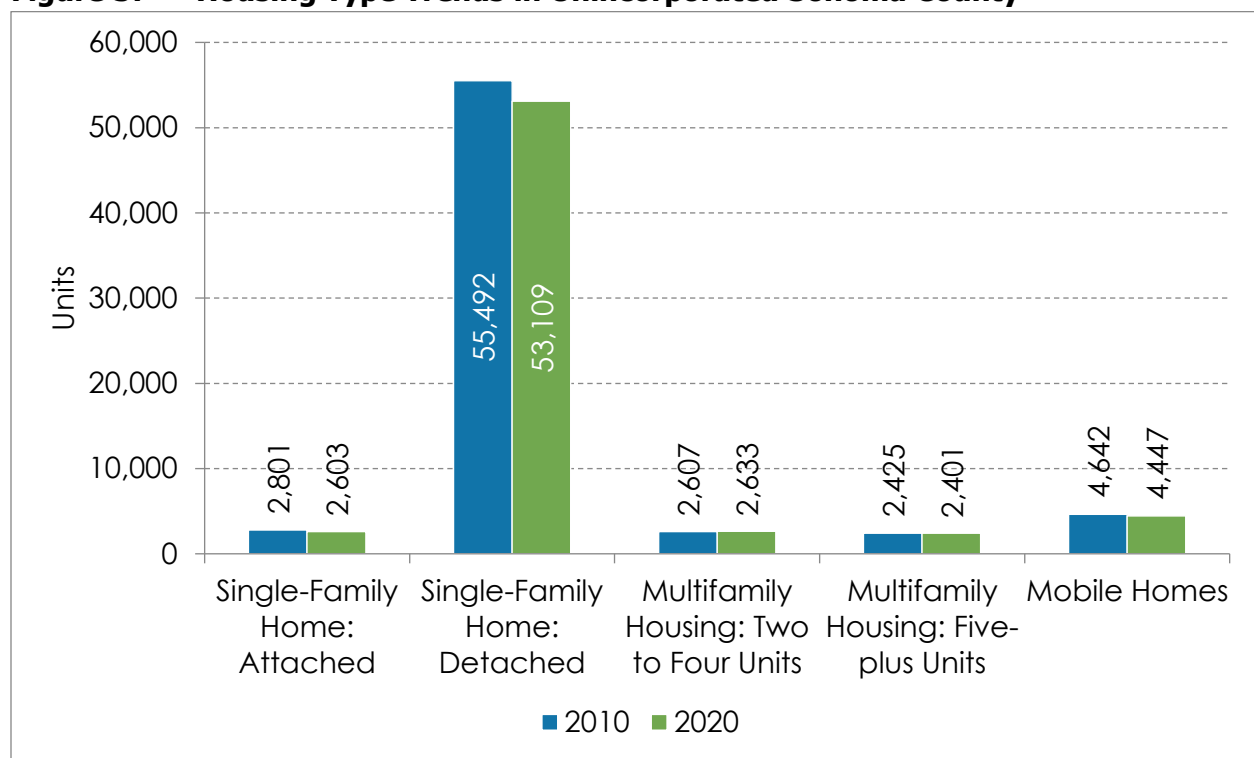
Source: Dean Runyan Associates, *The California Travel and Tourism Commission's California Travel Impacts by County, 2021*

1.10 CHARACTERISTICS OF HOUSING STOCK

1.10.1 Type

The amount of housing stock in Unincorporated Sonoma County declined 4.1 percent from 2010 (67,967 units) to 2020 (65,193 units), due to the annexation of Roseland (1,700 homes⁶) in 2017, and the over 2,500 homes lost to fires between 2017 and 2020 (of those, over 1,500 were either rebuilt or in the process of being rebuilt).⁷ The ratios among the different types of housing were the same, with a slight uptick in multi-family/multifamily units.

Figure 5: Housing Type Trends in Unincorporated Sonoma County



Source: California Department of Finance, E-5 series

Housing permit data provided by Permit Sonoma shows that 316 housing permits have received final approval ("Finaled") in the past year; 74% of those are single-family dwellings.

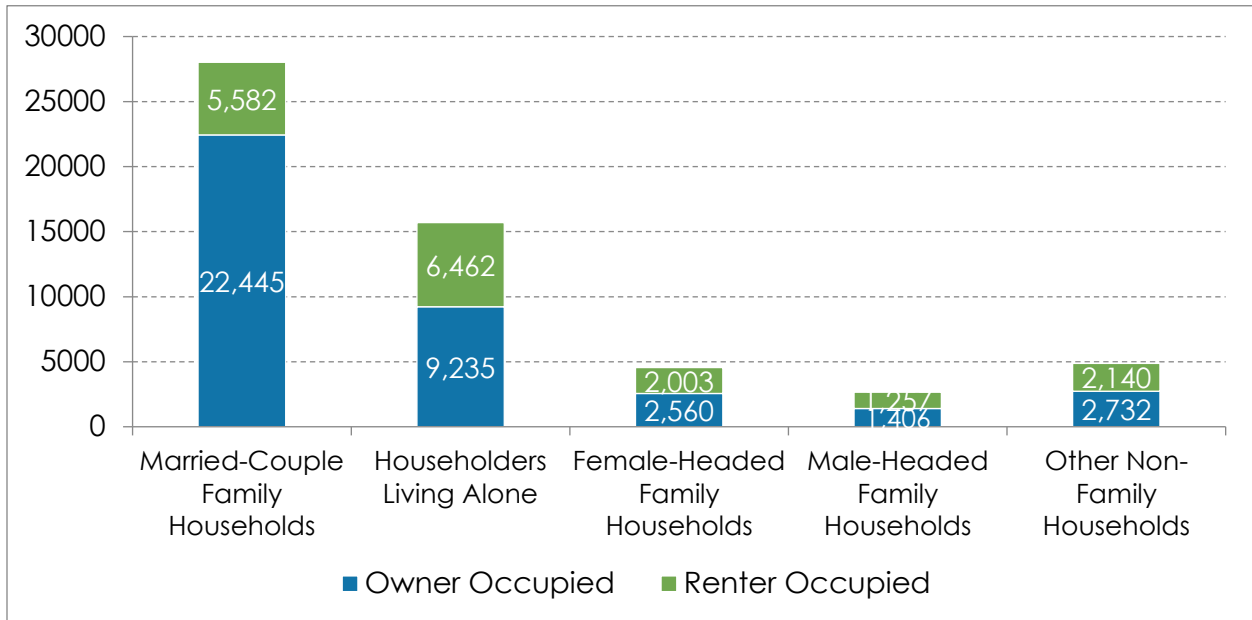
1.10.2 Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented.) In Unincorporated Sonoma County, all household types are more likely to own than to rent.

⁶ ACS 5-Year Estimates Subject Tables, S1101, Roseland CDP, 2017

⁷ Sonoma County Fire Rebuild Status, Permit Sonoma, accessed 8/3/2022

Figure 6: Housing Tenure by Household Type in Unincorporated Sonoma County



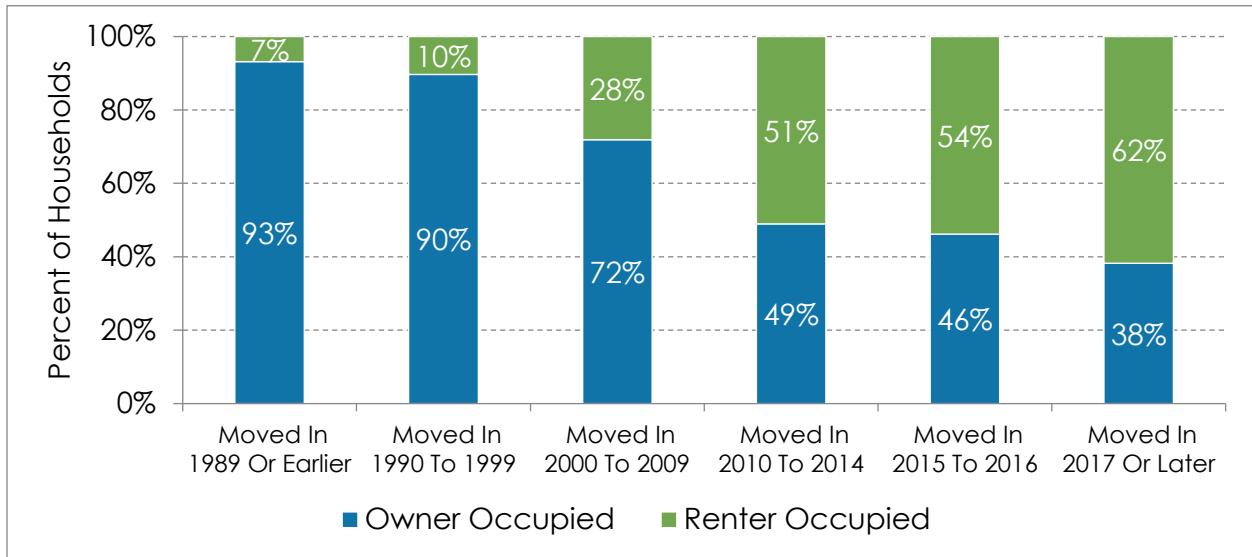
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011

Over the last decade, there has been a trend toward more rentals than owner-occupied. Those who moved into homes in the Unincorporated County were more likely to rent than own.

“I’m lucky. I’m a nonprofit executive, and I’m the highest-paid employee at my organization. My husband makes a similar wage. But, we are renters. We can’t afford to buy a house in Sonoma. Neither of us has family wealth, we continue to pay off student debt, and we have childcare costs. If our rent goes up, I’m not sure where we’ll go, or whether we’ll be able to stay.”

- Nonprofit Executive Director in Sonoma County

Figure 7: Housing Tenure by Year Moved to Unincorporated Sonoma County

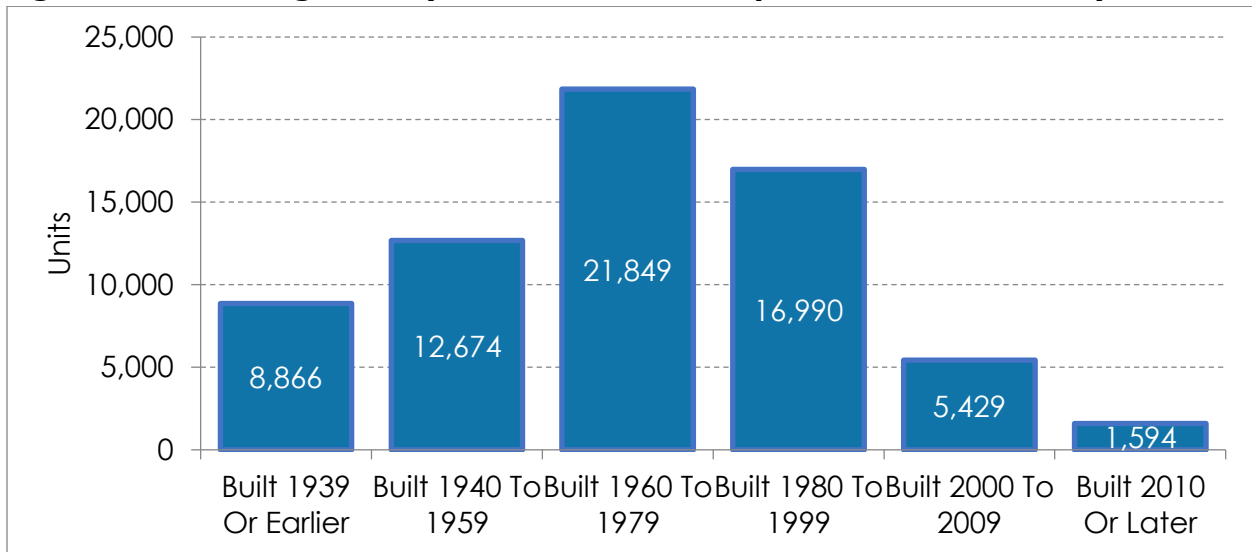


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038

Age and Condition of Housing Stock

More housing was built in Unincorporated Sonoma County before 1980 (43,389 units) than has been built since. Housing production has not kept pace with the rate of population growth.

Figure 8: Housing Units by Year Built in Unincorporated Sonoma County



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

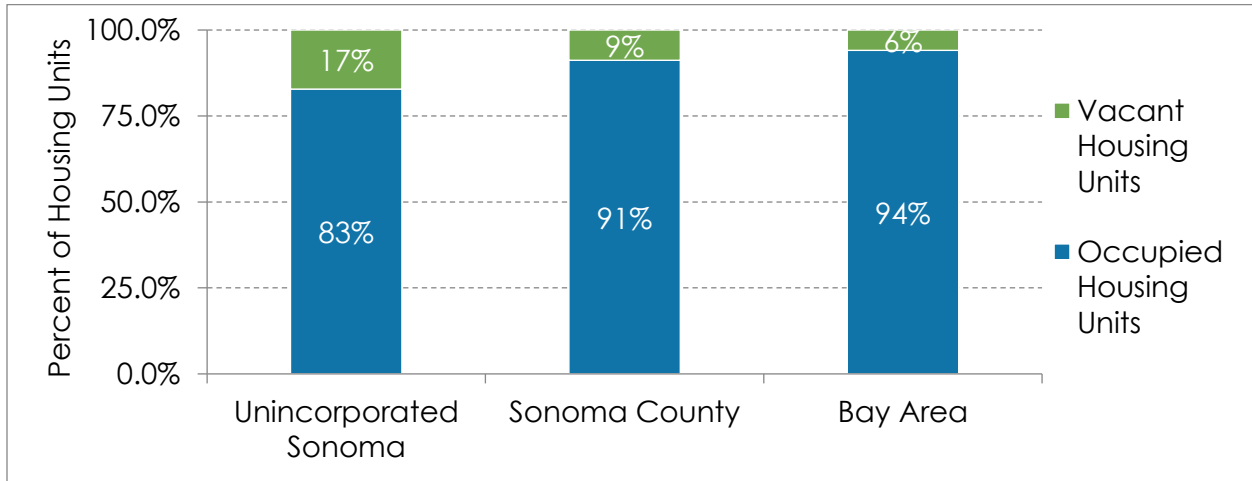
Note: Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Vacancy

In 2019 there were 11,500 vacant units in Unincorporated Sonoma County, a significantly higher ratio of vacant units than in the county as a whole (including the 9 cities) or in the Bay Area

region (see Figure 9). Of the Unincorporated County’s vacant units, 63% (7,300) were held for seasonal, recreational, or occasional use. This is a significantly higher rate than the county as a whole or the Bay Area. Only 7% of the Unincorporated County’s vacant units were held for rent, and only 4% for sale. (Figure 10)

Figure 9: Occupancy Status by Area



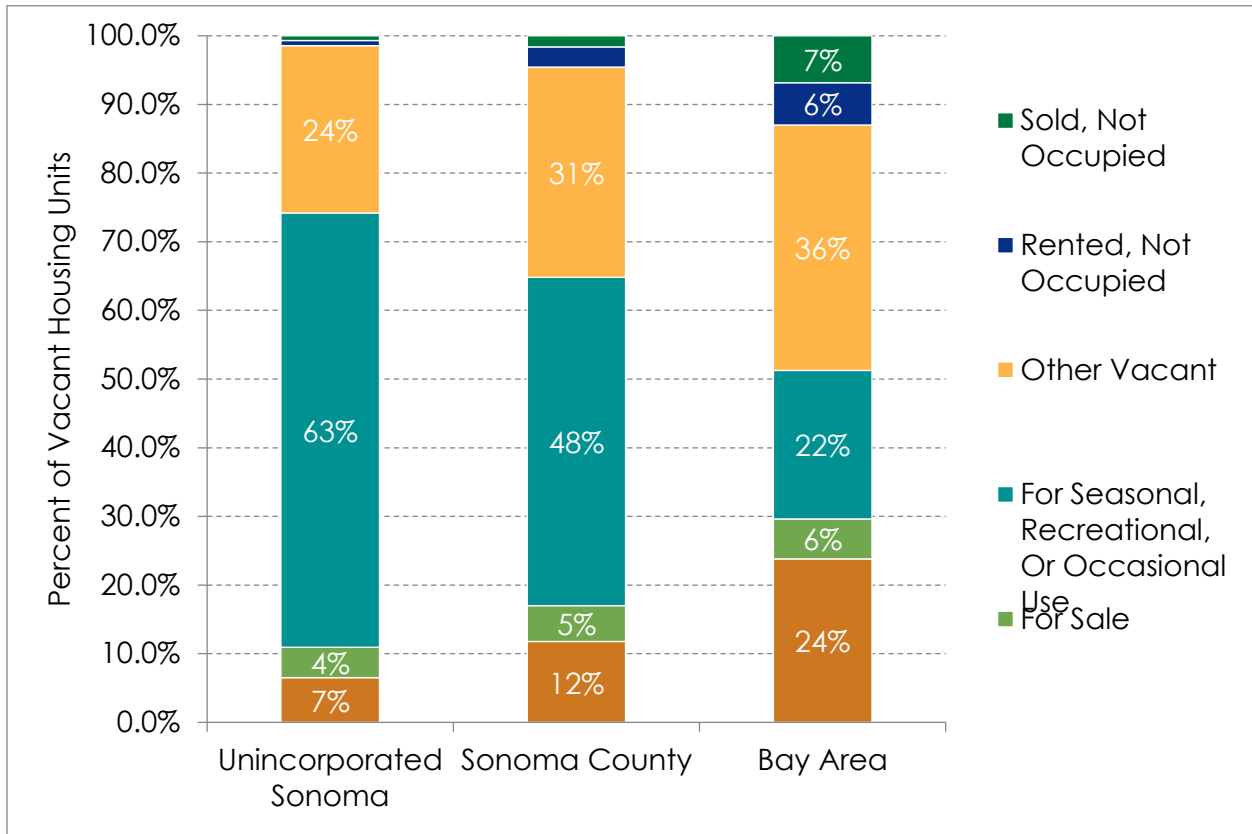
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002

“[We need] more lower-income houses, less larger houses being occupied by individuals instead of families, less vacation homes where locals don't live.

People growing up here can't afford to stay.”

- High School Student in Sonoma County

Figure 10: Vacant Units by Type

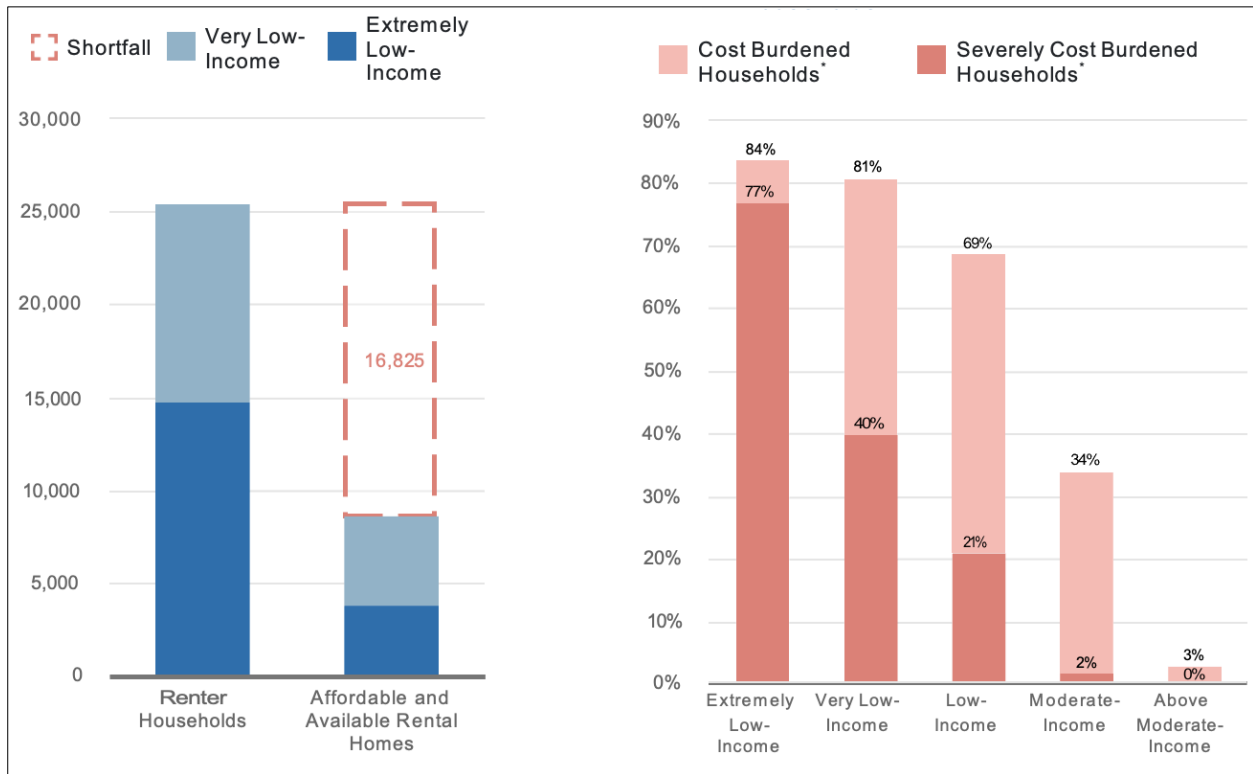


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

1.10.3 Household Income and Housing Affordability

Sonoma County as a whole lacks sufficient affordable rental housing to meet local needs. Many households are cost-burdened due to stagnant wages and increased housing costs.

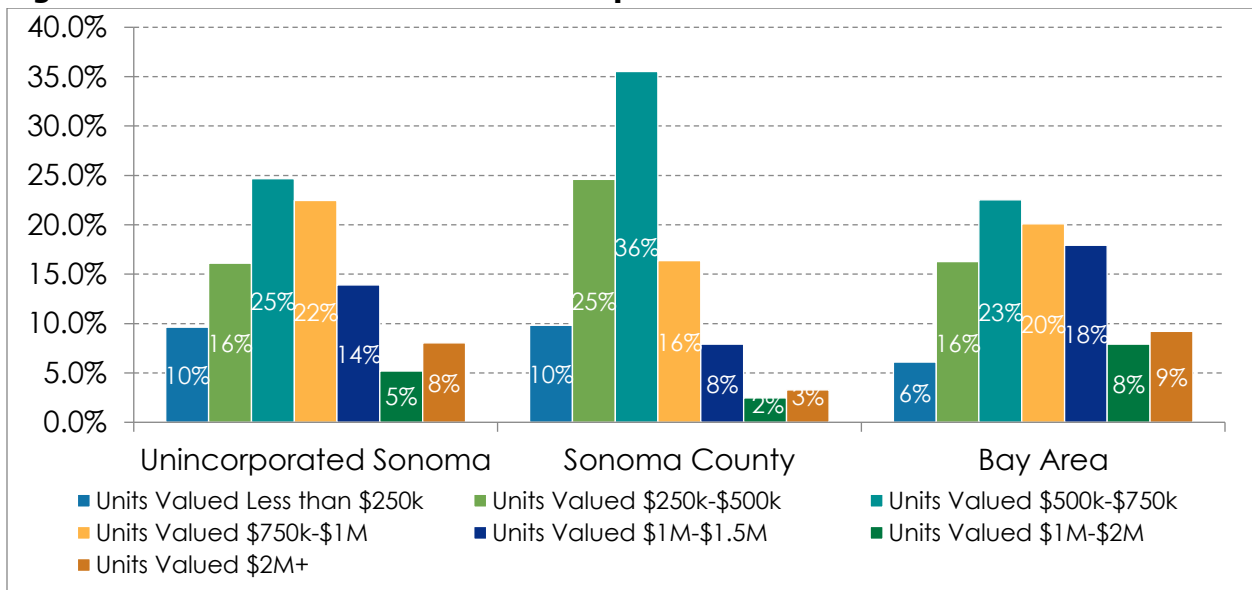
Figure 11: Affordable Rental Housing Shortfall and Cost-Burdened Households in Sonoma County



Source: California Housing Partnership, Sonoma County Housing Needs Report 2020

Home values in the unincorporated areas of the county tend to match those of the greater Bay Area. Over a quarter of the homes are valued at \$1 million or greater, partially explained by the large acreage necessary for on-site waste disposal in rural areas not served by public sewer.

Figure 12: Home Values of Owner-Occupied Units



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

1.11 SUMMARY OF CONSTRAINTS

Constraints to the development of housing in the Unincorporated County were determined through the collection and analysis of data related to County permitting processes, costs, and timelines. These data are then supplemented with input from developers, service providers, stakeholders, and community members to provide a clear picture of constraints to housing production within the county.

The greatest constraints identified within the county and the region are housing and land costs. The costs of land, plus the costs of materials and labor to produce housing, have reached their highest rates in 2021-2022. Many factors have contributed to increased prices, including supply chain issues, supply and labor shortages made worse by the rebuilding needs following the wildfires in 2017, 2019, and 2020, and the shortage of skilled trades in the North Bay as they are needed for rebuilding efforts across the state. There is little that the County can do to address supply and labor issues, but programs that can make more land available, more allowances for land trusts, and programs that allow increased densities on urban lands near transit and services can help to address the land supply issues. Programs to mitigate these nongovernmental constraints include the following:

- Rezone to meet RHNA (Program 4): Rezone sufficient sites to demonstrate an adequate inventory to meet RHNA. Sites shall meet the standards set forth in Government Code § 65583.2
- Density Bonus and Housing Opportunity Programs (Program 7): Continue County Programs and expand or modify programs as appropriate to create additional opportunities for housing
- Housing Sites and Development Opportunities (Program 11): Provide information about housing programs, housing opportunities and available housing sites, including information about site-specific development requirements and constraints
- Expand AH Combining District (Program 16): Add the AH Combining District to allow more affordable housing in appropriate zones.
- Incentivize and Promote ADU and JADU Development (Program 25): Provide resources and additional opportunities and allowances for the development of ADUs.

The next largest constraint in the Unincorporated County is the lack of available land with access to sewer service. Due to soil and drainage characteristics across much of the county, densities of more than about two units per acre cannot be achieved without public sewer. This means that all land zoned for higher-density affordable housing (defined by the California Department of Housing and Community Development [HCD] as allowing 20 units or more per acre) must be in areas where sewer is available, which are very limited in the Unincorporated County. The County and its cities have long-standing city-centered growth policies, and the extension of infrastructure beyond UGBs and Urban Service Areas is restricted by voter-adopted Urban Growth Boundaries and Community Separators. In general, the cities' UGBs are the same as their spheres of

influence; Community Separators are located outside adopted Urban Service Areas and do not encircle any city or Urban Service Area. While these ballot measures have the potential to restrict housing development in the Unincorporated County, both encourage increased densities within adopted Urban Growth Boundaries and Urban Service Areas where services are available, thereby directing where growth can happen but not specifying how much can or should be built.

Other non-governmental constraints that impact housing development include environmental factors: high wildfire hazard areas, lack of groundwater availability, steep slopes, earthquake and landslide hazard zones, flood hazard zones, and environmental protection for special status species and habitats. Most of Sonoma County's rural lands are impacted by one or more of these environmental constraints.

The current Low-Income Housing Tax Credit program scoring system has also been identified by several non-profit developers as a significant constraint to the provision of affordable housing because the scoring system favors projects in higher resource areas, which are very few in the unincorporated urban areas of Sonoma County. Census tracts are designated as having "low" to "highest" resource levels based on education, poverty, proximity to jobs and economic opportunities, pollution levels, access to parks and schools, and other factors. Areas with the highest resource levels provide better opportunities and resources for their residents.

Regulations imposed by higher levels of government and not the local government, such as minimum requirements for septic systems and restrictions on building within floodways, limit the County's authority to approve new development. Local governments may also increase constraints on housing through the imposition of unnecessary or redundant processes, such as by requiring public hearings and extra levels of review for housing projects, a practice typically accompanied by excessive fees and longer processing timelines. The County recognizes the importance of addressing governmental constraints and takes stakeholder input seriously. Over the last several years, Permit Sonoma has implemented an ongoing "process improvements" program with the benchmarks and milestones achieved reflected on a public-facing website dashboard that provides processing timelines for development permits, such as the time to issue permits for single-family and multi-family residences. A "Director's Advisory Group" (DAG) was formed by the Director of Permit Sonoma; this group meets regularly with the Director to discuss any identified development constraints and to generate solutions. The County seeks to continue making process improvements and addressing constraints identified by staff, the community, and the DAG.

In Sonoma County, a review of impact and processing fees did not indicate that fees are higher within the county than in surrounding jurisdictions, and developers interviewed did not identify excess fees as a significant constraint to development. They did, however, identify extended review times (especially for septic review, which is not applicable to affordable housing projects) as a constraint because longer review times add costs and uncertainty to projects. Some of the County's processes remain discretionary when a ministerial approach with objective standards could reduce permitting levels and costs. Both non-profit and for-profit developers also identified the County's "siloed" permitting process as an additional constraint to development, with some developers providing specific examples of how post-approval requirements to solve what the developers saw as "regional" issues rendered their small infill projects infeasible.

Programs to mitigate potential governmental constraints include the following:

- Permitting Procedures and Priority Processing (Program 12): Continue priority processing and fast-tracking for ADUs and affordable housing developments, develop Objective Design and Development standards, and provide funding for adequate staffing to fast-track affordable projects across divisions.
- Review and Update Zoning Code (Program 15): Modify the Zoning Code to increase allowable uses and decrease the permitting level of certain residential uses.
- Expand AH Combining District (Program 16): Provide an “Enhanced Affordability” option within the AH Combining district that allows a higher density and more concessions to projects that meet additional affordable housing needs.
- Development Fees and Transparency Requirements (Program 17): Provide clear and transparent information.

1.12 SUMMARY OF RESOURCES

This section describes administrative and financial resources available to Sonoma County. As described in the Housing Action Plan, the County will pursue process improvements or policy changes to increase and make more efficient use of resources during the planning period. The County uses local and federal funding to support community development and the development of new affordable housing. As described in the Housing Plan, the County will continue to pursue funding opportunities to increase financial resources to support housing development or preservation during the planning period.

1.12.1 County Fund for Housing (CFH)

Sonoma County established the County Fund for Housing (CFH) in 2003. The CFH is administered by the Sonoma County Community Development Commission and provides financial assistance for the development and preservation of affordable housing located in Sonoma County. The purpose of the CFH is to develop, preserve, and accelerate the pace of development of below market-rate housing for low, very-low, and extremely low-income households. The CFH is primarily funded through in-lieu fees and workforce housing fees, with additional funding from Transient Occupancy Tax (TOT), the County General Fund, County of Sonoma Reinvestment and Revitalization Funds, and CFH loan processing fees, interest, and loan repayments. Annually, the CFH generates between \$2 and \$2.5 million for affordable housing.

1.12.2 U.S. Department Housing & Urban Development (HUD) Funding

The County of Sonoma, through a Joint Powers Agreement (JPA) with the seven municipalities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and Windsor, qualifies as a HUD “Urban County” entitlement jurisdiction that is eligible for formula funding allocations under the Community Development Block Grant and HOME Investment Partnerships programs. The County is the designed lead of the Urban County JPA and the Sonoma County Community

Development Commission is the designated administrator of the Urban County funds on behalf of the County.

HOME Investment Partnership Program

Annually, the County receives about \$900,000 in HOME funding. The Sonoma County HOME Consortium funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based rental assistance. One federal priority for use of these funds is the preservation of at-risk housing stock.

Community Development Block Grant Funds

Annually, the County receives approximately \$1.8 million in Community Development Block Grant (CDBG) funds. Through the CDBG program, HUD provides funds to local governments for a range of community development activities. Eligible activities must meet one of three national objectives: benefit low- and moderate-income families; aid in the prevention of slums or blight; or meet other urgent community development needs. Sonoma County utilizes CDBG funds to stabilize neighborhoods, provide public services, and preserve and upgrade the existing housing stock.

1.12.3 Permit Sonoma

Permit Sonoma is responsible for coordinating the development process throughout the Unincorporated County. Permit Sonoma was established more than 20 years ago to provide a “one stop shop” to applicants by including all necessary development services under one roof. Planning, Building, Code Enforcement, and Engineering Divisions, Fire Prevention & Hazardous Materials, and Natural Resources are all within Permit Sonoma.

Planning Division

The Planning Division is divided into Comprehensive Planning and Project Review Sections. Staff in the Project Review section review new development proposals for conformance with the County’s General Plan and Zoning Code. They also evaluate environmental impacts of private development proposals and coordinate with other Permit Sonoma divisions to ensure that standards for building safety and water resources are incorporated into new development. The Comprehensive Planning team leads the County of Sonoma’s long-range land use planning and policy efforts.

Fire Prevention and Hazardous Materials

Fire Prevention and Hazardous Materials is a division of Permit Sonoma primarily responsible for programs, procedures, and projects for preventing the outbreak of fires within the unincorporated areas of the county.

Natural Resources

The Natural Resources division (formerly Environmental Review) of the Planning Division evaluates the environmental impact of public projects, such as bridges, roads, and airport projects, to comply with the California Environmental Quality Act (CEQA) and other laws and regulations that protect water quality, biotic and cultural resources.

Code Enforcement Division

The Code Enforcement Division of Permit Sonoma deals with violations of the County's building, zoning, and health regulations. Through education and responsive enforcement, Code Enforcement works with private property owners, property managers, and residents to preserve and promote safe and healthy communities. Code Enforcement investigates and resolves instances of accessibility complaints, abandoned vehicles, cannabis violations, construction without permits, failing septic systems, grading violations, health and safety issues, housing code violations, and zoning violations/illegal uses of land within Unincorporated Sonoma County.

Engineering Division

The Engineering Division reviews permit application and construction plans, and conducts inspections for buildings, road improvements and encroachments, grading and storm water, and sanitation sewers. The Engineering Division is further identified by Sections according to their expertise:

Building and Building Plan Check

Building Plan Check reviews construction plans prior to issuance of a building permit to ensure the project will conform to the uniform construction codes (building, electrical, plumbing, and mechanical). The Building Section reviews and inspects construction projects to ensure they are built according to the approved plans and building codes.

Engineering and Survey

The Engineering and Survey Section includes Survey and Land Development, which reviews all subdivision maps prior to recordation; Road Improvement and Plan Review, which reviews Improvement Plans for new developments; and Grading, Drainage and Stormwater, which ensures that construction and grading do not cause flooding.

Well and Septic

The Well & Septic Section reviews all development proposals utilizing wells or septic systems, and reviews permit applications for septic system repair or upgrade. Their focus is on protecting health by ensuring that water wells are properly constructed, and septic systems protect surface and ground water quality.

Policy Division

The Policy Division coordinates cross-departmental policy and leads Permit Sonoma's public participation and communications programs. The Policy Division works to ensure that equity and

public participation are key components of the policy making process for Specific Plans, long range plans, and other policy efforts that affect development.

1.12.4 Sonoma County Community Development Commission

The Sonoma County Community Development Commission (CDC) is dedicated to promoting decent and affordable housing, revitalizing communities, and supporting public services that increase economic stability for county residents. The CDC exists to open doors to permanent housing and opportunity through the following core services: rental assistance, development and preservation of affordable housing in both congregate and non-congregate settings, and community development investments. The CDC administers a variety of programs to support low- and moderate-income residents of Sonoma County. Using funds from the Federal CDBG and HOME programs, the post-redevelopment dissolution Low- and Moderate-Income Housing Asset Fund (LMIHAF), and local County Fund for Housing (CFH), as well as funds from other sources. The CDC is home to multiple divisions with responsibilities for multiple housing and funding programs:

Sonoma County Housing Authority

The Sonoma County Housing Authority provides rental assistance through its administration of several programs: the Housing Choice Voucher Program, the Family Unification Program, the Family Self Sufficiency Program, and the Shelter Plus Care Program. The Housing Authority provides technical assistance including informational workshops to tenants, property owners, and developers about the various legislation and coordinates funding for and ensures that developers and property owners are compliant with income restrictions for affordable housing.

Housing and Community Development Division

The Housing and Community Development Division aims to create homes for all in thriving and inclusive neighborhoods by making strategic investments in housing and capital projects to connect where people live to where they work, play, and experience the community. This Division operates the housing rehabilitation and flood mitigation programs, administers the mobile home stabilization ordinance, administers funding opportunities for developers and business partners, and manages the affordable housing properties owned by the CDC.

1.13 SUMMARY OF FAIR HOUSING ASSESSMENT

State law 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, familial status, or other protected characteristics. All Housing Elements due on or after January 1, 2021 must address these requirements. The County must also ensure that its laws and programs affirmatively further fair housing, and that they take no actions counter to that goal.

Affirmatively Furthering Fair Housing (AFFH) 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.” (24 CFR § 5.152; Cal. Gov. Code § 8899.50.) 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.

Housing Element law now requires the County to prepare an Assessment of Fair Housing (AFH), identify factors that contribute to local fair housing issues, and include programs to address these findings as they relate to housing. The findings from the Assessment of Fair Housing must also be integrated into the housing sites analysis. Finally, public participation and outreach efforts for the Housing Element update must affirmatively further fair housing.

Per HCD guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups. The AFH for the County is provided in full in Section IV.

Despite historical inequities, the County of Sonoma has made significant strides in affirmatively further fair housing by eliminating single-family zoning in most urban areas, facilitating the development of affordable housing and farmworker housing, establishing an Office of Equity to recognize and build upon the County’s powerful role in unseating racial inequity in its communities, and increasing its outreach efforts. The most persistent and pertinent issues related to fair housing, as outlined in the AFH, include displacement related to economic factors, racial and income segregation, and racial disparities in access to higher resourced areas include racially concentrated areas of affluence (RCAAs).

Based on data collected for the Assessment of Fair Housing, local knowledge, and analysis, the County and its public and stakeholder partners identified factors that contribute to local fair housing issues (“contributing factors”) and has outlined strategies to affirmatively further fair housing during the implementation of the Housing Element:

Table 2: Contributing Factors and Meaningful Actions to Affirmatively Further Fair Housing

Prioritized Contributing Factors (CFs)	Meaningful Action
<p>CF: Displacement of residents due to economic pressures Priority: High</p>	<p>Protect existing residents from displacement through the following actions:</p> <ul style="list-style-type: none"> • Require replacement housing in targeted growth/Specific Plan/PDA areas and on sites identified to accommodate the housing needs of lower-income households (Program 5a and 5b) • Utilize Specific Plans and Master Plans to target investment (Program 5c) • Utilize affirmative marketing strategies in marketing plans for subsidized housing projects (Program 5d) • Continue to implement the County’s density bonus ordinance and the Rental and Ownership Housing Opportunity Programs that expand on state programs and requirements (Program 7)

Prioritized Contributing Factors (CFs)	Meaningful Action
<p>CF: Lack of affordable, accessible housing in a range of unit sizes Priority: Moderate</p>	<ul style="list-style-type: none"> • Expand programs to increase housing choices and affordability in moderate and high opportunity areas (Program 12) • In coordination with the Napa Sonoma ADU Center, prepare and maintain a list of property owners developing and renting ADUs or JADUs suitable for people with disabilities and provide the list to individuals on housing waiting lists. (Program 25f) • Increase the number of ADUs allowed per site (Program 25g) • Modify permitting levels for cottage housing development projects to allow four cottages by right. (Program 15d) • Increase opportunities for housing land trusts (Program 18) • Develop additional by-right multifamily housing in unincorporated areas (Programs 15e, 15h)
<p>CF: Lack of public investments in specific neighborhoods, including services or amenities Priority: Moderate</p>	<p>Factor is not related to housing only and will be addressed in upcoming development of integrated Environmental Justice policies and General Plan update process. Constraints specifically related to housing will be addressed through the following programs:</p> <ul style="list-style-type: none"> • Utilize Specific Plans and Master Plans to target investment (Program 5c) • Increase intra-governmental coordination and create a Housing Equity and Action Plan (Program 31)
<p>CF: Lack of regional cooperation Priority: Moderate</p>	<p>Increase intergovernmental coordination and cooperation on housing matters by:</p> <ul style="list-style-type: none"> • Formation of a subregion for the 7th RHNA (Program 6) • Participation in and provision of funding for the Napa-Sonoma Housing Collaborative (Programs 20, 25d) • Continuing participation in bimonthly meetings of the interjurisdictional housing coordinating committee (Program 27)
<p>CF: Lack of affected populations on boards and committees Priority: Low</p>	<p>Factor related to much more than housing and will need to be addressed in the upcoming Environmental Justice Element and General Plan update processes. Factors related to housing will be addressed through the following program:</p> <ul style="list-style-type: none"> • Increase intra-governmental coordination and create a Housing Equity and Action Plan (Program 31)
<p>CF: Lack of funding for local fair housing outreach and enforcement Priority: Low</p>	<ul style="list-style-type: none"> • Contract with a fair housing resource provider (Program 29) • Provide budget for County staff to provide local outreach (Program 32) • Reinstate dedicated housing program implementation positions in the CDC and Permit Sonoma (Program 1d) • Through the Proactive Outreach Program (Program 32a), ensure developers are aware of existing funding programs.
<p>CF: Community opposition Priority: Low</p>	<ul style="list-style-type: none"> • Develop additional by-right multifamily housing in unincorporated areas (Programs 15e, 15h) • Partner with a qualified non-profit to develop and provide funding for a campaign to combat local opposition to affordable housing (Program 32d)

1.14 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 for the Bay Area every eight years. Every jurisdiction must plan for its RHNA allocation in the Housing Element by identifying appropriately zoned land to accommodate existing and projected housing needs for all income levels for the entire 8-year planning period.

The RHNA methodology applies several factors to further the objectives of State law and meet the goals of ABAG’s regional Plan Bay Area 2050. 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. 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.

Unincorporated Sonoma County’s initial ABAG-assigned RHNA for the period between January 2023 – January 2031 was 3,881 units, divided between the income groups as shown in Table 3.

Table 3: Unincorporated Sonoma County (Original Assigned) RHNA, 2023-2031

Jurisdiction	Very Low-Income (<50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (>120% AMI)	Total
Unincorporated Sonoma County	1,036	596	627	1,622	3,881

Source: ABAG Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023-2031

In previous Housing Element cycles, RHNA responsibility for unincorporated land within a City’s Sphere of Influence (SOI) was assigned to the City, in anticipation of annexation. For the 6th Cycle RHNA, responsibility for the unincorporated land within a City’s SOI was instead assigned to the Unincorporated County. Under this methodology, the transfer of RHNA responsibility would take place between the City and County at the time of annexation. State law (Government Code § 65584.07) allows for a City to accept some of a County’s RHNA responsibility in the time period between the assignment of RHNA numbers and the statutory due date of the Housing Element. In 2022, Sonoma County and Cloverdale reached an agreement to transfer the RHNA responsibility associated with recent annexations, and the County’s RHNA was decreased by 57 units, distributed across income categories in compliance with Government Code § 65584.07(a). The transfer decreased the County’s Lower-Income RHNA by 24 units and its Moderate- and Above Moderate-Income RHNA by 33 units, as shown in Table 4. The RHNA transfer was approved by the ABAG Executive Board on November 10, 2022.

Table 4: Unincorporated Sonoma County Revised RHNA, 2023-2031

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Unincorporated Sonoma County Original RHNA Allocation	1,036	596	627	1,622	3,881
Transferred RHNA	12	12	0	33	57
Unincorporated Sonoma County Revised RHNA Allocation	1,024	584	627	1,589	3,824

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 percent of the county AMI. The housing need for the extremely low-income group is generally considered to be one-half of the very low-income need. **Section III** provides a summary of the sites available to meet the County’s assigned RHNA, development trends, and constraints to development of the listed housing sites.

The Housing Sites Inventory was developed by identifying:

- The number of accessory dwelling units anticipated to be built during the planning period, using HCD’s safe harbor assumptions;
- Projects in the planning process but not yet built; and
- Sites suitable for residential development.

1.15 REVIEW OF 2014 HOUSING ELEMENT

Sonoma County’s 5th Cycle Housing Element contained policies and programs to preserve and expand the supply of housing at all income levels. This section summarizes the County’s many accomplishments during the 5th Cycle Housing Element and evaluates the effectiveness of the programs in the 5th Cycle Housing Element and their applicability to this 6th Cycle Housing Element. A status report for each 5th Cycle Housing Element implementation program is provided in Appendix C.

Sonoma County has an excellent record of adopting and implementing creative housing programs to address its identified housing needs. During the 5th Cycle Housing Element planning period, the County completed the following actions to implement its 2014 Housing Element and more:

- Updated the County Fund for Housing Funding Policy to provide more flexibility, make assisted projects more competitive and feasible, and provide incentives for energy-efficient project features (2017).
- Adopted revisions to the Zoning Code that extended existing protections for residents of mobile home parks converted to another use, to also protect renters in mobile home parks converted from a rental park to an ownership park (2018).
- Adopted a condominium conversion ordinance (2018).

- Adopted revisions to the Zoning Code that established a new density standard allowing smaller units to count as a fraction of a unit toward a project's density (2018) .
- Adopted revisions to the Zoning Code to allow Cottage Housing Developments in urban low- and medium-density zones—a new type of multifamily housing comparable in size and scale to single-family development (2018).
- Adopted multiple revisions to the Vacation Rental Ordinance to limit the use of homes as vacation rentals, and to protect urban residential lands for permanent residential uses (2016-2022).
- Established and codified policies to fast-track affordable housing projects through planning and building permit processes (2016-2020).
- Adopted multiple revisions to the Accessory Dwelling Unit Ordinance to be consistent with changes in state law, and established customer service hours dedicated to accessory dwelling units (ADUs) and Junior ADUs and over-the-counter planning approvals of ADUs as a part of the Building Permit review (2017, 2018, and 2021).
- Adopted a Workforce Housing (WH) Combining District which allows high-density residential development on commercial- or industrial-zoned land, in place of or accompanying commercial or industrial uses (2018). The WH is applied to sites in this Housing Element Sites Inventory to facilitate housing development near jobs and transit.
- Processed a zoning change to remove the "Z" Accessory Dwelling Unit Exclusion Combining District from 1,924 parcels countywide (2020).
- Adopted Zoning Code changes to reduce permitting requirements for large SRO facilities (2016).
- Facilitated and provided funding for a "tiny homes" pilot project, Veterans Village, on County-owned property (2019). Veterans Village houses 14 chronically homeless veterans and provides on-site supportive services.
- Established a tiny home project on a parking lot on the County's Los Guilicos campus in east Santa Rosa (2020). The Los Guilicos Village project houses up to 60 persons in separate small, manufactured housing units and includes a navigation center.
- Adopted a VR Visitor Residential Combining Zone, which allows mixed occupancies including long-term occupancy of RVs and travel trailers (2015). One request for a zoning change to add the VR combining zone was approved.
- Added the AH Affordable Housing Combining Zone to multiple sites countywide, which allows 24 units per acre for 100 percent affordable housing projects (2014-2018).
- Awarded CDBG, HOME, Low and Moderate-Income Housing Asset Funds (LMIHAF), and CFH funds to nine projects for predevelopment activities during the planning period.
- Provided financial assistance to County employees to purchase a home through the First Time Home Buyer Program, through a partnership with the county's largest labor union,

Service Employees International Union (SEIU). During the planning period, 81 employees were assisted, with loans totaling \$2,348,829, and payoffs totaling \$1,116,216.

- Permitted 46 farm family and agricultural employee housing units.
- Permitted 6 farmworker bunkhouse projects with 183 beds.
- Adopted Zoning Code revisions classifying transitional housing and supportive housing (2018) as residential uses, in accordance with state law.
- The Community Development Commission (CDC) provided low-cost rehabilitation loans to owner-occupied and rental properties. Throughout the planning period, the CDC provided \$2,913,433 in rehabilitation assistance to 61 mobile homes and nine single-family homes.
- Provided checklists for residential developers for all housing types.

Other efforts undertaken during the last Housing Element period which will be continued during the 6th Cycle Housing Element include the following:

- Affordable Housing Information. Developed and maintained a public information center at Permit Sonoma to provide a wide range of affordable housing referrals, resources, and information. Established a Housing Team which allowed staff members to become fully trained and specialize in the County's housing regulations and liaise with the Community Development Commission.
- Housing Sites Information. The County has and will continue to provide information to prospective developers on the Urban Residential sites in the County's housing sites inventory. In partnership with the Napa-Sonoma Housing Collaborative, the County has joined the regional Let's Talk Housing program through website participation (www.nsc-housing.org). The Rezoning Sites for Housing project has provided pertinent information on all its listed housing sites in an interactive web-based mapping tool.
- Staff Assistance to Developers. Permit Sonoma staff have and will continue to provide dedicated staff assistance to developers interested in developing housing on any of the County's Urban Residential parcels. Assistance includes meetings with interested parties, dissemination of site-specific parcel information for all Urban Residential parcels in the County's Sites Inventory, and referrals for possible funding for affordable projects.
- Fast-Tracking of Affordable Housing Projects. Permit Sonoma will continue to fast-track applications for development projects with an affordable housing component, achieving processing time reductions of up to one-half the normal processing time.
- Maintain County Fund for Housing. Between 2015 and 2021, the County deposited over \$30 million into the County Fund for Housing (CFH). CFH funds are used for site acquisition and development costs for projects all around the county. Examples of recent CFH-funded projects are:
 - Ortiz Plaza, phase two of a farmworker housing project in unincorporated Larkfield
 - Veterans Village tiny home pilot project on County-owned land

- Celestina Garden Apartments, 40 senior housing units in the Springs
- Altamira Apartments, a 48-unit project in the City of Sonoma on Community Development Commission-owned land
- Roseland Village, 75 units in the Roseland neighborhood of Santa Rosa on Community Development Commission-owned land
- Mill District Apartments, a 41-unit project in the City of Healdsburg
- Renewal Enterprise District. Co-founded a joint powers authority, the Renewal Enterprise District (“RED”), with the City of Santa Rosa to accelerate housing production following the 2017 wildfires (2019).
- RED Housing Fund. Provided a \$10 million forgivable loan (matched by a \$10 million non-forgivable loan from the City of Santa Rosa) to the newly formed 501(c)(3) public charity RED Housing Fund, to provide starting capital for a fund with the goal of accelerating higher density, multifamily housing production (2021).

1.15.1 Progress in Addressing Special Housing Needs

A number of housing and assistance programs implemented through the Sonoma County Community Development Commission (CDC) benefit income-eligible households within the Urban County, including the Unincorporated County. Cumulatively, the programs made significant progress in addressing the housing needs of low-income and special needs populations during the 5th Cycle planning period, as follows:

- **Senior Households:** A total of 10,268 senior households received assistance from CDC. Specifically, 2,406 senior households received rental/deposit assistance, 325 units of senior housing were developed, 334 households received housing modification assistance, and 7,156 homeless seniors received housing or shelter assistance.
- **People with Disabilities:** A total of 8,791 households with a disabled person received assistance from CDC. Specifically, 3,170 households received rental assistance, 51 households received housing modification assistance, 174 accessible units were built through various funding programs, and 5,344 households were provided with housing or shelter assistance.
- **Large Households:** While not all programs track household size, at least 539 large households received assistance from CDC. Specifically, 210 households received rental assistance, 4 households received housing modification assistance, and 325 households were provided with housing or shelter assistance.
- **Veterans:** A total of 2,080 households with a veteran received assistance from CDC. Specifically, 30 households received rental assistance and 2,011 households were provided with housing or shelter assistance. The CDC facilitated the development of 139 housing units developed for veterans.
- **Homeless:** At least 29,344 homeless households received assistance from CDC. A total of 476 units were built throughout Sonoma County for homeless households using CDC

funding in the last housing cycle, primarily funded through the Sonoma County General Fund, HEAP, CDBG, and CFH. An additional 862 households received rental assistance and at least 27,973 households were provided with housing or shelter assistance.

- **Female Headed Households:** A total of 12,735 female-headed households received assistance from CDC. Specifically, 203 households received housing modification assistance, 3,492 households received rental assistance, and 8,825 households were provided with housing or shelter assistance. The CDC facilitated the development of 215 housing units throughout Sonoma County for female-headed households during the 5th cycle, primarily with HEAP, CHF, and PLHA funding.
- **Farmworkers:** While not all programs track farmworker status, at least 79 units of housing were built for this population countywide with supporting funds from CFH, CDBG, and HOME. Since the start of the 6th Cycle, the CDC has also funded an additional project with 30 units designated for farmworker households.
- **Extremely Low-Income Households:** A total of 19,610 extremely low-income (ELI) households received assistance from CDC. Specifically, 2,556 households received rental assistance, 16 households received housing modification assistance, and 16,759 households were provided with housing or shelter assistance. The CDC facilitated the development of 230 ELI housing units countywide, primarily funded from the Sonoma County General Fund, HEAP, CDBG, CFH, and HOME, with 49 more units in development in the beginning of the 6th Cycle.

1.15.2 Progress in Achieving RHNA and Quantified Objectives

The County projected that the programs outlined in the 2014 Housing Element would result in the production of 936 new units, including 347 units affordable to lower-income households. These quantified objectives were consistent with the number of units needed to meet the County's Regional Housing Need Allocation (RHNA). Since 2014, 2,289 housing units were permitted in the unincorporated areas of the county, including 466 units for lower-income households. While the County fell short of some of its quantified objectives for the construction of lower-income housing, it surpassed its RHNA in most income categories before the end of the 5th Cycle planning period (Table 5).

Table 5: Progress in Achieving 2014 Quantified Objectives by Income Group

Housing Types	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above Moderate
Rural Housing	878/395	0/0	0/0	0/0	0/0	878/395
Urban Housing Multi-Family	431/192	33/40	40/52	74/60	45/40	239/0
Urban Housing Single-Family	90/33	0/0	0/2	0/3	0/16	90/12
ADUs/JADUs	784/176	2/6	0/20	211/60	561/80	10/10
Ag Employee	44/55	27/27	17/26	0/2	0/0	0/0
Farm Family	2/10	0/0	0/0	0/0	2/10	0/0
Mixed Use, Work/Live	13/28	0/0	0/0	0/2	0/14	13/12
Single Room Occupancy Units	47/47	47/37	0/10	0/0	0/0	0/0
New Construction Subtotals	2,289/936	109/110	57/110	285/127	729/160	1,230/429
RHNA	2,289/515	109/63	57/63	285/37	729/160	1,230/192
Retained Affordable	0/77	0/10	0/60	0/7	N/A	N/A
Rehabilitated	70/53	13/13	40/40	17/0	N/A	N/A
Unit Totals	2359/1066	122/133	97/210	302/134	729/160	1230/429

Note: Table shows Actual Production/ Quantified Objective

The County also set quantified objectives for other types of housing that would not be considered units towards RHNA, including shelter beds, farmworker bunks, and transition/group housing. The County exceeded its objectives for farmworker bunks and transitional/group housing (Table 6). With the advent of Project Homekey, the County has focused on creating interim housing units rather than shelter beds. While the County did not achieve its quantified objectives for shelter beds, these needs were addressed through other interim housing projects that counted towards the RHNA and are included in the table above.

Table 6: Progress in Achieving 2014 Non-Unit Quantified Objectives by Income Group

Non-Unit Types	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above Moderate
Shelter Beds	0/70	0/70	0/0	0/0	0/0	0/0
Farmworker Bunks	183/40	173/30	10/10	0/0	0/0	0/0
Transitional/Group	73/70	67/50	6/20	0/0	0/0	0/0
Non-unit Totals	266/180	240/150	16/30	0/0	0/0	0/0

Note: Table shows Actual Production/Quantified Objective

Appendix C provides a programmatic summary of the County's progress, success, and lessons learned in implementing the programs of its 2014 Housing Element.

Section II: Housing Strategy

The Housing Strategy forms the housing policy roadmap for Unincorporated Sonoma County. The Housing Strategy integrates data, trends, community opinions, and input received from the Housing Advisory Committee, the Planning Commission, the Board of Supervisors, and the public. The Housing Strategy comprises the following components: 1) Housing Goals and Policies, 2) a programmatic Housing Action Plan, and 3) Quantified Objectives for housing. Policies and programs achieved since the 2014 Housing Element have been replaced with new policies and programs to address new statutory requirements, changing housing needs and community input. Additionally, 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

Government Code § 65583(b)(1) requires that Housing Elements contain "a statement of the community's goals, quantified objectives, and policies relative to Affirmatively Furthering Fair Housing and the maintenance, preservation, improvement, and development of housing." This section provides the goals, objectives, and policies for Sonoma County. The policy framework sets forth six overarching housing goals. Subordinate to each of these goals are policies that express how the goals will be achieved. Policies and Programs that are new or have been substantially changed since the last Housing Element have been identified with the following symbol: ▲.

The collective programs and policies administered by Sonoma County and set forth in this Housing Element comply with and further the requirements and goals of Government Code § 8899.50(b). As demonstrated through its policies and programs, the County 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.

Goal 1: Sustain Existing Housing Programs and Housing Units

Discussion: Most of the County's housing programs have been successful and will continue as the basis of the County's affordable housing programs. It is also important to retain existing housing units through the use of rehabilitation programs.

Sonoma County continues to experience an increase in the use of permanent residential units and lands for vacation uses, such as when single-family homes are removed from the housing stock to be utilized as short-term rentals. This trend has led to a loss of the county's scarce urban residential homes and lands to visitor-serving uses. Many vacation homes are purchased as second homes for later retirement and rented as furnished vacation rentals when not used by the owner. Census data show that the number of homes in the Unincorporated County that are used for seasonal or recreational use increased from 9.4% (of total housing stock) in 2010 to 10.9% in 2019, and from 4.05% to 4.22% within the incorporated cities. The County adopted a vacation rental ordinance in 2011 to regulate the use of homes as vacation rentals and recently amended the vacation rental ordinance to provide more effective enforcement measures. Continued

restrictions on the conversion of housing stock and urban residential lands to visitor-serving uses and investment uses will be needed to ensure that the existing housing stock is protected.

The Rental Housing Opportunity Area Program (formerly the "Type A" Program) has been highly successful and is utilized by both non-profit and for-profit developers to produce both affordable and market-rate rental housing units. The Rental Housing Opportunity Area Program provides by-right 100% increase over the mapped densities of between 12 and 30 units per acre, subject to affordability levels being met; at least 40% of total units must be affordable to low- or very low-income households. Sites eligible for the Rental Housing Opportunity Area Program are located in urban areas only and are defined as those which have a medium or high density residential general plan land use designation (UR6 through UR15) and are zoned R2 (Medium Density Residential) or R3 (High Density Residential). Rental housing projects that meet the density and design standards are permitted uses in these zones, allowing projects to move quickly through the permitting process. Development standards used for rental housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained. Additional incentives are also available pursuant to Government Code § 65915 (Density Bonus Law), ~~but the Rental Housing Opportunity Program is not considered a density bonus program.~~

The Ownership Housing Opportunity Area Program (formerly the "Type C" Program) has decreased in popularity during the last two planning periods due to changed housing market conditions. Like the Rental Housing Opportunity Area Program, the Ownership Housing Opportunity Area Program allows a by-right density of 11 units per acre for ownership housing projects so long as affordability levels are met: 20% affordable to low-income households and 80% affordable to moderate-income households. The fact that the Ownership Housing Opportunity Area Program has not been used in the recent past indicates that the housing market has changed, and that the incentives offered no longer provide enough benefit to the developer to offset the required affordability levels.

The State Density Bonus Program has had limited success with for-profit developers of for-sale housing. Under this program, the County provides a density bonus of up to 35% and grants up to three (3) incentives for projects whose developer agrees to provide a designated percentage of project units as affordable. The County Supplemental Density Bonus Program builds on the state program but is better utilized because it provides a greater density bonus (up to 50%) if deeper levels of affordability are provided. The Supplemental Density Bonus Program also incentivizes projects utilizing renewable energy and those providing universally designed units. The County Density Bonus Program is found in Article 89 of the Zoning Code.

It will be important to continue existing Community Development Commission (CDC) efforts and programs, specified in the Sonoma County Consolidated Plan, to use Community Development Block Grant (CDBG) and other sources to provide comprehensive rehabilitation loans, to complete flood and earthquake hazard mitigation measures, to eliminate health hazards by connecting properties to public water and/or sewer systems, and to carry out access modifications for units occupied by persons with disabilities, when those units are owned and/or occupied by extremely ~~low~~, very ~~low~~, and low-income households. Funding may be provided for conventional single and multifamily housing, for mobile homes, and for special needs and/or accessible housing units.

- The following policies shall be used to accomplish the above goal:

Policy HE-1a: Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), Low- and Moderate-Income Housing Asset Fund (LMIHAF), and County Fund for Housing (CFH) programs. Continue to require that all rental units assisted with CFH funds be affordable to very low-income households (up to 50% of area median income [AMI]), and 30% of all LMIHAF-assisted rental units be affordable to extremely low-income households (up to 30% AMI), with an additional 50% being affordable to households with incomes up to 60% AMI. Continue to use these funding sources for financing of predevelopment activities for affordable or special needs housing projects. Evaluate existing programs in view of changing housing needs and policies and seek opportunities for program expansion and more efficient use of limited resources. (Existing; revised to incorporate previous Policy HE-4h)

Policy HE-1b: Continue the County's existing housing programs, including its state and County Supplemental Density Bonus Programs as well as the Rental Housing Opportunity Area Program and the Ownership Housing Opportunity Area Program. Continue to evaluate these programs in view of changing housing needs and policies and expand or modify as needed to increase opportunities and further incentivize affordable housing. (Existing; modified to clarify distinction between Opportunity Area Programs and Density Bonus Programs)

Policy HE-1c: Continue to ensure that design review, development standards, and conditions of approval for affordable housing projects do not reduce allowable project density the number of affordable units. Where possible, reduce permitting levels and replace discretionary review processes with objective standards. (Existing; revised to address Housing Accountability Act [Gov. Code § 65589.5] ("HAA") and [Senate Bill 35](#) [Gov. Code § 65913.4], as amended)

▲ **Policy HE-1d:** Include the acquisition and maintenance of affordable units, and the acquisition of market-rate units to convert to affordable units, as one of the funding priorities. In partnership with a joint powers authority (JPA) and nonprofit asset manager, consider utilizing tax exempt bonds to fund the acquisition of existing market-rate properties or affordable properties at-risk of conversion to market-rate uses where those units will be restricted to long-term occupancy by low-, very low- and extremely low-income households. (Existing; revised to incorporate use of new JPA program)

Policy HE-1e: Continue to protect mobilehome park residents, including administration of the County's Mobilehome Park Space Rent Stabilization Ordinance; enforcement of Zoning Code Section 26-92-090 (or successor ordinance) regarding the conversion, closure, or cessation of use of mobile home parks; and prevention of conversion of parks to other uses when such conversions are not supported by the residents. Assist nonprofit organizations in the purchase of existing mobile home parks, where desired by the residents, to maintain long term affordability of mobile homes. (Existing; combines previous Policies HE-1g, -1h, -1m, and -4e, and Objective HE-4.4)

Policy HE-1f: Continue existing County employee housing programs: the First Time Homebuyer Loan Program, the Rehabilitation Loan Program, and the Rental/Mortgage Assistance Program. (Existing)

Goal 2: Promote the Use of Urban Housing Sites

Discussion: While the Housing Site Inventory effort identified an adequate number of sites to meet the (RHNA) housing sites identification requirement, policies are needed to enhance the opportunities for affordable housing production on these sites and to ensure that infrastructure is in place to support residential development. Policies are needed to enhance opportunities for affordable housing production on all suitable sites with adequate infrastructure and proximity to services.

In addition, state law (Gov. Code § 65863, the “No Net Loss” law) now requires jurisdictions to maintain adequate sites in site inventories with appropriate zoning to accommodate their share of the regional housing need throughout duration of the Housing Element period. Under this law, a jurisdiction may not approve a project at a density or level of affordability lower than that listed in the housing element inventory unless it makes written findings that the remaining sites identified in the housing element are adequate to accommodate the remaining RHNA. If a jurisdiction does approve a project at a density or affordability level of less than the site was listed for and it does not have enough other sites with appropriate zoning to accommodate the remaining RHNA, it must identify and rezone adequate sites within 6 months – a timeframe that is infeasible. HCD is authorized to notify the Attorney General if a jurisdiction fails to replace sites within 6 months (Government Code § 65585).

This Housing Element utilizes a new strategy that has been accepted by HCD in recent Southern California housing elements. Under this approach, the inventory is revisited each year during preparation of the Annual Progress Report (APR). Following the adoption of the Housing Element, County staff will prepare an administrative backup list of sites that are appropriately zoned for housing but that were not included in the Housing Element inventory. Upon each annual review, these additional sites can be added to the inventory list if required. The County would need to replace any inventory site that was identified as available for low-income housing if the site is developed with another use, with a lower affordability, or with fewer units than projected. If this program is included in a certified housing element, then the revised inventory would not trigger a new HCD review of the Housing Element.

- The following policies shall be used to accomplish the above goal:

Policy HE-2a: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services by assisting developers and other interested parties in locating sites and accessing programs for the development of affordable and mixed-income housing, especially rental housing. (Existing; updated to reflect current technologies)

Policy HE-2b: Maintain a public information program regarding the County's housing programs. (Existing)

▲ **Policy HE-2c:** Prepare objective design and development standards and checklists for new residential and mixed-use development. (Existing; revised to address Housing Accountability Act (Gov. Code § 65589.5, [“HAA”] and [Senate Bill 35](#) [Gov. Code § 65913.4], as amended)

Policy HE-2d: Continue to provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by Permit Sonoma to other County departments that participate in permit review. (Existing)

Policy HE-2e: Provide ongoing, dedicated Permit Sonoma and CDC funding and staff support to implement Housing Element programs and for coordination of all County departments involved in the permitting and review of affordable housing projects. Continue to assign dedicated staff to be responsible for planning functions associated with implementation of the Housing Element, including affordable housing project approvals. (Existing; combined previous Policies HE-2a and -2e, and Objective HE-2.2)

Policy HE-2f: Ensure that water and sewer service providers are aware of their obligation to plan for and maintain adequate infrastructure capacity for housing units affordable to moderate and lower-income households, pursuant to Government Code § 65589.7. (Existing; revised to include former Objective HE 2.4)

▲ Policy HE-2g: Curtail the loss of existing housing stock and urban housing sites to visitor-serving uses. Prohibit the use of residential land in urban land-use designations for vacation or time-share uses, continue to regulate the use of existing residences on residential lots for vacation rentals, and encourage owner- and long-term renter-occupied residential uses. Continue to prohibit the use of Accessory Dwelling Units as vacation rentals and consider extending this prohibition to primary residences on lots containing Accessory Dwelling Units. (Existing; combined existing Policies HE-1j, -1k, -1l, and -2j; adds extension of prohibition to all properties containing an ADU)

Goal 3: Increase Production of Affordable Housing Units

Discussion: To increase the available opportunities for housing, it is essential that the County actively promote affordable housing production. Such promotion has occurred and will continue to occur primarily through implementation of the County's existing programs, as well as through changes in programs and zoning regulations as necessary to meet a full range of housing needs in a changing housing market. Included in this Goal is the elimination of unnecessary regulatory constraints on housing production and promotion of the availability of the County's housing programs and related incentives.

It is vitally important that the county's scarce urban lands be preserved for land uses that require urban services and locations. Additional urban lands are not available: each of the county's incorporated cities have adopted voter-approved Urban Growth Boundaries (UGBs) to direct future growth inside of cities and their UGBs. Sonoma County Local Agency Formation Commission (LAFCO) policy generally prohibit new extension of services outside of service districts and jurisdictional boundaries prior to annexation. Community Separators were adopted within the County's 1989 General Plan, and General Plan amendments to limit urban service extensions and land use changes within Community Separators were approved by the voters in 1996 and 1998, and then extended in 2016, when Measure K was approved with over 81% of the vote in a countywide election. City and county voters also approved and extended a quarter-cent sales tax and created the Sonoma County Agricultural Preservation and Open Space District in 1990, and

in 2006 the tax was renewed by 76% of voters in a countywide vote to fund the acquisition of more than 122,000 acres of open space throughout the county.

The General Plan contains policies to preserve agricultural and open space lands in Sonoma County to maintain a viable agriculture-based economy, prevent urban sprawl, direct growth and development into existing cities, and promote infill and smart growth. Despite these concerted efforts to concentrate future growth in the county's urban centers, a large RHNA allocation to the Unincorporated County challenges the County's commitment to city-centered growth. Infill development in the county's urbanized areas is a necessary priority to reflect community intent, and it is important to remove constraints to such development. Community members also expressed interest in increasing infill development, avoiding sprawl, and preserving the natural character of the rural unincorporated area.

The County's previous growth management program was not carried forward in General Plan 2020 and is no longer in use by the County. However, the Zoning Code still includes two former growth management areas (Sonoma Valley and Planning Area 6) and the allocations to be made in each area. Even though the growth management program is no longer used, it has been identified as a potential constraint to development because its continued presence in the Zoning Code conflicts with current provisions to increase housing production and could disqualify the County from some funding sources. A program is needed to eliminate this obsolete language from the code in the first year of the 2023-2031 Housing Element cycle.

Public input received in 2022 during the 6th Cycle Housing Element Update highlighted the need for increased housing supply at all income levels and to address the impact of constraints to housing, including cost of development, availability of infrastructure, and complications with permitting processes.

Stakeholder input from housing developers indicates that Unincorporated Sonoma County is more difficult to develop in than other surrounding jurisdictions, primarily because of the lack of sites with sewer availability. In focus groups with equity priority communities, surveys, and workshops, community members and stakeholders shared innovative ideas to help overcome constraints to the development of affordable housing. Developers also noted that the current "silo" approach to development permitting (planning entitlements as the first silo, then approvals needed by engineering/grading, stormwater, plan check and building inspections, etc.) was a development constraint that could be better coordinated to save time and money.

- The following policies shall be used to accomplish the above goal:

Policy HE-3a: Eliminate unnecessary regulatory constraints to the production of affordable housing, including infill housing. Repeal references to the Sonoma Valley and Planning Area 6 Growth Management Program areas in the Zoning Code. (Existing; updated to reflect current status)

Policy HE-3b: Continue to allow manufactured homes, factory-built homes and modular homes on any residential lot, in compliance with State law and subject to all other County Codes. (Existing)

Policy HE-3c: Continue to review and revise the County’s density bonus program and Housing Opportunity Area programs in order to encourage builders and developers to take full advantage of such provisions. (Existing; language broadened)

▲ **Policy HE-3d:** Expand allowance for non-traditional housing and consider amending the zoning ordinance to allow long-term residential occupancy of travel trailers, recreational vehicles, and similar facilities such as tiny homes on wheels when public health, safety and welfare criteria are met. (Existing; modified to reflect HAC and public input related to tiny homes on wheels)

Policy HE-3e: Continue to encourage affordable infill projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (Government Code § 65915). (Existing)

Policy HE-3f: Continue to apply the minimum residential density requirement to all Urban Residential parcels. (Existing)

▲ **Policy HE-3g:** Strive to focus affordable housing development in moderate and high- resource areas well-served by public transportation, schools, retail, and other services. Continue to consider developer requests to add the Affordable Housing (AH) and Workforce Housing (WH) combining districts to sites in light industrial and commercial zones and other appropriate urban zones when designation criteria are met. (Existing for AH; revised to add WH Combining district and to address Affirmatively Furthering Fair Housing (AFFH) considerations)

Policy HE-3h: Review the noise standards for Urban Residential land uses in the next General Plan update and consider options to modify the standards to facilitate the development of housing in these areas while continuing to protect public health. In the meantime, continue to use indoor noise standards for mixed use and urban infill residential development, including but not limited to single room occupancy, mixed-use projects, and caretaker units in compliance with Noise Element Policy NE-1b. (Existing; revised for coordination with General Plan)

Goal 4: Maintain Funding for Affordable Housing

Discussion: Continuing production of affordable housing units requires ongoing sources of funding and subsidy programs, as well as cooperative efforts with other agencies and private entities. This goal includes decreasing the costs of providing affordable housing.

The County will focus on maintaining and, where feasible, increasing the revenue base that can be utilized to accomplish Housing Element programs. The County must continue to actively seek additional public/private partnerships to increase the funding available for building affordable housing. In addition, currently available federal and state funds received through the CDC have income limits and can only fund programs that provide direct assistance to income-eligible clients. Alternate funding sources are therefore needed to provide expanded, proactive and equity-focused community outreach related to housing. One of these funding sources could be “boomerang” funds, which are new property tax revenues resulting from the elimination of Redevelopment.

The Prohousing Designation Program was recently created by state law to prioritize awards for housing and infrastructure to jurisdictions that facilitate housing development by adopting qualifying innovative policy measures. Achieving the prohousing designation would make the

County more competitive for a growing list of funds, including Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), and Transit and Intercity Rail Capital (TIRCP) programs. ~~As the Prohousing Designation Program is new, only one jurisdiction in the state has received the designation to date. The Board of Supervisors adopted a Prohousing resolution in August 2022 and the County was awarded the Prohousing designation in July 2023, and can qualify for the designation with a completed application that scores at least 30 points out of 69 available on the State's checklist. Adoption of a certified Housing Element with continued and new housing programs and policies that align with the State's checklist will assist the County in achieving and maintaining the Prohousing designation.~~

The following policies shall be used to accomplish the above goal:

Policy HE-4a: Allocate funds annually to and from the County Fund for Housing (CFH). Use these funds to assist in the production, conversion, and rehabilitation of affordable housing units, or to support non-unit housing objectives including homeless and transitional housing beds. These units should be affordable to very low- and low-income individuals and households. (Existing; revised language)

Policy HE-4b: Continue using County Fund for Housing (CFH) monies to subsidize development fees for multifamily housing projects where the units are affordable to extremely low, very-low- and low-income households. Continue to allow fee deferrals for housing projects until issuance of the certificate of occupancy. Explore options for additional funding sources for proactive and equitable community outreach. (Existing; revised to reflect new State laws)

▲ **Policy HE-4c:** Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely low-, very low- and low-income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate safety services and infrastructure for affected residents and businesses of the county. Ensure consistency with development fee and transparency requirements established by new provisions in the State Government Code ([Assembly Bill 602, 2021](#)). (Existing, updated to refer to new State law)

Policy HE-4d: Give funding priority for affordable housing projects to nonprofit organizations in order to increase the likelihood that units will remain affordable for a longer period of time. (Existing)

▲ **Policy HE-4e:** Continue using the housing land trust model and consider additional ways in which the County could use this model to assist in the creation of perpetually affordable housing. (Existing; clarified and expanded)

Goal 5: Promote and Expand Housing for Special Needs

Discussion: While some special needs housing will be provided as a part of the affordable housing unit production targets, there are a number of special housing types that require specific effort to advance, especially housing for the elderly, developmentally or physically disabled persons, the mentally ill, farmworkers, and persons experiencing homelessness. Some non-unit types of

housing for special needs populations may not be reflected in the RHNA but are reflected in the County's Quantified Objectives.

According to the Sonoma County Point-In-Time count there were 2,893 homeless individuals on February 25, 2022.⁸ Of these individuals, only 155 represented family households. While 72% of Sonoma County's homeless population was unsheltered, only 3% of family households were unsheltered. This data indicates the existing housing need for non-family households including adult individuals and couples.

The Homelessness Services Division of the County Department of Health Services is the lead agency for the Continuum of Care (CoC), a federal program designed to address the issues of homelessness. Among other programs and resources, the CoC member agencies provide supportive services for the Sonoma County Housing Authority's Permanent Supportive Housing Rental Assistance Program that assisted in housing 121 households, including families, elderly residents, disabled residents, and residents with HIV/AIDS. Additionally, there are 775 shelter beds, 371 transitional housing beds, and 1,051 permanent supportive housing beds countywide. The programs and policies within this Housing Element support the development of additional units available to persons exiting homelessness, including transitional and supportive housing, and housing available to acutely low-income residents. The CoC is currently working on a new Strategic Plan via its Strategic Planning Committee. The plan includes a local Homeless Action Plan that will be finalized by December 31, 2022.

The Sonoma Developmental Center (SDC), located in Sonoma Valley, was a nationally recognized institution that provided services to persons with developmental disabilities for over 120 years. The State of California closed SDC in 2018 and moved the clients to smaller, community-based care facilities. Since before its closure, the County and locals ~~have~~ worked to develop a comprehensive plan for the site. ~~The State of California owns the property and has a relationship with Sonoma County that allows the County, with the community, to determine the future of the SDC site.~~

~~After a three-year, multi-phase project that included The County is working with the community on creating a Sonoma Developmental Center Specific Plan, a three-year, four-phased project including significant community outreach and input and preparation of an Environmental Impact Report for the project in compliance with CEQA, in December 2022, analysis of existing conditions, development of project alternatives and development of the Board of Supervisors adopted the SDC Specific Plan and rezoning of the properties to implement the Plan. a Specific Plan and Environmental Impact Report (EIR). The EIR hearings have been scheduled and EIR certification, as well as Specific Plan adoption, are anticipated to occur prior to Housing Element adoption.~~

~~The SDC site provides an opportunity for new vibrant development that balances the environment, employment, history, and housing. Community members have identified a need for affordable housing, housing that addresses the needs of the disabled, multi-generational housing,~~

⁸ Applied Survey Research, County of Sonoma 2022 Point-in-Time Count Results, 2022

~~and housing opportunities for young people and existing residents. The redevelopment of this site is envisioned as inclusive, accessible, and inviting to the community. The Specific Plan meets the is intended to meet the State's project-specific requirements, as set forth in Government Code § 14670.10.5. The Specific Plan will provide space for residents to thrive together while honoring the history of SDC, providing live/work opportunities, mixed use and affordable housing, and transportation infrastructure, while maintaining the rural character of the site and surrounding areas.~~

~~Public input during the preparation of the 2023 Housing Element Update included concern surrounding the lack of available, affordable, and accessible housing for the County's disabled and senior populations. Additionally, the public expressed concerns regarding lack of affordable options for single person households and essential workers, and very limited housing resources for the unhoused populations. Community members expressed interest in housing solutions that increased small affordable units, alternative housing, and a variety of affordable housing options to address different needs. The demand for a variety of housing types for populations with special needs is expected to continue to increase. Universally Designed housing and the provision of units that are accessible or fully adaptable are necessary to support the growing special needs population.~~

~~The State Department of General Services announced in April 2023 that a buyer had been selected for the developed portion of the SDC campus.~~

"Living in a household of 6 in a small trailer home, an obstacle that my family and I feel is the limited space we deal with, the high prices, and poor house condition. Something I value about housing is privacy that each of my family members don't have. **We all live in a crowded environment** where we need to pile up in a few rooms. The high cost of rent and bills causes struggle to afford basic daily-life necessities. My daily-life obstacles are a broader problem, because if I don't have privacy, that limits my ability to study and have a place to do my schoolwork without interruptions. Many of my school peers can relate to my struggle."

- High School Student in Sonoma County

Housing for the changing circumstances of farmworkers also continues to be an important need in Sonoma County. Increasingly, farmworkers do not leave California during the non-farm season, but instead stay in the area to perform other farm related work or construction and odd jobs. Farmworkers and their families are typically housing cost-burdened or extremely cost-burdened. The housing needs of farmworkers are best addressed by year-round housing units, including additional farmworker family units or affordable housing options. However additional migrant units or an extended season for existing seasonal farmworker units should also be explored. Based on the last County Farmworker Health survey, two-thirds of farmworkers lived in overcrowded dwellings in Sonoma County. Farmworkers who lived with their families were the most likely to live in overcrowded conditions. There are currently 238 permanent, affordable housing units in the county dedicated to farmworker families. This Housing Element includes strategies to increase the availability and variety of housing options available to farmworkers within the Unincorporated County.

- The following policies shall be used to accomplish the above goal:

Policy HE-5a: Review and revise zoning regulations for a variety of housing types, including special needs housing, programs, and facilities to encourage additional use of residences or construction of new facilities for these purposes and to ensure compliance with State law. (Existing; revised to address State law)

Policy HE-5b: Support an interjurisdictional affordable housing coordinating committee to facilitate affordable and special needs housing projects in both the county and cities. (Existing)

Policy HE-5c: Continue to provide reasonable accommodation through implementation of Sonoma Zoning Code Chapter 26, Article 93 (Reasonable Accommodations). (Existing Policy HE-5i)

▲ **Policy HE-5d:** Strive to provide for senior housing needs. Focus senior housing projects in areas well-served by transit, accessible sidewalks, and amenities. Consider adoption of a Senior Housing (SH) Combining district with additional incentives. Promote Universal Design principles in new residential construction. (Existing Policy HE-5o; expanded to include locational factors)

Policy HE-5e: Encourage construction of new ownership and rental farmworker housing, including housing for farmworker families, year-round housing for unaccompanied farmworkers and other migrant workers, and seasonal housing for unaccompanied farmworkers. Assist housing developers in seeking funding, including grants, loans, and Joe Serna funds, for various types of farmworker housing. (Existing Policies HE-5k, -5m, -5n)

▲ **Policy HE-5f:** Provide additional on-farm housing opportunities where appropriate, especially for small-scale farmers. (Existing Policy HE-5n; revised in response to public input; extended bunkhouse portion eliminated as this was achieved during 5th cycle)

Policy HE-5g: Continue to encourage the retention and further construction of small rental units such as accessory dwelling units, studios, and single-room occupancy (SRO) units. Encourage and facilitate the development of large rental units with more than 3 bedrooms to meet local housing needs for families. (Existing; modified to update term and reflect ongoing actions)

Goal 6: Encourage Equitable and Sustainable Housing

Discussion: Developing equitable and sustainable housing opportunities and land use patterns is vital not only for the wellbeing of current residents, but for generations to come. The policies and programs implemented throughout this Housing Element consider safety, climate change, environmental justice, fair housing, and access to opportunity, and the relationship between these subjects and the development and preservation of housing for all residents.

Housing is a considerable source of demand for energy, water, and other natural resources. Existing regulations (e.g. Title 24, CalGreen) impose rigorous energy and water conservation measures on new housing, and additional resource savings may be attained with a concerted effort to fortify a more resilient existing housing stock. Prior Housing Element cycles have implemented State standards, and the County has additional opportunity to provide equitable access to building decarbonization resources, education, and funding.

The US Department of Housing and Urban Development (HUD) describes environmental justice as “ensuring equal protection from environmental and health hazards and providing equal and meaningful opportunity to participate in the decision-making process to achieve a healthy environment.” Environmental justice as addressed in the Housing Element includes minimizing the placement of affordable housing in areas impacted by fires, floods, extreme heat, and pollution. It also includes forming policy by centering the needs and input of communities and individuals with the greatest need for fair and safe housing, including farmworkers, renters, low-income households, communities of color, and people with disabilities.

Affirmatively Furthering Fair Housing (AFFH) is a program intended to identify, reverse, and prevent housing segregation and discrimination and increase access to opportunity. AFFH was originally established as a federal program within HUD by the Fair Housing Act of 1968 and was codified by the State of California in 2018. This Housing Element cycle is the first to implement [Assembly Bill 686](#), and implementation is a new process for both the jurisdictions conducting AFFH analysis and state regulators approving local plans.

Requirements for AFFH within Housing Elements include completing an assessment of fair housing (AFH), identifying and prioritizing contributing factors, addressing those factors through meaningful actions. Fair housing considerations based on the findings of the AFH are integrated throughout the Housing Element, including the preparation of the Housing Sites Inventory.

The County Assessment of Fair Housing draws from several sources. The Lawyers’ Committee for Civil Rights Under Law conducted an analysis within their Fair Housing Plan for the sixteen jurisdictions of Sonoma and Napa Counties, supported by the Napa-Sonoma Housing Collaborative with funding from the Association of Bay Area Governments (ABAG). Regional data from the ABAG Housing Data Workbook was pre-approved as a central data source for both the AFFH section and identification of housing needs and constraints. ABAG also prepared a Regional Segregation Report with jurisdiction-specific findings, and the California Department of Housing and Community Development’s (HCD’s) AFFH Data Viewer provides mapping resources illustrating various fair housing topics.

A key factor of AFFH is the designation of resource areas in the Opportunity Areas map by the California Tax Credit Allocation Committee (TCAC) and HCD. These resource areas are determined by using economic, educational, and environmental indicators. As of 2022, Sonoma County has census tracts ranging from Low Resource to Highest Resource, meaning some areas of the county have poor results on these indicators. AFFH requirements include an analysis of the location of sites identified to meet the lower-income RHNA. In order to increase access to opportunity, prevent segregation, and address environmental justice, lower-income sites should be focused as much as possible in High Resource areas and not concentrated heavily in Low Resource areas. The High Resource areas of the Unincorporated County with sewer access necessary to accommodate higher density housing development are Glen Ellen, Forestville, and Graton. However, these areas are encumbered by environmental constraints, including wildfire and flood risk, and by greater distance from jobs and services with minimal public transportation options available.

Nondiscrimination and legal protections are the most visible aspects of fair housing policy and have comprised most fair housing analyses in prior Housing Element cycles. The intent of this Housing Element is to also affirmatively further fair housing by facilitating deliberate actions to

foster inclusive communities. The underlying concepts of fairness and equal protection are enshrined in protections for fair housing and nondiscrimination. Affirmatively Furthering Fair Housing is a comprehensive commitment to reverse existing patterns of segregation and injustice and prevent taking any actions that exacerbate social inequities in housing and community development. Throughout the development of this Housing Element, Sonoma County engaged equity priority communities to center their voices and needs in the County's policy proposals.

- The following policies shall be used to accomplish the above goal:

Policy HE-6a: Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development. (Existing; modified to broaden language and combine previous Policies HE-6a, 6b)

Policy HE-6b: Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects. (Existing; modified to broaden language and combine previous Policies HE-6c, 6d, 6e, 6h)

Policy HE-6c: Promote solid waste reduction, reuse, and recycling opportunities in new residential and mixed-use construction. (Existing; modified to broaden language and combine previous Policies HE-6f, 6g)

▲ **Policy HE-6d:** Ensure that affected residents have the opportunity to participate in decisions that impact their health and well-being. Include residents, businesses, and organizations in all aspects of the planning process. Utilize multilingual, culturally appropriate approaches to provide information, conduct outreach, and facilitate public participation, with reasonable accommodations for people with disabilities. (New; Fair Housing)

▲ **Policy HE-6e:** Provide housing opportunities throughout the county for all household income cohorts while avoiding or mitigating displacement of existing residents. (New; Fair Housing)

▲ **Policy HE-6f:** Provide high quality and equitable public services, including public transportation, fire and police safety, crime prevention, parks, sidewalks, street lighting, and recreational facilities and programs in lower-resource areas through the use of place-based strategies and Master Plans. (New; Fair Housing)

▲ **Policy HE-6g:** Ensure that the County's programs and policies continue to reduce or eliminate the unique or compounded health risks of its existing disadvantaged communities (low-income areas that are disproportionately affected by environmental pollution and other hazards). (New; Fair Housing)

Policy HE-6h: Ensure compliance with fair housing laws and prohibit discrimination in housing by providing fair housing services that include public information, engagement, counseling, and investigation, and by providing funding for these services. Continue to support efforts by local fair housing and housing justice agencies to enforce antidiscrimination laws through mediation of disputes and assisting residents in filing discrimination complaints. (Existing Policy HE-5j; broadened to address new requirements)

Policy HE-6i: Focus affordable and farmworker housing code enforcement activities on the abatement of unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of housing units. (Existing Policy HE-5l)

2.2 HOUSING ACTION PLAN

The following programs are designed to address the existing and projected housing needs of Sonoma County. Each program has one or more individuals, bodies, or agencies responsible for its implementation, along with a potential or committed funding source, and a schedule for its implementation during the 2023-2031 planning period.

Housing Element Program 1: Continued Implementation of Housing Programs

Program Description: ~~Currently~~ The County and the Sonoma County Community Development Commission (CDC) provides funding assistance to affordable housing developments using CDBG, HOME, PLHA, CFH, and LMIHAF funds. These funding programs are administered by the CDC, which provides financing to developers who are then able to provide safe, affordable housing to households in a range of income groups. These funds can be used to construct new affordable housing as well as to rehabilitate existing units, which can be added to the permanent affordable stock through affordability restrictions.

1a The County will continue its support of the CDC's activities and strategies outlined in the Consolidated Plan, including provision of staff and funding resources, and will support the Dept. of Health Services' Continuum of Care work to ensure that existing production levels are maintained and will continue to require that all rental units assisted with County Fund for Housing (CFH) funds be affordable to very low-income households.

Timeline: Ongoing

1b The County will continue providing loans from CFH funds to housing projects located within cities. However, given the 654% increase in the County's RHNA, the CDC will prioritize these funds to units within the Unincorporated County to help the County meet its RHNA unless transfer agreements have been negotiated with the cities.

Timeline: Ongoing

1c The County currently dedicates a portion of its Transient Occupancy Tax (TOT) and "boomerang" funds toward affordable housing on an annual basis. The County will continue using these funds for affordable housing and will consider establishing an annual minimum percentage of these funds.

Timeline: Ongoing

1d Provide adequate staffing resources for the CDC and Permit Sonoma to allow full implementation of the Housing Element, especially within the first three years of the planning period.

Timeline: ~~2023~~Ongoingg

Agency: Community Development Commission, Permit Sonoma, County Administrator's Office

Funding: Departmental Budgets, TOT, RDA "Boomerang" Funds, CFH

Objective: 20% increase in staff hours dedicated to Housing Element Implementation including fair housing programs

Housing Element Program 2: Retention of Affordable Units

Program Description: Currently the Unincorporated County has 5 affordable units that may be lost from the affordable housing supply within the next ten years due to expiring affordability restrictions. There are no publicly assisted units at risk for conversion.

2a The Community Development Commission will continue to maintain an inventory of all units at risk of conversion to market-rate ("at-risk units") in the next 10 years. This list will be updated annually as needed during the County's Annual Progress Report (APR) process.

Timeline: Annual

2b Owners will be contacted at least three years before expiration of affordability covenants to inform them of State preservation notice law requirements (Gov. Code §§ 65863.10, 65863.11, 65863.13) and to gauge interest in continuing affordability restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will continue to assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, LMIHAF, and CFH funds. The County will strive to preserve as many "at-risk" units as feasible, subject to the availability of funds.

Timeline: Review annually. Contact at least three years before expiration of affordability covenants

Agency: Community Development Commission

Funding: Departmental Budget

Housing Element Program 3: Protections for Mobile Home Parks

Program Description: The County will continue to protect its mobilehome parks and its mobilehome park residents by undertaking the following actions:

3a Continue to implement the mobile home rent stabilization ordinance ([Sonoma County Code Chapter 2, Article XIX](#)) [and update as necessary to ensure ongoing affordability of this unique form of housing](#).

Timeline: Ongoing; [consider updating by end of 2025](#)

3b Continue regulating closure or conversion of mobilehome parks to other uses by requiring a use permit and relocation (Zoning Code Section 26-92-090 or successor ordinance).

Timeline: Ongoing

3c Consider re-adoption of requirements for owner-initiated conversions of mobile home parks (MHPs) to resident ownership to ensure that residents are in favor of such conversions. Until such time that a new ordinance is adopted, continue to implement state law related to the conversion of MHPs to resident ownership imposed by [Senate Bill 510](#) in 2013 (Gov. Code § 66427.5). Where conversions are initiated by residents, assist with the conversion process via (Gov. Code § 66428). (Existing; 2 previous programs combined, and a new action added to consider re-adoption of MHP conversion regulations).

Timeline: Consider ordinance by 2026

Agency: Permit Sonoma, Community Development Commission
Funding: Departmental Budget

▲ Housing Element Program 4: Actions to meet RHNA

Program Description: As part of the Housing Element update, the County ~~intends will to~~ rezone sufficient sites and take other actions ~~in order~~ to demonstrate an adequate inventory of sites to meet its Regional Housing Needs Assessment (RHNA) Allocations. These sites shall meet the standards set forth in Government Code § 65583.2, including subsections (j) and (h), have sufficient infrastructure capacity and access, and will be sufficient to address the shortfall of 1,129 units, including 535 lower-income units.

4a To address a portion of its RHNA shortfall, the County will rezone sufficient sites concurrent with adoption of the Housing Element update. These sites will either be upzoned to default density or will be rezoned to add the Workforce Housing Overlay Combining District. to demonstrate an adequate inventory of sites to meet its RHNA. The County will rezone at least 86 acres of land within the Unincorporated County, including 50 acres zoned sufficient sites to allow multifamily development by-right at 20 units per acre. Rezoned sites will have sufficient capacity to accommodate the County's lower-income shortfall. These sites shall meet the rezoning standards and meeting the standards set forth in Government Code § 65583.2 for sites available to accommodate the lower-income RHNA. These sites will have a realistic development capacity of 1,557 units, including 68 units affordable to lower-income households.

Timeline: Rezoned sites no later than January 31, 2024

Agency: Permit Sonoma

Funding: Departmental Budget

4b To further address its RHNA shortfall, the County will rezone the 30.32 acres of land within an unincorporated island within the City of Santa Rosa, located at Guerneville Road and Lance Drive, to match the City of Santa Rosa's rezoning and the North Santa Rosa Station Area Specific Plan. These sites have a realistic development capacity of 641 units, including 163 lower-income units. As these sites are surrounded by incorporated lands, the County will coordinate site development with the City of Santa Rosa and ensure that project design is consistent with the City's adopted development standards for the site, including its Objective Design Standards. Upon annexation of one or more of the parcels within this island into the City, RHNA responsibility shall be transferred from the County to the City pursuant to Government Code § 65584.07 (d).

Timeline: Rezoned sites no later than January 31, 2024

Agency: Permit Sonoma

Funding: Departmental Budget

4c -As an additional strategy to address its RHNA shortfall, the has County identified the existing County Administrative Center campus in the City of Santa Rosa to accommodate development of 200 housing units that would be developed consistent with a governmental purpose of the County, including but not limited to at least 180 units affordable to -housing for County employees and housing for lower-income households

including special needs populations and County employees. These units would be developed through an RFP process; sites ~~may~~would be ground leased and would remain County-owned. City land use and zoning regulations would not apply. The County would retain authority to approve entitlements and issue permits on this County-owned site pursuant to the County’s sovereign immunity under Government Code §§ 53090- 53091. The County will monitor progress toward development of housing on the County Administrative Center campus and will identify and rezone backup sites for housing if there is inadequate progress to ensure compliance with no net loss laws and maintain adequate sites to meet the County’s RHNA

- Initiate EIR by mid-2024; complete by end of 2025
- Issue RFP by end of 2024
- Select Developer pursuant to RFP, negotiate terms of ground lease by mid 2026
- Issue building permits by end of 2026
- Review of progress and identification of alternative sites, if necessary to meet RHNA, by mid-2027 if building permits are not issued by end of 2026.

Timeline: Identify and rezone backup sites by mid-2027 if necessary to meet RHNA

Agency: Permit Sonoma, Real Estate, Public Works, County Administrator

Funding: Grant Funding, Departmental Budgets and General Fund

4d The County will amend the Zoning Code to allow developments of at least 20 units per acre as a use by right (as defined in Government Code § 65583.2(i)) on sites identified to accommodate the lower-income RHNA, when 20 percent or more of the development’s units are affordable to lower-income households.

Timeline: ~~Rezoning sites concurrent with adoption of the Housing Element, but not later than January 31, 2024~~Amend Zoning Code by January 31, 2024

Agency: Permit Sonoma

Funding: Departmental Budget

▲ Housing Element Program 5: Displacement Avoidance

Program Description: In order to protect against increasing susceptibility to displacement, the County will take the following actions:

5a The County will require replacement housing units, based on but not limited in applicability to the requirements in Government Code § 65915(c)(3), when any new development occurs on a site in the Sites Inventory if that site meets any of the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished; or
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income; or
- Is occupied by lower- or very low-income households.

Timeline: Ongoing

Objective: 100% of replacement housing units where required

- 5b** The County will also require replacement housing units subject to the requirements of Government Code § 65915(c)(3) when any new [residential, mixed use, or discretionary commercial](#) development occurs on a site in an [active](#) Priority Development Area (PDA) [designated by ABAG/MTC \(as of May 2023, Airport Industrial Specific Plan Area PDA, Santa Rosa Avenue PDA, Springs PDA\)](#).

Timeline: Ongoing

Objective: 100% of replacement housing units in PDAs
- 5c** Utilize Specific Plans, ~~and~~ Master Plans, [and other community planning tools](#) –to target investment into areas of most need, focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure.

Timeline: 2023 (Sonoma Developmental Center, [Springs Specific Plan](#)); [2024](#) Airport SMART Station [Specific Plan](#), ~~[Springs Specific Plan](#)~~; ongoing as new plans are adopted

Objective: [Adopt two Specific Plans in lower-resource areas by 2026](#)

Agency: (Actions 5a through 5c) Permit Sonoma
- 5d** Utilize affirmative marketing strategies in marketing plans for subsidized housing projects, prioritizing existing residents at risk of displacement.

Timing: ~~B~~[Ongoing beginning in 2024](#) ~~3~~ and ongoing thereafter

Agency: (Action 5d) Community Development Commission

Funding: Departmental Budget

Objective: Avoid displacement of at least 70% of residents in County-assisted units

▲ Housing Element Program 6: Development of Subregion for 7th Cycle RHNA

Program Description: Instead of relying on ABAG to determine the regional fair share of housing for the county and its cities, the County will support and promote the formation of a subregion, as allowed by State law, for a more equitable RHNA allocation process in subsequent RHNA cycles.

- Timeline:** End of 2027
- Agency:** Permit Sonoma
- Funding:** Departmental Budget
- Objective:** Meet with SCTA/RCPA Planners Advisory Committee twice prior to initiation of 7th cycle RHNA

Housing Element Program 7: Density Bonus and Housing Opportunity Programs

Program Description: The County currently administers ~~four~~[two](#) density bonus programs, including the State Density bonus program, ~~and~~ the County Supplemental Density Bonus Program, and the Rental and Ownership Housing Opportunity Area Programs. These programs will be

continued. Additionally, the County will evaluate the programs and determine if they could be expanded or modified to create additional opportunities for housing.

- Timeline:** Ongoing; evaluation by 2026
Agency: Permit Sonoma
Funding: Departmental Budget
Objective: 50 new affordable units during the planning period, concentrated in areas near transit, amenities, and access to opportunities

Housing Element Program 8: Protect Residential Lands and Units

Program Description: Housing stock data and public input indicated a high proportion of local units being used as short-term rentals or used as second homes, vacation homes, or seasonal homes. These uses decrease the housing stock available to long-term renters and homeowners. In order to address this, the County will take the following actions:

- 8a** Address loss of housing stock to short-term and vacation rental uses in the update to the Vacation Rental Ordinance to address loss of housing stock to short-term and vacation rental uses.
Timeline: End of 2024
- 8b** Continue to monitor vacant housing unit data and typology, long-term rental vacancy rates, and permit metrics for new housing units compared to units converted to short term rental uses. Consider the above data when evaluating options to mitigate the impacts of the loss of resident-occupied housing, including the feasibility and effectiveness of a vacant home fee or tax that exempts owner and long-term renter-occupied units. Funding derived from a vacant home fee or tax would be used to mitigate the impacts of loss of resident-occupied housing.
Timeline: Data collection and monitoring ongoing, beginning in 2023
 Present data and policy options, including feasibility of vacant home fee or tax, to Board of Supervisors by end of 2025
- 8c** Evaluate options to incentivize rentals of 30 days or more for owners of short-term rental properties. For example, consider implementation of a program that provides grants to homeowners who convert a second home or short-term rental to a long-term lease.
Timeline: End of 2025
- 8d** Modify Zoning Code to prohibit vacation rentals on any urban residential lot.
Timeline: End of 2023
Agency: Permit Sonoma
Funding: Departmental Budget, Transient Occupancy Tax

▲ Housing Element Program 9: No Net Loss of Residential Capacity to Accommodate RHNA

Program Description: In order to ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, County staff will prepare standards and procedures to monitor the status of sites on inventory and provide replacement sites as needed.

9a Staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code § 65863 within six months of adoption of the Housing Element. The evaluation procedure will track the number of extremely low, very low, low, 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 may be updated every year as the Annual Progress Report (APR) is completed, and the APR with the updated inventory will be available on the County’s website.

Timeline: Develop procedure within 6 months of Housing Element adoption

9b 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 to meet the County’s RHNA obligation prior to approval of the development and made available within 180 days of approval of the development, as required by [Senate Bill 166](#) (Gov. Code § 65863, as amended). 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: Ongoing, as projects are proposed on sites in inventory

Agency: Permit Sonoma

Funding: Departmental Budget

▲ Housing Element Program 10: Administrative List of Additional Sites

Program Description: The County shall create and maintain a list of additional sites with appropriate zoning that could be added to the County’s Site Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the County’s remaining RHNA, by income level, for the planning period.

Timeline: Create list by December 2024⁴³

Consider adding sites from list to inventory on an annual basis

Agency: Permit Sonoma

Funding: Departmental Budget

▲ Housing Element Program 11: Housing Sites and Development Opportunities

Program Description: The County will provide current information about housing sites, development opportunities, and programs for the development of affordable housing.

11a. The County will continue to publish a summary of available housing sites, including sites for mixed-use projects, and will continue to provide and maintain informational materials about its affordable housing programs for developers. This information will be made available both in printed form and on the County’s website, and will be reviewed and updated annually if necessary.

Timeline: Updated by ~~end of 2023~~2024, then ongoing

11b. The County will also provide information about its inventory sites through a GIS-based mapping system on its website. This information will be updated annually as needed to

reflect the current housing site inventory and parcel information, including site-specific development requirements and constraints, to reduce up-front housing development costs for potential developers.

Timeline: Updated by ~~end-of-2023~~2024, then ongoing

- 11c.** The County will coordinate and provide mapping data and layers for the regional or subregional housing sites mapping program.

Timeline: Updated by ~~end-of-2023~~2024, then ongoing

Agency: Permit Sonoma

Funding: Departmental Budget

▲ Housing Element Program 12: Permitting Procedures and Priority Processing

Program Description: The County will continue ongoing practices for priority processing and increase opportunities for streamlining the development process, including no-cost housing pre-application meetings with all relevant departments, [waiver of impact fees for farmworker housing](#), and fast-tracked priority processing for ADUs and affordable housing developments. In addition, County will take the following actions:

- 12a** Develop a written [Senate Bill 35](#) (Gov. Code § 65913.4, as amended) application process, including the pre-application and the procedure that will be used. This process will provide a streamlined ministerial approval process to qualified residential and mixed-use development projects. The written procedures and checklists will be developed and made available on the County's website.

Timeline: End of ~~2024~~2025

Objective: 20 new units provided through the [Senate Bill 35](#) process during the planning period

- 12b** Develop Objective Design and Development Standards ([ODDs](#)) for multi-family and mixed-use projects.

Timeline: End of 2025

Objective: 40 new units developed using ODDS

- 12c** Provide funding for adequate staffing needed to implement the programs outlined in this Housing Element, and to provide fast-tracking of affordable projects across divisions, from initial application for entitlements through engineering, plan check review, building inspections, and issuance of the final certificate of occupancy.

Timeline: Ongoing

Objective: 20% increase in staff hours dedicated to Housing Element Implementation

- 12d** Continue staff training provided through Permit Sonoma's multidivisional monthly training module. Include relevant staff from Engineering and Public Works when training relates to ministerial processing and fast-tracking of housing projects.

Timeline: Monthly, as relevant

Agency: Permit Sonoma; other County permitting agencies

Funding: Departmental Budget, LEAP Funding

Objective: Decrease processing time for affordable housing projects by 20% during the planning period

Housing Element Program 13: Continued Mitigation Opportunities for Housing Sites

Program Description: The County will continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need.

Timeline: Ongoing

Agency: Permit Sonoma

Funding: Departmental Budget

Housing Element Program 14: Facilitate the Provision of Utilities for Inventory Housing Projects; Utility Providers Responsibility to Prioritize Service

Program Description: The County will assist utility providers within Urban Service Areas to plan for and provide the public facilities needed to ensure adequate utilities for housing projects.

14a. Continue to promote sustainability strategies such as water conservation and recycling to reduce water demand.

14b. For projects located outside the service area of a water district or other entity providing urban water service, the County will continue to implement well water construction standards to ensure the protection of groundwater resources, as contamination or depletion of groundwater may cause serious public health, safety, environmental or economic problems.

14c. For any site in the Housing Element Sites Inventory that is located outside the service area of a water district or other entity providing urban water service and cannot be annexed into a provider's service area, new residential development that is zoning compliant and meets the site's assigned affordability levels in the Inventory:

- i. If State law or County ordinance would require establishment of a new public water system or public water well to serve the new residential development, the County will assist developers with the State application process.
- ii. If State law or County ordinance would require establishment of a new public water system or public water well to serve the new residential development, the County will assist developers with applications for infrastructure funding.

14d. The County will notify all public sewer and water providers of their responsibility under Government Code § 65589.7 ~~to~~ State law to give affordable housing projects priority for existing service capacity. The General Plan Housing Element, and any amendments thereto, shall be distributed to providers within 60 days of its adoption. Providers will be encouraged to retain

adequate water and/or sewer service capacities to serve developments which provide affordable units.

Timeline: [Assistance to providers is ongoing. WTransmit Housing Element](#) within 60 days of adoption, then ~~annually~~ [every two years thereafter](#)

Agency: Permit Sonoma

Funding: Departmental Budget

▲ **Housing Element Program 15: Review and Update Zoning Code [and General Plan](#)**

Program Description: To ensure compliance with State law and reduce constraints to the development of housing, especially for residents with special housing needs, review and update the County's Zoning Code (Chapter 26 of the Sonoma County Code) and any applicable Specific Plans for consistency with State law. Permit Sonoma will draft and bring forward an ordinance or ordinances to the Board of Supervisors to accomplish the following:

- 15a** Eliminate references in the Zoning Code to Growth Management Plan areas and permit allocations.
- 15b** Ensure compliance with State laws related to transitional housing, supportive housing, group homes, residential community care facilities, Low Barrier Navigation Centers, emergency shelters, accessory dwelling units, employee housing, and State Density Bonus Law by taking the following actions:
- Amend the Zoning Code to allow Low Barrier Navigation Centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses;
 - Amend the Zoning Code to clarify that transitional housing is only subject to the same provisions as other residential dwellings of the same housing type in the same zone;
 - Amend the Zoning Code to clarify that supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses;
 - Amend the Zoning Code to provide that community care facilities that operate as residences ~~and provide licensable services tofor~~ seven or more ~~residents~~ individuals are subject only to the same provisions as other residential dwellings of the same housing type in the same zone in all zones allowing residential uses;
 - Amend the Zoning Code to reduce separation distance requirement between emergency shelters to 300 feet and reduce parking requirements for emergency shelters, to comply with Government Code § 65583 ([Assembly Bill 139](#)) and ensure that siting and operation standards are objective;
 - Amend the Zoning Code to maintain consistency with new State provisions for ADUs;
 - Amend the Zoning Code to clarify that employee housing for 6 or fewer people, as provided in the ~~State law~~ Employee Housing Act (Health & Safety Code § 17000 et seq.) is treated like a single-family structure with a residential land use designation;

- Review the development standards for agricultural uses and, if necessary, amend the Zoning Code to comply with the Employee Housing Act (HSC § 17021.6); and
- Amend Zoning Code Article 89 to be consistent with State Density Bonus Law

Timeline: End of 2023 (for actions 15a through 15b)

- 15c** Modify the Density Unit Equivalent program to better encourage the provision of units suitable for large families by eliminating the 1.25 unit calculation disincentive for four-bedroom units and allow both three- and four-bedroom units to count as 1.0 density unit.
- 15d** Revisit locational restrictions for cottage housing developments and modify permitting levels to increase the number of allowable units from three to four cottages by right.
- 15e** Amend the Zoning Code to clarify that Planned Communities that include at least 20% of units as affordable may be approved through the provision of incentives under Gov. Code § 65915 without the need to rezone to the PC designation.
- 15f** Modify the Ownership Housing Opportunity Area Program to change the required affordability levels based on input from nonprofit and mixed-income developers.
- 15g** Modify Section 26-24-040(B)(1) of the Zoning Code to reduce acreage and agricultural activity thresholds to qualify for agricultural employee housing units.
- 15h** Utilize [Senate Bill 10](#) (Gov. Code § 65913.5) to allow ~~multifamily~~[multifamily](#) housing developments of up to 10 units by-right on qualifying urban residential properties.
- 15i** Adopt Universal Design requirements for new single-family subdivision projects.
- 15j** Modify the Zoning Code to specify allowances for tiny homes within the existing Cottage Housing Development provisions.
- 15k** ~~Amend Article 89 of the Zoning Code to clarify that Housing Opportunity Area Programs are not density bonuses.~~[Adopt any text amendments to the General Plan that are needed to ensure consistency with the Housing Element not later than December 2024.](#)
- 15l** The County will review its respective Local Guidelines to ensure consistency with State law by the end of 2025. If changes are needed, complete them by the end of the third year of the housing element period (2026).

Timeline: End of 2025 (for actions 15c through 15l)

- 15m** [Conduct a parking study and consult with not less than four developers with local experience to identify the most appropriate guest parking ratio and identify any constraints posed by the County's current requirements. Based on the outcome of this study, amend the Zoning Code to mitigate any identified constraints.](#)
- 15n** [Consult with homeless service providers to determine if existing limits on homeless shelters \(bed limits, parking requirements, etc.\) pose a constraint. Based on the results of this consultation, amend the Zoning Code to mitigate any identified constraints.](#)

Timeline: [Conduct studies by January 2025. If needed, amend the Zoning Code by January 2026. \(for actions 15m and 15n\)](#)

Agency: Permit Sonoma

Funding: Departmental Budget

Objective: 20 new cottage housing units, 10 new units in Planned Communities, and 30 new Senate Bill 10 units countywide during the planning period

Housing Element Program 16: Expand AH Combining District

Program Description: Continue utilizing and expanding the successful Affordable Housing (AH) Combining District as a tool to incentivize the development of multifamily affordable housing in areas with resources and amenities and promote infill development.

16a Continue to ~~consider adding~~ add the ~~Affordable Housing (AH)~~ Combining District to additional sites in light industrial, commercial, or other appropriate zones as requested where the following conditions are met:

- Site must be located within or adjacent to a designated Urban Service Area, and adequate public facilities must be provided, including sewer and water.
- Sites must be located near transit; a neighborhood-serving commercial use, such as a market; and an elementary or secondary school.
- Site must be located a safe distance from major roadways as determined by the Bay Area Air Quality Management District’s Highway Screening Analysis tool.
- Development must be multifamily rental units with a density of 16 to 24 units per acre and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely low- income households.

Timeline: Ongoing

16b Amend the Zoning Code to Pprovide an “Enhanced Affordability” option within the AH Combining ~~d~~District that allows a higher density of up to 30 units per acre and offer 2 additional concessions or incentives for developments within the AH Combining District that meet the base requirements ~~for~~of the AH Combining District and also provide one ~~of~~o more of the following:

- 15% of units available to individuals and families ~~exiting~~ isting homelessness;
- 30% of units to special needs households (including farmworkers); ~~and/or~~
- Not less than 20% of units available to acutely (15% of AMI) low-income individuals or households

Timeline: End of 2025

Agency: Permit Sonoma

Funding: Departmental Budget

▲ Housing Element Program 17: Development Fees and Transparency Requirements

Program Description: The County will meet the new transparency and development fees requirements of Assembly Bill 602 (Gov. Code §§ 65940.1 and 66016.5, as amended) and Senate Bill 319 (Gov. Code § 66023, as amended) through the following actions.

17a Post all required information about development standards and fees to an easily accessed location on the County’s website.

Timeline: End of 2023

17b Ensure that new development impact fee studies and resulting fees comply with the new requirements for fee studies ~~prior to initiation of the next fee study.~~

Timeline: Upon next fee study

Agency: Permit Sonoma

Funding: Departmental Budget

▲ Housing Element Program 18: Housing Land Trust Model

Program Description: The County will continue and expand its use of housing land trust programs to acquire, develop, and maintain affordable housing.

18a The County will amend its affordable ownership housing policies to allow for the use of housing land trusts. Affordability for low- and moderate-income households would be maintained in perpetuity.

Timeline: Adopt amendments by end of 2024

18b Continue to collaborate with local housing land trust organizations to expand opportunities to use the housing land trust model, including opportunities for farmworker ownership housing and for retained life estates to allow aging in place. In the retained life estate model, the homeowner would receive a financial benefit, stay in their home throughout their life, and the land trust would acquire a property that can be provided as deed-restricted affordable ownership housing in the future.

Timeline: Ongoing, beginning in 2023

Agencies: Permit Sonoma, Community Development Commission

Funding: Departmental Budget

Objective: During the planning period, 10 new units provided using the housing land trust model, focused in higher resource areas where possible, including 2 farmworker households, and 2 senior households served through retained life estate agreements.

Housing Element Program 19: Funding Sources for Affordable Housing

Program Description: The County will continue to seek and apply affordable housing funding through the following actions:

19a The County will annually allocate funds to and from its County Fund for Housing (CFH), which shall include but not be limited to funding from Measure L (hotel bed tax in the unincorporated area), and similar discretionary sources. CFH funds will be distributed to projects under an annual Notice of Funding Availability (NOFA) to assist in the production of housing affordable to low-income households, including development of new permanent affordable units, and the rehabilitation of existing units to be added to the permanent affordable stock through affordability restrictions. The County's Community Development Committee shall review and recommend funding in response to the NOFA. CFH funds, as well as the Construction Services programs in the Community Development Commission, may also be used to provide rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing.

Timeline: Ongoing

19b In the County’s experience, nonprofit owners usually extend their affordability contracts whereas for-profit owners convert to market rate at the end of their subsidy period. In order to promote unit affordability in perpetuity, the County will continue to give discretionary funding preference to nonprofit developers when it is practicable to do so.

Timeline: Ongoing

19c The County will continue to use Community Development Block Grant and CFH funds for financing predevelopment activities for affordable and special needs housing projects.

Timeline: Ongoing

Agency: Board of Supervisors; Community Development Commission

Funding: County Fund for Housing, CDBG Funds, Departmental Budget

▲ Housing Element Program 20: Prohousing Designation

Program Description: Through addressing constraints to development and fair housing opportunities, the County will strive to achieve and maintain recognition as a Prohousing jurisdiction throughout the 6th cycle. This designation will provide the County an advantage in applications for competitive funding sources, including the Infill Infrastructure Grant and funding from the Affordable Housing and Sustainable Communities Program.

In collaboration with the Napa Sonoma Collaborative and local nonprofit organizations, the County will analyze policies and programs needed to meet the threshold for the Prohousing Designation program and make application by January 2024.

Timeline: January 2024

Agency: Permit Sonoma

Funding: Departmental Budget

Objective: Achieve Prohousing Designation

▲ Housing Element Program 21: Essential Housing Bond Financing Program

Program Description: In partnership with a joint powers authority (JPA) and nonprofit asset manager, utilize tax exempt bonds to fund: (1) the acquisition of existing market-rate apartment complexes and restricts future rents to be affordable to households that earn very low- to moderate-incomes, and/or (2) the construction of new deed-restricted affordable housing. In order for asset managers to access these types of bonds, the County must join or create a Joint Powers Authority (JPA) or authorize participation by an existing JPA and authorize the JPA to issue these bonds on behalf of the County. The asset manager then purchases the apartment complex, using only money from the bond financing, and sets the rents to be affordable to low- to moderate-income households.

Timeline: Join JPA by Summer 2024⁴³;
Implement construction or acquisition projects through 2031

Agency: Permit Sonoma, Community Development Commission

Funding: Departmental Budget, Bond Financing

Housing Element Program 22: Housing for Homebuyers

▲ Program Description: The County will seek to provide opportunities for homebuyers through the following actions:

22a The Mortgage Credit Certification (MCC) Program offers first-time low- and moderate-income homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against the federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 15%, and the remaining 85% is deducted normally.

During part of the previous planning period, the Sonoma County Community Development Commission (CDC) was the lead agency for a Cooperative Agreement group that includes the Unincorporated County and all nine incorporated jurisdictions within the county. The CDC was temporarily unable to administer this program as staff experienced suddenly expanded workloads responding to local emergencies while experiencing turnovers in leadership and departures of key staff. As staffing levels and capacity continue to rebound, the CDC will research the potential to restart participation in the MCC program by the end of 2023, and the program will be implemented in partnership with private lenders so that homebuyers in Sonoma County can continue to benefit from the federal MCC Program.

Timeline: Re-establish by end of 2024, and continue through planning period

22b Continue and expand the use of the Housing Land Trust model for homebuyers, including farmworkers. (See Program 18)

Agency: Community Development Commission

Funding: Departmental Budget, Joe Serna, MCCs, other grants as appropriate

Housing Element Program 23: Accommodation of Alternative Housing Types, including Tiny Homes on Wheels

Program Description: Evaluate potential changes that could be made to County regulations to accommodate long-term occupancy of park model homes, tiny homes on wheels, and similar recreational vehicles, where adequate sewer or septic services are provided as well as safety services.

Timeline: End of 2024

Agency: Permit Sonoma

Funding: Departmental Budget

Housing Element Program 24: County Employee Housing Assistance

Program Description: In order to meet local housing needs and to attract and retain a skilled workforce, the County will continue current programs and pursue future opportunities to meet the housing needs of its employees.

24a The County is in the process of redeveloping its 70-year old administrative center and has opportunity in campus locations to provide housing for County employees. The County

[will consider designating areas for construction of housing units for County employees, including lower-income employees. \(See Program 4\).](#)

24b The County currently offers its SEIU-represented employees loans for mortgage or rent payments; loans for first time homebuyers; and loans for housing rehabilitation. These programs are funded by a two-penny-per-hour employee contribution and matched by County general funds, to help reduce the cost of housing for County employees and serve as a significant benefit to attract and retain employees. The County will continue to offer these programs and increase them as opportunities permit.

Timeline: Ongoing

Agency: Community Development Commission

Funding: General Funds

▲ Housing Element Program 25: Incentivize and Promote ADU and JADU Development

Program Description: Incentivize and promote the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by providing technical assistance and resources for their development and rental through the following actions:

25a Maintain [the ADU](#) webpage with accessible information, simple application [instructions](#), and contact information for questions about and assistance with accessory dwelling units.

Timeline: Review and [update](#) as needed to reflect new laws and resources, at least twice annually.

25b Partner with and/or fund regional organizations that provide ADU technical assistance to homeowners such as the Napa Sonoma ADU Center and other qualified nonprofit entities. Services to be provided should include site evaluations for the development of ADUs and JADUs and landlord/tenant support. Share resources provided by these and similar organizations, including webinars and technical assistance programs, through the County webpage, newsletter, and social media. Share resources as they are available, at least twice annually. Publicize new ADU allowances to the public along with this outreach.

Timeline: Contact at least one regional organization by the end of 2023

25c In partnership with regional organizations, promote and publicize new allowances for ADUs and JADUs to the public, including [bilingual](#) place-based promotion for low resource areas that have high-income eligibility limits for the CalHFA ADU grant program.

Timeline: End of 2024

25d Reduce penalties for existing unpermitted units. Promote and publicize penalty-reduction initiatives through the County's website and social media to encourage property owners with unpermitted units to bring them up to code.

Timeline: End of 2024

Objective: [Preserve at least 6 existing unpermitted units over the planning period.](#)

25e Create or source pre-approved plans for ADUs, including plans that integrate Universal Design principles.

Timeline: December 2024

25f In coordination with the Napa Sonoma ADU Center or other qualified non-profit entity, prepare and maintain a list of property owners developing and renting ADUs or JADUs suitable for people with disabilities, including units developed using the Center’s accessible, adaptable, and universally designed plans. In coordination with disability service providers and regional centers, provide the list of suitable available units to individuals on housing waiting lists.

Timeline: Prepare list by end of 2024, ongoing outreach and review

Objective: 10 units suitable for people with disabilities on property list during the planning period

25g Develop a monitoring program to track ADU and JADU creation and affordability levels every two years. These efforts may include subregional surveys performed by the Napa-Sonoma Housing Collaborative.

Beginning after the first two years of the planning period and continuing every two years thereafter, review ADU production and evaluate if production estimates are being achieved.

If ADU production is not meeting projections, increase the number of ADUs allowed to two per single-family lot if adequate sewage disposal is demonstrated and one of the two units is provided and restricted as affordable to low-income households for a minimum of 10 years. Additionally, if ADU production is not meeting projections, rezone or identify additional sites within one year to ensure compliance with no net loss laws and maintain adequate sites to meet the RHNA. These sites are expected to be located within the Airport and Springs Specific Plan Areas.

Timeline: Review ADU and JADU production in December 2025 and every two years thereafter

If needed, implement Zoning Code changes ~~in 2026~~ within six months of review, and rezone or identify sites within one year of review

Report on ADU and JADU production annually in the APR

Agency: Permit Sonoma

Funding: Departmental Budget

Objective: 588-816 new ADUs or JADUs throughout the planning period, including 176-244 affordable to very low-income households, 176-245 affordable to low-income households, and 176-245 affordable to moderate-income households

▲ Housing Element Program 26: Incentivizing Senior Housing

Program Description: The County will seek to provide development incentives and allowances for housing suitable for seniors and increase the housing stock that will allow Sonoma County residents to remain in their homes throughout their entire lives.

26a Consider adoption of a Senior Housing (SH) Combining district that allows for increased densities, reduced parking requirements, incentives, and reduced fees for affordable senior housing development, including facilities for retired farmworkers.

Timeline: End of 2025

26b Promote development principles of Universal Design through brochures and easily accessible information on the Permit Sonoma website. Include training on Universal Design in monthly training module. (See also Program 25e.)

Timeline: Ongoing

26c As implemented through Program 18, explore the use of the housing land trust model to support current senior homeowners while supporting the needs of future first-time homebuyers.

Timeline: End of 2025, then ongoing

Agency: Permit Sonoma

Funding: Departmental Budget

Housing Element Program 27: Interjurisdictional Housing Committee

Program Description: The County will continue to support and participate in the interjurisdictional housing coordinating committee. This effort facilitates planning and funding for affordable and special needs housing projects, including homeless shelters which serve both the county and cities. The County will join cities as requested as a co-applicant in funding opportunities.

Timeline: Ongoing

Agency: County Administrator's Office; Community Development Commission; Permit Sonoma

Funding: Departmental budgets

Objective: 50 new special needs units or beds countywide facilitated by Committee efforts throughout the planning period

Housing Element Program 28: Reasonable Accommodations and Code Enforcement

Program Description: The County ~~will continue implementation of its~~ ~~has adopted a~~ Reasonable Accommodations Ordinance (~~Zoning Code "Article 93"~~) ~~and will continue implementation of this ordinance~~ and ensure staff are aware of the allowances provided under this ordinance.

28a The County will continue to provide Reasonable Accommodations training to County staff on an annual basis, including staff from Permit Sonoma, Code Enforcement, and Building Departments.

Timeline: Annually

28b The County will continue to focus ~~its~~ residential code enforcement activities on situations that pose an immediate threat to public health and safety, ~~such as housing that qualifies as a substandard building under Health and Safety Code 17920.3. Minor unpermitted alterations. 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), and or for alterations made to allow or honor the residents' cultural needs or practices will not be the subject of code enforcement activity;~~ unless those alterations pose an immediate threat to the ~~health and~~ safety of the residents or ~~neighborhood~~the public. In conjunction with Reasonable Accommodations training,

County will provide staff training on culturally sensitive implementation of Code Enforcement.

Timeline: Annually

Agency: Permit Sonoma, Code Enforcement and, Building

Funding: Departmental budget

Housing Element Program 29: Fair Housing Program and Information

Program Description: The County will continue to fund the operation of a Fair Housing program, provide system navigation assistance and referrals to nonprofit Fair Housing programs, and provide information about programs to protect tenants, avoid displacement, and increase housing choice and mobility, and to make this information available to customers at a wide range of public locations throughout the county. The County will provide all informational documents, web-postings, and related services in English and Spanish and conduct all outreach multilingually, with reasonable accommodation for people with disabilities.

Timeline: Ongoing

Agency: Community Development Commission, Permit Sonoma

Funding: Departmental budgets

Objective: 100 people referred to Fair Housing programs annually throughout the planning period

Housing Element Program 30: Conservation and Sustainability in Housing

Program Description: Energy and water conservation can be encouraged in existing and new residential development through weatherization and rehabilitation programs and through the prioritization of funding.

30a The County will continue successful programs including County-sponsored workshops, individual energy consultations provided free of charge.

The County will continue its current practice of providing a variety of informational materials related to energy and water conservation, energy efficiency, green building, and recycling. The County will expand this practice as new programs and new educational and informational materials become available.

Timeline: Ongoing

Agency: Permit Sonoma, Climate Action and Resiliency Division (CARD)

30b The County will continue providing loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements, weatherization, and rehabilitation loan programs that provide low interest financing for making improvements. In particular, these programs target renter-occupied units. County will continue to prioritize the award of CFH funds to include affordable housing projects which provide cost-effective energy efficiency measures that exceed State standards. Other criteria that reduce GHG, such as the use of recycled and green building materials, are also considered in establishing funding priorities.

Timeline: Ongoing

Agency: Community Development Commission

Funding: Departmental Budget, CFH

▲ Housing Element Program 31: Housing Equity and Action Plan

Program Description: Sonoma County will expand the responsibilities of its existing multidepartmental staff-level [Director's advisory group, the](#) Housing Element Implementation Group (HEIG) to include evaluation and monitoring of program implementation and equitable outreach, assisting staff with annual progress reporting, and reviewing housing- and equity-related issues that arise during the planning period. The HEIG will develop and carry out a Housing Equity and Action Plan (HEAP) and will provide recommendations to the Executive Director of CDC and Director of Permit Sonoma for additional actions that should be taken to address housing and equity issues. Specific actions include the following:

31a The Housing Element Implementation Group will develop a Housing Equity and Action Plan (HEAP) to ensure that program implementation effectively addresses the tenets of Affirmatively Furthering Fair Housing and makes a meaningful difference in the community. This plan will address ongoing public involvement, protections for tenants, monitoring the success of Housing Element programs, and identification and prioritization of fair housing issues that arise during the planning period. This group's efforts will be focused especially on meeting the housing needs of vulnerable and marginalized residents, including special needs populations, veterans, and communities of color.

Timeline: ~~End of 2024~~ 2023

31b ~~Expansion of~~ the existing "Housing Element Implementation Group" (HEIG) to include a representative from the County's Office of Equity, a member of the Sonoma County Community Development Committee, and underserved members of the public or their representatives. The HEIG members will continue to be appointed by the Director of Permit Sonoma and Executive Director of the CDC and will meet a minimum of 2 times per year to advise the Directors and to assist in the ongoing work of the HEIG and in development of the annual report.

Timeline: At least twice annually, beginning in ~~2023-2024~~ and ongoing

31c The HEIG will prepare an annual report in conjunction with the APR to assess the progress of programs, identify priorities for the upcoming year, and provide recommendations for any additional actions that may be necessary to achieve the goals and objectives of the Housing Element. [As part of its reporting, the HEIG will provide information and recommendations on potential Programs for consideration including but not limited to tenant protection measures like just-cause eviction and rent stabilization; establishment of a rental registry and a proactive code enforcement program; and limitations on home sizes to encourage more-affordable homes without public subsidies.](#)

Timeline: Annual, in conjunction with the APR, beginning ~~2023-2024~~

Agency: County Administrator's Office; Office of Equity; Community Development Commission; Permit Sonoma

Funding: General Fund

Objective: 2 meetings per year, for 16 meetings throughout the planning period

▲ Housing Element Program 32: Proactive Outreach Program

Program Description: In order to affirmatively further fair housing, increase awareness about housing programs, and address local housing needs, the County will establish and implement a proactive outreach program. Strategies for ongoing outreach will include participation in an annual housing fair and establishing and maintaining connections with community-based organizations, as well as outreach to developers, utility providers, and members of the public. Outreach components include but are not limited to those ~~shown~~ below:

32a The County will outreach to builders and developers, including developers of affordable housing, at least annually to ensure the local development community is aware of opportunities, incentives, and funding availability for housing development in the Unincorporated County. The County will develop the outreach email list by the end of 2023 and expand it throughout the planning period as new developers become known. Initial outreach will be in 2023 and updates will be sent out with each notice of funding availability (NOFA) and each relevant change to the Zoning Code, but not less often than twice per year.

Timeline: Ongoing, beginning in ~~2023-2024~~ and continuing at least twice per year

Agency: Permit Sonoma; Community Development Commission

32b The County will outreach to utility providers on a regular basis to ensure that they plan for and retain capacity for affordable housing units, in accordance with Government Code § 65589.7. The initial outreach will be made upon delivery of the adopted Housing Element in 2023, with follow-up letters sent every 2 years thereafter.

Timeline: Ongoing, beginning in ~~2023-2024~~ and continuing at least every two years

Agency: Permit Sonoma

32c The County will continue to build and maintain its housing issues and interest email list and will provide an annual digital newsletter to subscribers, to include information about the County's housing programs, ADUs and JADUs, long-term residency of recreational vehicles and tiny homes, loan and funding opportunities, tenant rights and discrimination information, and opportunities for participation in upcoming events and policy decisions.

Timeline: Ongoing, beginning in ~~2023-2024~~ and continued annually

Agency: Permit Sonoma

32d The County will partner with a qualified non-profit organization by 2024 to develop a campaign to combat local opposition to affordable housing.

Timeline: 2024

Agency: Permit Sonoma; Office of Equity; Community Development Commission

32e The County will further increase its efforts to engage in meaningful public participation with vulnerable and hard to reach populations, including farmworkers, by ensuring that all new long-range planning or policy projects related to housing and development include a line item for public participation including equity stakeholder identification, priority engagement tactics, timelines, and resource allocation. Staff training modules on public participation planning will be developed and made available to Permit Sonoma staff, either by recording or in person, by no later than July of 2024.

Timeline: July 2024³, and ongoing with each long-range planning or policy project
Agency: Permit Sonoma; Office of Equity; Community Development Commission

32f The CDC’s current funding sources, including federal and state funds, are required to be used to provide housing and specific qualified client services and are not available for the general public outreach and marketing uses, envisioned by this Proactive Community Outreach Program. The County will therefore explore other funding options to allow the CDC, its partners, and consultants to engage in these important community outreach efforts, including but not limited to an annual funding commitment from TOT and/or redevelopment “boomerang” funds for this purpose.

32g [As a member of the Napa-Sonoma Housing Collaborative, the County will support and participate each year in the Collaborative’s Annual Housing Fair, beginning in September 2023. The Housing Fairs feature housing developers, renters, property managers, community leaders, advocates, and special needs group stakeholders. The panel discussions, advocacy resources and informational materials available at the Fair will support the County’s ongoing efforts to increase mobility and avoid displacement of residents. Additional fair housing, anti-displacement and mobility products anticipated to be provided by the Collaborative during the 6th cycle include model tenant protection ordinances featuring just-cause eviction and right to counsel programs, as well as ongoing education for landlords to encourage acceptance of housing choice vouchers.](#)

Timeline: [Annually, beginning in 2023](#)

Timeline: 2023
Agency: County Administrator's Office; Office of Equity; Community Development Commission; Permit Sonoma
Funding: General Fund
Objective: One digital annual progress report on housing issues to interest email list, Two messages annually to developers and utility providers, allocate at least 10% of project budget to outreach and engagement for long-range planning or policy development projects related to housing.

2.3 QUANTIFIED OBJECTIVES

State law requires Housing Elements to contain quantified objectives for the construction, preservation, and rehabilitation of housing. The quantified objectives set a goal for Unincorporated Sonoma County to achieve based on identified housing needs, resources, and constraints (Table 7). In addition to setting quantified objectives required by State law, the County has also set quantified objectives for special housing needs (Table 7) and for non-unit housing needs (Table 9).

Quantification in the tables is consistent with the following objectives:

- Continue existing housing policies and programs with the objective of producing at least 2,651 newly constructed affordable units [418 extremely low, 452 very low, 1,059 low, and 688 moderate income units] between 2023 and 2031. (Existing; modified to update objectives)
- Strive to maintain the affordable status of 5 existing subsidized housing units in the unincorporated area that are at risk of losing their affordable status between 2023 and 2031. (Existing; modified to update objectives)
- Strive to ensure that at least 15 percent of the affordable housing units produced are available to persons with special housing needs. (Existing)
- Increase the supply of housing for farmworkers and other migrant workers. (Existing)

2.3.1 Quantified Objectives Consistent with RHNA

The quantified objectives for the production of housing were prepared consistent with an assessment of the County's identified housing needs, an inventory of its available sites, and a review of its existing and new housing policies and programs. Within the Housing Element planning period (January 31, 2023 – January 31, 2031), a total of 2,876 units affordable to extremely low, very low-, low-, and moderate-income households are expected to be produced through new construction and conversion to affordability. An additional 1,723 units priced for above moderate-income households are anticipated, based on available sites, resources, and development trends in the Unincorporated County. This anticipated production is consistent with the ABAG RHNA for this planning period.

Table 7: Quantified Objectives for Construction, Conversion, Preservation, and Rehabilitation (2023-2031)

Objectives	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
New Construction	452	452	1,059	688	1,723	4,374
Conversion to Affordability		75	75	75		225
Preservation of Affordability for At-Risk Units		1	4			5
Rehabilitation and Retrofit*	170	170	165			505
Total	622	698	1,303	763	1,723	5,109
RHNA	1,024		584	627	1,589	3,824

*Rehabilitation and Retrofit programs managed by the County CDC serve the Urban County jurisdictions as well as Unincorporated Sonoma County. Quantified Objectives refer to total households served within the jurisdiction of the CDC

2.3.2 Quantified Objectives for Special Housing Needs

In addition to examining projected affordable housing needs, Government Code § 65583 et al requires that jurisdictions conduct an analysis of any existing special housing needs such as those of the elderly, disabled (including individuals with HIV/AIDS and developmental disabilities), large families, single parent households, and farmworkers. The quantitative analysis of these groups' current housing needs is in Section 4. The County also recognizes the housing needs of several subpopulations not specifically mentioned in State law such as the mentally ill, veterans returning from conflict overseas, and youth transitioning from foster care. Efforts have been made to highlight and address these special needs where possible.

Some of the special needs populations mentioned above do not require housing that is operationally different from that required by the general low-income population. Single parent households, large families, and able-bodied elderly households, for example, do not require significant operational intervention. While such households may benefit from housing that is proximate to schools, workplaces, or services (e.g., day care, after school activities, senior centers, etc.), they typically do not need to be in different types of developments than the general population. The use and promotion of Universal Design programs can be especially helpful in accommodating these households.

Supportive housing units can supply many of the County's identified housing needs. Supportive housing is safe, affordable long term rental housing linked with flexible support services that are available when they are needed. By definition, "supportive housing" means housing with no limit on length of stay, that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to

work in the community.⁹ Supportive housing may include apartments, single room occupancy residences, or single-family homes. Residents may include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or people experiencing homelessness.

Like other affordable housing, supportive housing is designed to look like existing housing in the surrounding neighborhood. The difference between supportive housing and other affordable housing is the linkage to a services component. Integrating services with affordable housing also can help to provide formerly homeless individuals and families with the ongoing support they need to remain housed and live independently. The County strives to include this services component in units for extremely low-income (ELI) and very low-income (VLI) individuals and households, including SRO units.

Table 8: Quantified Objectives for Special Housing Needs (2023-2031)

Quantified Objectives	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income
Total New Construction	452	415	477	502
Units for Special Housing Needs	68	63	72	76
Supportive Housing	136	125		
Total Conversion to Affordability		75	75	75
Supportive Housing		23		

In addition to the units anticipated above, the County will strive to produce sufficient shared or community housing types to address the identified needs of extremely low-income households, the elderly, the disabled, farmworkers, non-farm migrant workers, the homeless, and those making the transition from homelessness. These shared housing types are expected to include homeless shelters beds, transitional housing beds, beds within group homes and community care facilities, farmworker housing bunks, and SRO units with shared kitchen facilities. The County will strive to provide these housing solutions for acutely low-income (ALI), extremely low-income (ELI), and very low-income (VLI) individuals and households.

These tables present the quantified objective for housing units and non-unit housing beds or bunks in Sonoma County, by housing unit prototype and affordability category.

Table 9: Quantified Objectives for Non-Unit Housing Needs (2023-2031)

Quantified Objectives	Acutely Low-Income	Extremely Low-Income	Very Low-Income	Total
Interim Housing/Shelter Beds	60	30		90
Farmworker Bunks	75	75	50	200
Total SRO Beds	30	30		60
SRO Units: Supportive Housing	10	10		20

⁹ CA Government Code § 65582 (g)

Section III: Housing Sites

A critical part of the Housing Element is the Sites Inventory, which identifies sites that are suitable for future residential development. State law mandates that each jurisdiction ensure an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of the regional housing need at all income levels. The following section provides a summary of vacant and underutilized land available to accommodate future housing as well as an overview of the resources available to support continued development, preservation, and rehabilitation of housing in Sonoma County. The full Sites Inventory analysis is located in Appendix D.

Sonoma County's share of the regional housing need was allocated by the Association of Bay Area Governments through a process known as the Regional Housing Needs Assessment (RHNA) and is based on recent growth trends, income distribution, and capacity for future growth. ABAG originally assigned a RHNA of 3,881 units to the Unincorporated County. A small transfer of RHNA responsibility between the County and the City of Cloverdale decreased the County's Lower-Income RHNA by 24 units and Above Moderate-Income RHNA by 33 units. The RHNA transfer was approved by the ABAG Executive Board on November 10, 2022; as a result, the County's total RHNA for the 6th cycle is 3,824 units.

The inventory of sites was developed by identifying:

- The number of accessory dwelling units assumed to be built during the planning period;
- Projects in the planning process but not yet built; and
- Sites suitable for residential development.

3.1 ACCESSORY DWELLING UNITS

The number of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) built in the county has increased since 2016 legislation that reduced barriers to the development of these accessory units. Annual ADU permits have averaged ~~74~~102 units per year between 2018 and 202~~2~~1. Given this average, the Housing Element anticipates ~~586~~816 ADUs over the next 8 years and credits this number of units toward the County's share of the RHNA for the 6th Cycle planning period.

3.2 ENTITLED AND PROPOSED DEVELOPMENTS

Units in pipeline projects in the process of obtaining permits can be counted towards the County's share of the RHNA if it can be demonstrated that the units will be built by the end of the 6th Cycle planning period (between 2023 and 2031). The County has identified ~~1,253~~1,346 units in ~~174~~ projects that have been planned, approved, or proposed but not yet completed. Of these projects, three are 100 percent affordable, ~~110~~ projects have some affordable units, and ~~four~~three consist solely of market-rate units (see Appendix D). These projects are generally located in Planning Areas ~~2 (Cloverdale / Northeast County), 4 (Russian River Area), 5~~ (Santa Rosa and

Environs), and 9 (Sonoma Valley), with some located in Planning Area 2 (Cloverdale / Northeast County), 4 (Russian River Area), 6 (Sebastopol), 7 (Rohnert Park / Cotati), and 8 (Petaluma).

3.3 SITES SUITABLE FOR HOUSING

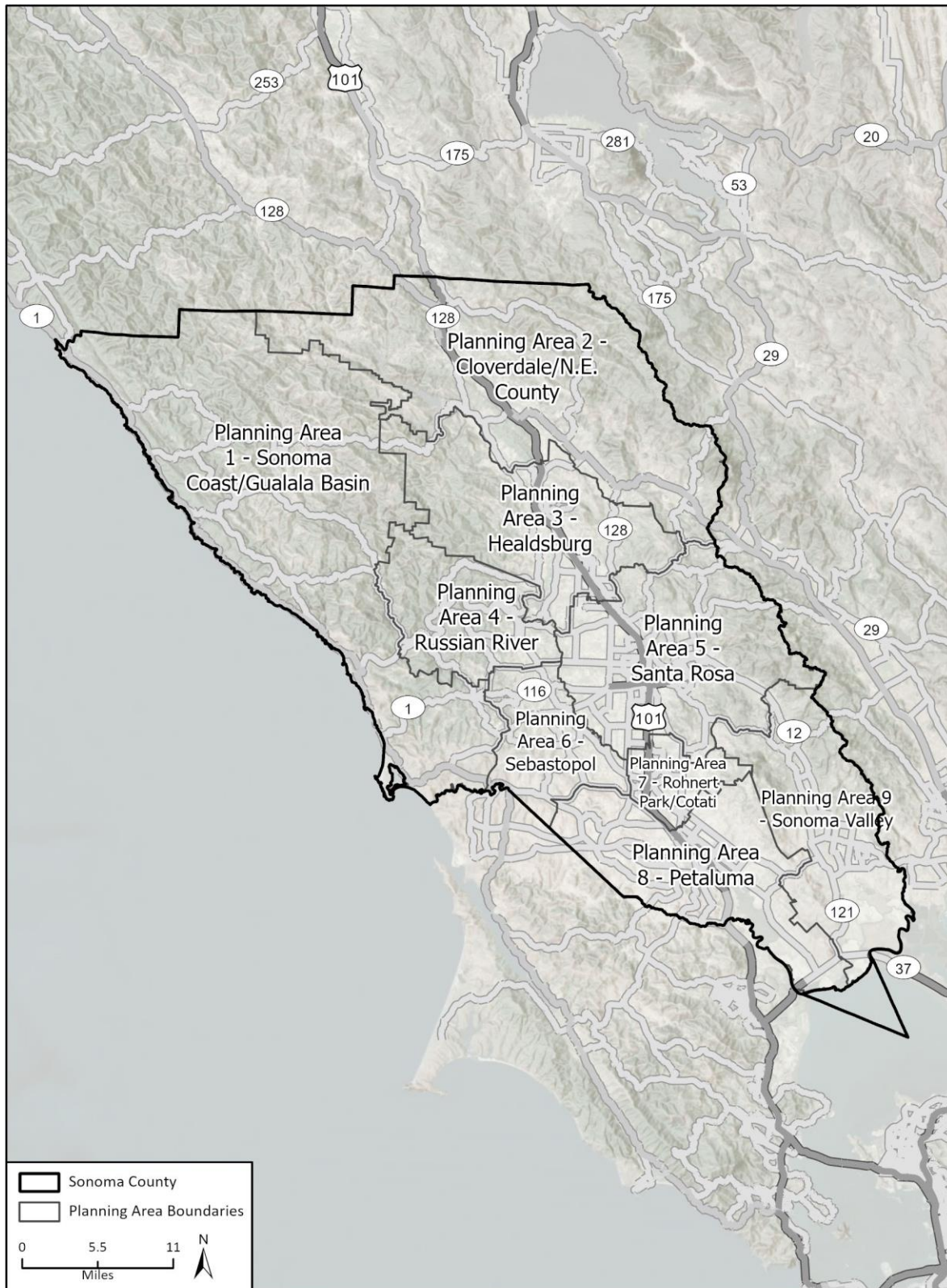
The Housing Element employs a comprehensive and iterative methodology to identify vacant and underutilized sites and estimate dwelling unit capacity on each site. As required by state law, the methodology must include sites that have a high potential to be developed with housing in the planning period and the assumed capacity must reflect a reasonable estimate informed by past trends and substantial evidence. The County has identified sites with capacity for residential development under current zoning and has adopted ~~will adopt; with this Housing Element update,~~ zoning changes for ~~52 additional~~ sites ~~that will to~~ allow higher density residential development that meets the default density standards for Sonoma County and enables the development of housing suitable for lower-income households. New residential development is expected to occur primarily in urban areas.

3.3.1 Location and Distribution of Housing Sites

Identified sites are located primarily in urban areas in ~~seven-six~~ of the County's nine identified Planning Areas established by the County's General Plan Land Use Element (see Figure 13):

- Planning Area 2 – Cloverdale/N.E. County
- Planning Area 4 – Russian River
- Planning Area 5 – Santa Rosa
- Planning Area 6 – Sebastopol
- Planning Area 7 – Rohnert Park/Cotati
- ~~• Planning Area 8 – Petaluma~~
- Planning Area 9 – Sonoma Valley

Figure 13: Planning Area Boundaries



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Reasoning Pipeline Projects & Opportunity Sites
Planning Area Boundaries

Housing sites are distributed through the Planning Areas as follows:

Table 10: Sites and Units by Planning Area

Planning Area	Number of Sites	Total Site Acreage	LI	MI	AMI	Realistic Unit Capacity
Planning Area 2 – Cloverdale/N.E. County	76	10.26	795	2914	7442	179151
Planning Area 4 – Russian River	143	11.55	31152	12632	45214	229651
Planning Area 5 – Santa Rosa	220	19.467.41	506270	207500	338466	951,236
Planning Area 6 – Sebastopol	54	9.26.5	7877	3132	4619	155128
Planning Area 7 – Rohnert Park/Cotati	109	12.21	88113	3946	6954	196213
Planning Area 8 – Petaluma	2	4.85	0	0	40	40
Planning Area 9 – Sonoma Valley	101	6687.65	131156	5240	20597	280401

Note: Planning Area 9 acreage includes the full Sonoma Developmental Center. Realistic Unit Capacity only considers expected development during the 6th Cycle.

3.3.2 Summary of Adequate Sites

After accounting for planned and approved units and projected ADU development, the County has satisfied almost approximately 52-60 percent of its total allocation for the 2023-2031 planning period. The County must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional 1,620,984 units. This total includes 820-662 lLower-iIncome, 421-346 mModerate-iIncome, and 743-654 aAbove mModerate-iIncome units.

Sonoma County can accommodate a total of 2,533,358 total units on vacant, nonvacant, and rezone opportunity sites. The results of the site assessment are presented in Table 11 below. A detailed analysis of the complete Housing Site Inventory is presented in Appendix D.

Table 11: Adequate Sites to Meet RHNA

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
<u>RHNA Allocation</u>	<u>1,024</u>	<u>584</u>	<u>627</u>	<u>1,589</u>	<u>3,824</u>
<u>Planned and Approved Units</u>	<u>151</u>	<u>306</u>	<u>36</u>	<u>853</u>	<u>1,346</u>
<u>ADUs</u>	<u>244</u>	<u>245</u>	<u>245</u>	<u>82</u>	<u>816</u>
<u>Remaining RHNA After Credits</u>		<u>662</u>	<u>346</u>	<u>654</u>	<u>1,662</u>
<u>Unit Capacity of Sites in Inventory</u>		<u>863</u>	<u>664</u>	<u>831</u>	<u>2,358</u>
<u>Unit Surplus</u>		<u>201</u>	<u>318</u>	<u>177</u>	<u>696</u>
<u>Total % Buffer above Remaining RHNA</u>		<u>30%</u>	<u>92%</u>	<u>27%</u>	<u>42%</u>
-	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	1,024	584	627	1,589	3,825
Planned and Approved Units	141	296	30	786	1,253
ADUs	176	176	176	60	588
Remaining RHNA After Credits	819		421	743	1984
Sites Used in Previous Planning Periods	59		24	189	272
Underutilized Sites (Vacant/Nonvacant Sites)	64		26	38	128
Rezoned Sites	1,051		433	650	2,133
Total Units on Sites	1,174		482	877	2,533
Unit Surplus	354		61	134	549
Total % Buffer above RHNA Allocation	43%		15%	18%	222%

Development Assumptions

The Housing Element employs a comprehensive and iterative methodology to estimate dwelling unit capacity on a given parcel. As required by state law, the methodology must include sites that have a high potential to be developed with housing in the planning cycle and reflect a reasonable estimate of the dwelling unit capacity that is informed by past trends and substantial evidence. Housing Element law has established “default” residential density which is assumed to support the development of affordable housing. Jurisdictions may utilize this default density to demonstrate that their allowed densities are adequate to support lower-income housing development, or they may rely on the densities of actual affordable development projects to demonstrate suitable zoning for affordable housing. The default density for Sonoma County is 20 units per acre, but the County has experience developing affordable housing on sites with minimum mapped densities of 6 to 12 dwelling units per acre.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code § 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned to allow residential development of 20 units per acre or more are suitable for lower-income projects.

The County has a demonstrated trend of approving and building affordable housing projects at a variety of densities. The County makes use of a “density unit equivalents” programs that allows smaller units to be counted as a fraction of the allowed density; under this program, studio apartments can be built at a density of up to 60 units per acre and one-bedroom apartments at a density of up to 40 units per acre before any density bonuses are calculated. Additionally, the County’s popular and award-winning Rental Housing Opportunity Area Program provides an automatic 100 percent ~~increase in the mapped (minimum)~~ density bonus for rental projects that provide at least 40 percent of total units as affordable to low- or very low-income households. Changes to the program were made during the last housing element period to reduce the number of units required to participate in the program to three. Sites eligible for this program have a medium or high density residential general plan designation (UR6 through UR15) and are zoned R2 (Medium Density Residential) or R3 (High Density Residential) and located within a designed Urban Service Area (USA). Development standards used for these projects allow increased height, reduced parking, and less stringent setbacks.

Sloped terrain, setbacks, open space and parking requirements, protected wetlands or watercourses, and irregularly shaped parcels may all impact the ability to achieve the maximum density allowed on a site. ~~The County assumed that the realistic development capacity of the chosen sites may be less than the full development capacity allowed by the parcel’s zoning or land use designation. The County used base densities for each zoning, without consideration of density bonuses, to assume a conservative realistic buildout for each site. A thorough analysis of development trends and analysis of realistic capacity is contained within Appendix D. The County therefore assumes the realistic capacity of the Sites Inventory to be 85 percent of the maximum density under the applicable zoning or general plan designation. This is a conservative assumption, as projects routinely develop at levels higher than 90 percent of the maximum allowable density. Buildable area assumptions were adjusted on sites constrained by environmental factors.~~

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Sonoma County

Housing Element

Appendices

A-C

~~HCD Review Draft~~

~~August~~ ~~December 30, 2023~~

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Appendix A: Community Engagement and Outreach

Public and Stakeholder Outreach

Table 1: Timeline Summary and Metrics for Outreach Activities

Date	Event	Number of Participants
2018 –2019	Request for public input on sites for housing	42 individual email responses for site nomination
Dec 2021 to Feb 2022	Stakeholder Interviews	5 participants
Dec 30, 2021	Housing Element Kick-Off Workshop at Planning Agency	Open to public (virtual)
Dec 2021 to May 2022	Housing Advisory Committee (HAC) – 4 meetings with stakeholders	20 participants
Jan 10 to Feb 14 2022	Sonoma County Housing Needs and Opportunities Survey - English and Spanish	1,929 responses – English 81 responses - Spanish
Jan to Apr 2022	Focus Groups	8 Community Based Organizations
Feb 12 and 15 2022	Public Workshops	140 participants
Mar 1 – 29 2022	Sonoma County Housing Preferences Survey – English and Spanish	1,599 responses – English 94 responses - Spanish
Apr 21 2022	Planning Commission Workshop	Open to public (virtual)
May 2022	Developer Input Survey	4 responses
July 26 2022	Sonoma County Housing Policy Survey	2,767 responses
Aug 9 2022	Board of Supervisors Public Workshop	Open to public (virtual)
Nov 3 – Dec 5 2022	Public Comment Period	47 written comments
Nov 16 2022	District 4 Workshop	Open to public (virtual)
Nov 17 2022	District 5 Workshop	Open to public (virtual)
Nov 17 2022	Planning Commission Workshop	Open to public (virtual)
Nov 30 2022	Workshop at SVCAC (District 1)	Open to public (virtual)
Dec 1 2022	Workshop for District 2, 3, and 4	Open to public (virtual)

Summary of Outreach and Engagement Activities

In addition to the promotion of the County’s 2023 Housing Element Update activities on the County’s website and through social media, Permit Sonoma made significant efforts to engage and activate community members and encourage full participation from all economic segments of the community with a special emphasis on engaging priority equity communities. This section

lists the outreach and engagement activities in chronological order. Specific input received is provided in the following section, and a table providing summaries of comments heard and how they helped to shape the Housing Element is included at the end of this Appendix.

Nomination of Sites for Housing: Preparation for the 2023 Housing Element began in 2018 by asking the public to nominate sites that they thought would be appropriate for housing. Over 100 sites were nominated, but many were either located within cities where the County does not have jurisdiction or were not in areas served by public sewer and water. Once the site nomination period closed in April 2019, County staff evaluated sites for basic eligibility criteria including the availability of public utilities, location in relation to nearby Urban Growth Boundaries, and proximity to jobs, transit, services, and schools. Additional eligible sites were added from the 5th cycle Housing Site Inventory, and a final total of 59 sites with capacity for up to 2,200 units were evaluated in the 2023 Housing Element's Environmental Impact Report (EIR).

Housing Element Kick-Off Workshop: On December 30, 2021, the Sonoma County Planning Agency hosted a virtual Workshop to kick off the 2023 Housing Element Update. The Workshop featured a presentation from the Napa-Sonoma Housing Collaborative and included information on Housing Element requirements, new laws, and opportunities for public involvement throughout the process.

Stakeholder Interviews: Stakeholder interviews were conceived as a way to open the dialogue with stakeholders to help frame public participation activities to come. Emails were sent to 37 stakeholder groups representing broad swaths of community interests in housing, advocacy, and social services. From December 2021 – February 2022, the County conducted six stakeholder meetings with Santino Garcia of California Human Development; Chris Grabill of St. Vincent de Paul; Benjamin Wickham of Burbank Housing; Robin Stephani of 8th Wave, an architecture and planning firm; Paula Cook of Community Housing Sonoma County; and Ronit Rubinoff of Legal Aid of Sonoma County. A summary of comments is provided below.

Housing Advisory Committee: The Housing Advisory Committee (HAC) was created to deepen engagement with key community leaders representing different types of housing providers, from for- and non-profit developers to people with a lived experience of homelessness and farmworker service providers, and to advise Permit Sonoma on the Housing Element.

Recruitment for the HAC occurred through email, social media, a November 8, 2021, press release, and personal outreach. Digital posts on Facebook encouraging people to apply garnered 1,424 impressions. Emails about how to join the Housing Advisory Committee were sent to 519 people.

Overall, Permit Sonoma had 75 applicants for the Housing Advisory Committee. Candidates were chosen based on the completeness of their answers to the survey, leadership positions in local organizations, and ensuring that all positions of the committee were filled.

Membership of the Housing Advisory Committee was comprised as follows:

Table 2: HAC Members and Affiliation

Role	Name	Affiliation
Renter	Fred Allebach	Sonoma Valley Housing Group
Developer or builder	Bruce Shimizu	LACO Associates, The Housing Company
Developer or builder (nonprofit)	Lauren Fuhry	MidPen Housing
Developer or builder (nonprofit)	Rebecca Vazquez Heitkamp	Burbank Housing
Member with lived experience of homelessness	Scott Braun	Homeless Action Sonoma
Non-profit organization (1)	Mary Eble	Northbay Housing
Non-profit organization (2)	Sarah Cardona	Greenbelt Alliance
Non-profit organization (3)	Margaret DeMatteo	Legal Aid of Sonoma County
Faith-based community	Diana Bell-Kerr	First Congregational United Church of Christ
Agricultural community	Guadalupe Flores Medina	Bevill Vineyard Management
Farm labor	Santino Garcia	California Human Development
Community Member Supervisory District (1)	Joanne Brown	Fish of Sonoma Valley, SVCAC
Community Member Supervisory District (2)	Dev Goetschius	Housing Land Trust of Sonoma County
Community Member Supervisory District (3)	Evan Wiig	Community Alliance with Family Farmers
Community Member Supervisory District (4)	John Cash	Geyserville Planning Committee; Geyserville Community Foundation
Community Member Supervisory District (5)	Renee Whitlock Hemsouvanh	Sonoma County Child Care Planning Council
At Large	Rue Furch	Sierra Club, Housing Advocacy Group
At Large	Lisa Badenfort	North Bay Realtors
At Large	Betsy Chavez	Community Development Commission, Los Cien
At Large	Crista Barnett Nelson	Senior Advocacy Services
Planning Agency (observational)	Belén Lopez-Grady	Planning Commission

From December 2021 through May 2022, Permit Sonoma held four meetings with the 20-member Housing Advisory Committee (HAC). The HAC was created to advise the department on the Housing Element. The HAC members advised staff, reviewed draft concepts and policies, helped to prioritize contributing factors, and served as community ambassadors. While the committee was not a decision-making body, members’ experiences related to housing needs, constraints on housing development, and feasibility of policies and programs were integrated into the County’s Housing Element.

Focus Groups: From January through April 2022, Permit Sonoma worked with Civic Edge Consulting to partner with eight Community-Based Organizations (CBOs) and conduct a series of focus groups to hear people’s lived housing experiences and their hopes for the future of housing in Sonoma County. Permit Sonoma used the focus groups and the online community survey to inform the Sonoma County Housing Element update.

To connect with equity priority communities in a meaningful way, partnerships were formed with local Community-Based Organizations (CBOs) that serve, organize, and represent those

communities. The County built relationships with CBO leaders, which boosted the success of surveys and focus groups and provided long-term active feedback to County staff. The County provided a stipend to each participant and an additional stipend to each CBO for co-organizing focus groups.

Equity Working Group: From January through March 2022, the subregional Equity Working Group held six sessions discussing barriers, obstacles, and constraints to affordable housing within the Napa Sonoma region and provided recommendations for addressing these issues. The full report is provided below.

Sonoma County Housing Preferences Survey (Survey #1): An online public survey was conducted from January through February 2022 and was available in English and Spanish. As noted above, the survey was shared on social media and in various e-newsletters. One thousand seven hundred ninety-three online surveys were completed, including 1,599 in English and 194 in Spanish. Fifty-seven CBOs were contacted to promote the survey and were offered stipends for their participation. The Permit Sonoma email list was also used to promote the survey, reaching over 4,000 people.

Housing Element Public Workshops: On February 12 and 15, 2022, Permit Sonoma staff hosted two virtual workshops to ask housing-related questions of members of the community. The workshops were held virtually, with more than 140 people attended the two workshops. Permit Sonoma used the Housing Advisory Committee, social media promotion, and Permit Sonoma's email list to drive turnout. Invitations were also emailed to everyone who had taken a previous Housing Element Survey.

Sonoma County Housing Needs and Opportunities Survey (Survey #2): An online public survey was conducted during March 2022 and was available in English and Spanish. The survey was shared on social media and in various e-newsletters. A total of 2,010 online surveys were completed, 1,929 in English and 81 in Spanish. The approach for recruitment of CBOs was the same as earlier surveys.

Planning Commission Workshop on Housing Policy Options. On April 12, 2022, the Sonoma County Planning Commission held a virtual public workshop to receive an update on the Housing Element efforts and to consider policy options for addressing unmet housing needs and meet new statutory requirements. Public input was welcomed and policy direction from the Planning Commission helped to form the Draft Housing Strategy.

Developer Panel: In April 2022, a Developer Panel was established and developers of all housing types provided input on the suitability of parcels to be included in the County's Housing Site Inventory. The Unincorporated County sites received 79 individual responses from local developers with development experience with similar sites. These responses are included within Appendix D.

Sonoma County Developer's Survey: Local housing developers and builders were invited to take an online 2023 Sonoma County Housing Element Update Survey to provide input on constraints and opportunities for housing development. Information was collected from four developers, including two nonprofit developers and two for-profit developers. This information was gathered in May 2022 was used to help inform the constraints analysis.

Sonoma County Housing Policy Survey (Survey #3). Following completion and public release of the Draft Housing Strategy, an online public survey was conducted from July to August 2022 to provide input on the County's proposed housing policies. The survey collected 2,767 responses in English and Spanish, and results were used to demonstrate community support for many new programs. The approach for recruitment of CBOs was the same as earlier surveys.

Board of Supervisors Workshop on the Draft Housing Strategy. On August 9, 2022 the Sonoma County Board of Supervisors held a public workshop to review and receive comment on the Draft Housing Strategy. The workshop was attended virtually by members of the public and results from Survey #3 were presented.

Release of Public Review Draft Housing Element. The complete Public Review Draft Housing Element was released on November 4, 2022 following a November 3, 2022 Press Release. The Draft was posted on the County's website and a link was emailed to the County's mailing list and all individuals and organizations that had previously requested to receive a copy. The Draft was made available for public comment through December 5, 2022.

Planning Commission Workshop. On November 17, a public workshop was held at the Planning Commission to provide a forum for public engagement and discussion of the Public Draft Housing Element. This workshop included a discussion of public outreach, policies and programs, and housing sites. Public comments provided during this workshop were considered and integrated along with written comments and are identified in Table 4 and Table 5.

Presentations to Local Advisory Committees. During the public comment period, four community workshops were held in conjunction with local advisory committee meetings throughout the County. These allowed the County to reach a broader audience, provided additional opportunities for public engagement, and facilitated community discussion of the housing needs and concerns in different regions of the County.

Release of Draft Environmental Impact Report (DEIR). The DEIR was released on December 28, 2022 and made available for public comment through February 13, 2023.

[Release of the Final Environmental Impact Report \(FEIR\) and Planning Commission Adoption Draft Housing Element.](#) [The Final EIR with responses to comments, along with the Planning Commission Adoption Draft Housing Element with Technical Background Report and Appendices, were released and posted on June 30, 2023.](#)

[Planning Commission Public Hearing.](#) [The Sonoma County Planning Commission held a duly-noticed Public Hearing on July 13, 2023 and July 20, 2023 to consider certification of the EIR and adoption of the 2023 Housing Element, including responses to HCD's comments on the Draft Housing Element.](#)

Summary of Focus Groups

Table 3: Focus Group Attendees

CBO Name	Target Population	Language	Attendees	Venue
California Human Development	Farmworkers	Spanish	8	In-person at CHD HQ
California Human Development	People with disabilities (mostly developmental)	English	7	In-person at CHD HQ
St. Vincent De Paul	Housing-insecure population	English	8	Zoom (recording link) Passcode: 9myPp7*+
Senior Advocacy Services	Seniors	English	7	Zoom (recording link) Passcode: oeFDN6t%
Disability Services & Legal Center	People with disabilities (mostly mobility-related)	English	8	Zoom (recording link) Passcode: ^txU7?Z5
Graton Day Labor Center	Day laborers	Spanish	8	In-person at GDLC HQ
North Bay Organizing Project	Latina women	Spanish	8	Zoom (not recorded)
Sonoma County Black Forum	Black / African American population	English	10	Zoom (recording link) No passcode needed

Key Findings By Focus Group

California Human Development - Farmworkers

Challenges and concerns:

- High cost of housing (rent)
- High cost of applying for new housing (fees and deposits)
- Quality/conditions of housing, especially rodents, cockroaches, and mold
- Safety in current neighborhood
- Experiences with, and fear of, landlord-to-tenant intimidation and retaliation
- Racial and linguistic discrimination
- Small size of housing, especially with Latinx households often being larger and multi-generational
- Lack of access to low-income housing programs
- Lack of access to credit
- Lack of access to important information about new housing and housing assistance programs
- Squeezed between not qualifying for low-income housing and also not having high enough income to be accepted for normal rent applications

Aspirations and preferences:

- Aspirations for houses or apartments without roommates, and ideally a standalone house
- Achieve a basic level of decency and cleanliness in terms of housing conditions
- Safe, crime-free neighborhood in an affordable home without pests and mold
- Proximity to parks, stores, medical facilities, schools, and downtown/urban area
- Other:
- Suggestion to have more housing-related information go through the media that Spanish-speaking consume: radio, CBO workshops and newsletters, and Facebook
- Suggested locations of new and/or improved housing: Mark West, Healdsburg, Sebastopol Road near downtown, or any central location near essentials for everyday life and not too far from the fields

Quotes from participants:

- "I don't have any credit, and there is no way for me to get any credit. If you don't have papers (and sometimes even if you do), credit is impossible to obtain."
- "We all have different needs and different situations but at least we can all agree on safety and cleanliness with no rodents as essential for a place that feels like home."
- "Very few of us work on the same farms every year, or even every season. So, it makes most sense for us to live in a central location near essentials, somewhere safe and decent."

California Human Development - People with developmental disabilities

Challenges and concerns:

- Lack of access to low-income housing programs, specifically long waiting lists
- High cost of housing
- Landlord discrimination of tenants using low-income housing programs
- Inconsistency of city buses and high reliance on paratransit, which can be hard to plan if you aren't familiar with the system
- Aspirations and preferences:
- Aspirations for apartments
- Safe, crime-free, communal, quiet neighborhood
- Proximity to medical facilities, grocery, entertainment, accessible bus stops, parks, jobs, malls, and restaurants

Other:

- Paratransit works great for most participants
- Overall, there is a lot of pessimism and hopelessness around their inability to navigate and get approved for affordable housing programs

Quotes from participants:

- "If I had to find new housing today, I wouldn't know where to live and would have a very hard time figuring out where to go. I'd probably go to a shelter."
- "Landowners don't want to rent to people on subsidized housing. Owners have had bad experiences with tenants mistreating their property."
- "Affordable housing waiting lists take too much time and almost nobody gets through. His rent has been going up steadily and is close to being unaffordable."

St. Vincent De Paul - Housing-insecure population

Challenges and concerns:

- High cost of housing (rent)
- High cost of applying for new housing (fees and deposits)
- (Lack of) rental history and credit
- Lack of funds for mandatory rental deposit
- Few landlords accept Section 8 housing applications
- Discrimination against homeless people
- Lack of access to low-income housing programs, specifically long waiting lists
- Disconnect between homeless people and housing staff trying to help them

Aspirations and preferences:

- Aspirations for apartments or houses without roommates
- Safe, communal, quiet neighborhood without crime, traffic, and fire danger
- Proximity to medical facilities, grocery, public transportation, parks, gardens, and green space
- Other:
- Broad alignment on Windsor/Larkfield area being a good place for new housing because of its proximity to everything while also having a smaller-town feel

Quotes from participants:

- "There are many challenges: Rental history, deposit, not enough landlords accept the vouchers. Landlords sometimes don't know about Section 8. They think all homeless people are thieves and criminals."
- "Vouchers seem like the only option because everything else is a dead end. We've been pointed in many directions, and the only people having any success are people with vouchers."
- "The County needs more people working with homeless people. In fact, let's train homeless people to be the outreach workers that are assigned to homeless people. It requires a lot of patience to be homeless and try to get out of homelessness, and that is the hardest part."

Senior Advocacy Services - Seniors

Challenges and concerns:

- High cost of housing (rent)
- High cost of applying for new housing (fees and deposits)
- Low availability of housing
- Health / safety, specifically black mold and asbestos
- Long waiting lists for affordable and senior housing

Aspirations and preferences:

- Safe, accessible, central, community-focused neighborhood in newer buildings without mold and asbestos
- Proximity to grocery shopping, medical facilities, green space/parks, and family members

Other:

- Recommendations that new housing should avoid the airport and rural areas, since they are not accessible/central for seniors

Quotes from participants:

- “The rent is really high in Sonoma County – if I can’t find something I’m going to move to Florida and live with my daughter”
- “Where we lived in Sonoma was owned by the city, but Burbank took it over. There was black mold and we had to move. I had put in an application with Marin Housing, so we were able to move to San Rafael with Marin Housing.”
- “Right now I am on the waiting list. It’s hard – I did apply for Housing Authority and they closed the list and made it a lottery. I put my name in for the lottery but didn’t get it. I have to wait for another year to reapply. It’s a bummer sometimes, looking for affordable housing. The rent is really high and there is no rent control.”

Disability Services & Legal Center - People with disabilities (mostly mobility-related)

Challenges and concerns:

- High cost of housing, especially in more urban areas which are often the only areas where mobility-challenged people can live and get around
- Low availability of housing, especially visitable/accessible housing
- New construction not being visitable/accessible enough
- Discrimination by home sellers, and property managers
- Lack of accessible sidewalks
- Lack of accessible public transportation
- Ignorance of mobility challenges in the real estate industry
- Lack of access to low-income housing programs
- Fire danger and difficulty evacuating with limited mobility
- Aspirations and preferences:
 - Aspirations for visitable/accessible houses or apartments
 - Accessible, safe, central neighborhood
- Proximity to accessible sidewalks, evacuation routes and emergency transportation, grocery stores, green space, (mental and physical) health facilities, fire department

Other:

- Property managers are often ignorant of the needs of mobility-challenged people; recommendation for trainings
- Recommendation for more low-income housing allocation and properties owned by non-profits

Quotes from participants:

- “In my home search, I needed wide doorways and low or zero-step entrance. At least a half bath in lower level. I had a very difficult time finding homes with those minimum specs.”
- “The extra cost is very small to build new buildings to be visitable for disabled people and wheelchair users. On the other hand, it is expensive to renovate existing buildings. My current home won’t work for me much longer, and it’s hard to find a single-story,

accessible/visitable home. I think too many homes are multi-story and would like more NEW homes to be built accessibly.”

- “Adequate sidewalks are key. Our road and sidewalk are partly paved by Cotati, but the part that is in unincorporated Sonoma County is falling apart, with no maintenance and no response from the County when requests are made.”

Graton Day Labor Center - Day laborers

Challenges and concerns:

- High cost of housing (rent)
- High cost of applying for new housing (fees and deposits)
- Quality/conditions of housing
- Safety in current neighborhood
- Experiences with, and fear of, landlord-to-tenant intimidation and retaliation
- Racial and linguistic discrimination
- Small size of housing, especially with Latinx households often being larger and multi-generational
- Lack of access to low-income housing programs
- Lack of access to credit
- Lack of access to important information about new housing and housing assistance programs
- Lack of access to / literacy of the internet for rental applications and paperwork
- Squeezed between not qualifying for low-income housing and also not having high enough income to be accepted for normal rent applications

Aspirations and preferences:

- Aspirations for stand-alone houses or mobile homes and property ownership if possible
- Safe, accessible, quiet neighborhood
- Proximity to work, schools, parks, and open spaces for youth recreation

Other:

- Strong sense of communal pride among the group for Sonoma County; they don't want to leave but many are feeling forced out
- There are Latinx people with indigenous ethnicities whose first language is not Spanish or English; these people struggle with housing application processes

Quotes from participants:

- “Out of fear, we don't want to report illegal things. When people are undocumented, they are more afraid to report things that are not worth it even more so if one does not speak the language.”
- “I applied for a regular apartment and was told I couldn't qualify because my husband's income wasn't enough. They asked for \$3,000 for the deposit and \$75 for the application. I did not qualify, and they did not give me back the \$75. I also applied for low-income housing... they didn't accept us either.”
- “We want a mobile home rather than an apartment. Let us at least fool ourselves into thinking that it is our own house, with fewer requirements (than apartment rentals) and an area for children to play.”

North Bay Organizing Project - Latina women

Challenges and concerns:

- High cost of housing (rent)
- High cost of applying for new housing (fees and deposits)
- Lack of access to low-income housing programs
- Squeezed between not qualifying for low-income housing and also not having high enough income to be accepted for normal rent applications
- Lack of access to credit
- Safety in current neighborhood
- Experiences with, and fear of, landlord-to-tenant intimidation and retaliation
- Lack of access to important information about new housing and housing assistance programs

Aspirations and preferences:

- Aspirations for stand-alone houses and property ownership if possible
- Safe, central, accessible, quiet neighborhood not near bars, vape pen stores, homeless encampments, or casinos
- Proximity to schools, parks, jobs, grocery stores, and hospitals
- Other:
- Report of severe displacement of Latinx population in Healdsburg caused by rising housing prices
- Interest in "build to live" programs like Habitat for Humanity but the labor demands are unrealistic while maintaining other income
- Visible frustration with wealth inequality and second-home owners
- Reports that low-income housing isn't meeting needs of local communities
- Disillusionment with long waitlists and low-income housing applications

Quotes from participants:

- "In Healdsburg, there are a lot of people who work in the vineyards, wineries, hotels, and they have to live in another place because it's too expensive where they work... The fact that people are coming from other locations and buying up property, and the people living here have to move to other places... It sounds bad for me to say it, but it feels like they want to make ghettos, where they want to make these housing buildings where all of the Hispanics are going to live, and not be around white people, because we can't afford the other housing. Low-income housing is currently NOT low-income housing. Low-income housing should be dignified."
- "To get a place for low-income, perhaps we qualify but the waiting lists are extensive. I've been on the waiting list for 10 years."
- "It would also be nice if they made housing that is not necessarily low income, because there are families that are not "low income", but we cannot afford to pay what they are asking for rents because I consider myself low income."

Sonoma County Black Forum - Black / African American population

Challenges and concerns:

- Systemic and personal racism
- Anti-Blackness, especially in housing systems and processes

- High cost of housing
- Lack of racial and cultural diversity / very small and disperse Black community
- Fire danger and trauma
- Lack of access to low-income housing programs

Aspirations and preferences:

- Aspirations for tiny homes and co-ops
- Safe, central, accessible neighborhood with a police force that reflects the demographics around it
- Proximity to other Black people, parks, groceries, and cultural meeting spaces

Other:

- Several people advocated for more low-income units (to be allocated of the 3,800)
- Examples of racism and anti-Blackness shared: Confederate flags, disproportionately low Black homeownership, constant feeling of danger in public, police altercations with local Black people, and 10 years lower life expectancy for Black people in Sonoma

Quotes from participants:

- "Racial discrepancies have gotten to the point where they're almost unbearable... Recent racial occurrences have confirmed it would only take a little nudge to pack up and get out... the racial climate is almost unbearable."
- "I hope this wasn't another check of the box of data and information that we are typically a part of... Come back to us with plans and show how you incorporated feedback and made changes as a result. This will be on my radar because my own kids can't afford to live here; until that changes it's not equitable and inclusion is not happening."
- "Previous programs that created opportunities for homeownership through things like sweat equity are no longer available; they need to be brought back as they were especially beneficial to people of color as a way toward homeownership... concerned about the effects on community due to losing people who bring culture to Sonoma because they can't afford to live here."

Summary of Stakeholder Interviews

California Human Development Corporation (Nonprofit)

Funding for rural housing, applications ask about infrastructure, which is normally lacking.

- Expand infrastructure in rural areas where feasible
- Funders don't recognize the benefit of service delivery in rural areas
- USDA Rural Development provides grants, support for rural area housing (equivalent to HUD in urban areas) – however, USDA doesn't provide a service coordinator that links residents to service because 'they don't see the value' (HUD does provide for service coordinators).
- Need for soft services to help connect services with those that need/would benefit from it for rural areas helps provide a leg up to poor.
- People living in subsidized housing are still poor and will continue to need the subsidies or some other solution
- Manage and operate properties as client centered and service-oriented. A USDA funded property does this and found that "tenant retention rates improve, the quality of life

improves for the residents, the property is better taking care of, you have a property that people are happy to have that project or that property and their community really becomes a part of the community, as opposed to this stigmatized property”

- With regard to opposition to affordable housing, engage NIMBY, show them success stories, address/educate them about stigmas, most are not accurate.
- Affordable housing is most regulated type of housing there is with respect to screening criteria, rules and regulations, etc to help educate/make neighbors more comfortable with the project.

Income limits for farmworker housing

- Need to raise income limits because farmworkers are paid better in Napa and Sonoma counties, but still cannot afford or qualify for market rate
- As it is these are usually households with more than two full time workers
- Higher sliding scale in high cost of living counties like Sonoma and Napa? This is a common issue for developers with farmworker housing finding eligibility is a challenge for many workers

Cost to develop

- Fee waivers for affordable housing because it is so expensive to develop
- Review regulations for potential softening to make development more feasible

Zoning

- Pre-zoning to allow for farmworker housing by right
- Applying for zoning change is expensive and takes a long time and can be derailed with CEQA, NIMBYs
- Zoning waivers for 100% affordable – look at housing needs locally, be flexible in zoning – maybe not necessary to change the entire zoning code but be open to rezoning in areas to address a problem. Shaded on map and prioritized.

Location

- Need to survey – some want to live in urban areas where services are but also don't want to commute an hour to get to work in far flung areas so rural housing is probably also needed. But what do the farmworkers want?
- If development is outside urban area there will eventually be buildup of housing, infrastructure and capacity because more people will need/want to live there.
- Higher density in rural that honors the environment – think about it creatively and come up with solutions –
 - permanent Community Land Trust parcels
 - allow for a Community Land Trust overlay?
- Smart code development for current unincorporated towns (e.g. Guerneville) that could allow for development that works well for the town.

Organizations want to partner with Permit Sonoma

- Funding from CSBG to “do these public hearings, we go out to the communities, we go out to some of the communities that are underrepresented, and typically don't have a voice, like the farm worker community, for example, Spanish speaking. And we put out surveys and we engage with them in a public setting, you know, we make them feel comfortable to speak to us about what their needs are.” (identified as unknown speaker.)

Legal Aid Sonoma County (Legal Services)

Supporting / rehabilitating current housing

- A coalition to help support and upgrade the housing to reduce/eliminate substandard housing. Example of tenants can't complain to landlords and / or landlords worried they will get found out happening in many places throughout rural parts of the county
- Community Land Trust could help manage properties – protecting the affordable housing while improving it

Homes for Sonoma/ 8th Wave Design + Consulting (ADUs)

Creative zoning solutions

- Create overlays of eco villages, intentional communities, permanently compost/alt toilet types, etc. to experiment on a larger scale (than Occidental Arts and Ecology). Allow for progressive system(s) and monitor it, talk about it, learn about it, then allow what works in more places.
- Participants sign a waiver and work with the County
- Housing flexibility different types of housing
- Up zone from SFD to multi
- Help aging homes / infrastructure that is not energy efficient – encourage solar, heat pumps, etc. like what Sonoma Energy Independent provides – more education about the programs, more experimentation

Burbank Housing Development Corporation (Nonprofit)

Funding

- There needs to be more funding and more thoughtfulness in terms of the funding, for example if loans expected to be repaid or not that needs to be known at the beginning not at the end of the process.
- Can more things be grants rather than loans which is simpler?

Permitting

- Every time there is slippage in timelines it ends up being expensive. Having an 8 week process become a 12 week process which becomes a 16 week process makes it harder to meet our funding deadlines and can jeopardize projects

Community Housing Sonoma County (Supportive Housing)

- The provincial nature of Sonoma County makes it hard to get things done.
- Need to prioritize the sites that are actually buildable.
- CEQA is used to kill projects in bad faith.
- When you start serving the hardest cases, people that people don't feel bad for, it makes it even harder to get community support.

St. Vincent de Paul (Homeless Services)

- Housing upzoning should be near things like markets and bus stops similar to what SB35 suggests.
- Implementation needs to take into account the needs of the housing insecure.
- We should try to as many small projects as we can rather than only larger sites. We need a lot more cottage and easy to achieve housing for low income people.

Equity Working Group Report



Let's Talk Housing

NAPA SONOMA
COLLABORATIVE

Equity Working Group Findings and Recommendations Report

March 2022



Equity Working Group
Findings and Recommendations Report

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Executive Summary

The Napa Sonoma Collaborative convened the Equity Working Group (EWG) to engage community members in the Housing Element Update process within the Napa Sonoma region. The EWG also had the secondary purpose of exposing jurisdictions to community members outside the formal public participation process. Over six sessions, the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa Sonoma region and developed recommendations for addressing these issues. The EWG members were nominated for their work within the community, including those who directly engage vulnerable populations, provide housing for vulnerable populations, or are members of a vulnerable population. Stipends/Honoraria of \$960 were offered to each EWG member for their time serving on the EWG. This report outlines key findings, constraints, and potential solutions to the constraints.

Session	Topic
1	Providing Equity for Underrepresented Groups Regionally
2	Access to Housing and Fair Housing: Barriers to Obtaining Affordable/Decent Housing Obstacles to Securing/Maintaining Housing
3	Farmworker Housing
4	Housing Discrimination Segregation Concentration of Poverty Landlord Issues
5	Review Recommendations and Findings Report
6	Review & Provide Input on Report from the Lawyers' Committee for Civil Rights Under Law – Preliminary Affirmatively Furthering Fair Housing (AFFH) Recommendations

Over the six sessions, the EWG discussed explicit and implicit barriers to obtaining and maintaining affordable housing. This document outlines key findings, repeated themes, and recommendations from the EWG to the NSC. Although this is a comprehensive report, it is strongly suggested that the EWG meeting minutes are reviewed (attached). Key findings include:

- The current approach to housing policies throughout the region is ad hoc and piecemeal and what is needed is a holistic approach to housing and homelessness issues:
 - Affordable homeownership is missing from the conversation
 - Transitional and supportive housing as a more integrated part of the whole conversation is missing
 - The traditional paradigm of designing affordable housing should be changed; design professionals should be educated to think holistically about designing communities and integrating affordable housing patterns into community design.



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- A lack of community trust leads to a lack of honest and transparent communication and engagement between local governments, partner agencies, and community members.
- Additional housing costs are not factored into the affordable housing definition:
 - The official definition of affordable housing does not include all related housing costs:
 - Those who live in deed-restricted affordable housing face food shortages, high insurance rates, and rising utility costs, to name a few, which are not factored into the official definition of affordable housing. Yet these are costs that must be included in an already strained budget.
 - Super-commuting leads to higher gas costs and more wear and tear on cars, but it is necessary to find and maintain affordable housing.
 - The housing situation within the region leads to students working to support their families, creating an unintended consequence of students dropping out of their educational careers and leaving the community after they matriculate from High School since they cannot afford housing.
 - Onerous regulation leads to displacement.
- Affordable homeownership is missing from the conversation. Renting is not a sustainable approach, and it prevents people from accessing the “American Dream.”
- The lack of affordable and safe housing due to high development costs, loss of units due to disasters, and gentrification (the EWG specifically called out investors renovating potentially naturally occurring affordable housing into higher-end units) are some of the contributing factors to the housing crisis within the region.
- Discrimination is both subtle and overt:
 - Tenants are susceptible to landlords taking advantage of them due to a particular set of issues, including but not limited to:
 - Language barriers
 - Cultural Barriers
 - Stereotypes
 - Disabilities
 - Income
 - Discrimination is a multilayered situation:
 - Tenants in substandard/unhealthy housing live in precarious conditions and are afraid to complain due to the fear of being evicted
 - There is a genuine fear that rents will increase if tenants complain about substandard situations
 - Stereotypes associated with low-income tenants and voucher holders are a barrier to obtaining housing:
 - Criminal backgrounds and subsidies contribute to stereotypes that make landlords leery of renting
 - SB 329 makes it illegal to reject housing vouchers; however, it still occurs



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- Discrimination is difficult to determine since there aren't enough vacancies to even apply for housing
- The lack of available land, regulations, and high impact fees contribute to astronomical development costs.

Conventional vs. Unconventional Approaches to Providing Housing

A reoccurring theme from the Equity Working Group was that conventional housing approaches are insufficient to address the severe housing crisis within the region. The methods tried to date have been ad hoc and piecemeal when a more regional, integrative, and creative approach to address the housing crisis is needed. Traditional housing approaches (single-family homes or apartments intended for the middle class) are no longer appropriate as housing needs increasingly include unhoused, multi-generational families, those with criminal backgrounds and other “stories to tell,” and neo-traditional family patterns. Local governments should investigate the following approaches:

- Be creative and holistic. The EWG recommends innovative approaches, such as engaging local university design centers, architecture schools, and urban planning departments to create a design studio to holistically address a community's housing concerns.
- Consider tiny homes (and, by extension, tiny home villages) as a concept. Some examples that have gained local traction include efforts in the City of Petaluma, on the County-owned Los Gullicos property in East Sonoma County, and villages for the unhoused in Eugene, Oregon, and Los Angeles. In addition to its relevance for the homeless, tiny homes may also address a segment of farmworker housing.
- Engage stakeholders absent from the EWG, including industry groups such as builders' councils, farm bureaus, and construction trade unions. As the providers of infrastructure, land, bricks, mortar, asphalt, and concrete, they have the necessary expertise and need to be contacted by local planners.

Inclusive Input

The lack of community trust was identified as a significant barrier and constraint to fair housing within the region. Those who most need to participate in the public process are leery of the process and local governments and, as a result, do not participate. The EWG explicitly shared that the lack of community trust is a barrier to full public participation and provided several sobering anecdotes and suggestions for how to remediate this lack of trust between the community, the local governments, and service providers within the region. In short, all partners must strive to engage the community where they are, on an ongoing nature, and much earlier in the process (the entitlement approval stage is too late for meaningful input). The EWG outlined the following recommendations for local governments to engage the community in an inclusive and meaningful manner:



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- Start the community engagement process early and often. Encouraging input before the official process begins can prevent community members from feeling “blindsided.”
- Meet the community where they are by providing in-language meetings.
 - The outcomes of public meetings are drastically different when held in English vs. Spanish (and other languages). There are drastically different outcomes and feedback gathered related to housing in general and specifically affordable housing projects. One anecdote described a proposed affordable housing development where English language attendees complained about the project and its proximity to them. In contrast, attendees at a Spanish-only meeting for the same project were interested in when the project would be developed and how they could apply for housing.
 - A direct recommendation to overcome the language barrier (and gain community trust) is to host “in language” meetings (which run parallel to the public participation process and do not eliminate the existing formal public participation process) and provide materials in said language. Note: simultaneous interpretation during public meetings is hard to achieve since simultaneous translation assumes a level of technical expertise which could exclude non-English speaking participants.
- Engage with community organizations early and build relationships with partner agencies before public input is needed so that engagement does not feel transactional.
- Be transparent about goals and how goals will be measured, and report back to the community regularly about progress (successful or not).
- Encourage developers to include amenities such as community benefit rooms; anecdotes were shared that highlighted how community members indicated that community rooms (those that had posters and materials about upcoming projects and a process to collect feedback) increased community trust as community members felt they were informed throughout the process rather than heard about it after a project had commenced.
- Engage community members well before the entitlement approval stage for feedback and input.

Lack of Housing Stock

The EWG spoke at length about the lack of affordable and safe units throughout the region due to a variety of factors, including but not limited to the high cost of land, high development costs, units leaving the market due to disasters faster than their replacement rate, landlords displacing tenants due to housing emergencies, and gentrification (the EWG specifically called out investors renovating affordable housing into higher end units). Local governments with limited funding can help alleviate these constraints by:

- Ensuring that renters are indeed being evicted with cause and ensuring that renovations that displace renters are completed instead of used as a ruse to displace residents:



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- There is suspicion that local landlords of income-generating properties are displacing tenants when their main properties are destroyed due to local disasters. There is a case study underway to verify this hypothesis (by reviewing building permits to establish completion of renovations), and it was explicitly stated that landlords displacing tenants is a greater risk for the region as wildfires and natural disasters eliminate housing at a faster rate than it is rebuilt along with other housing capacity constraints.
- Support the creation of accessory dwelling units (ADUs/JADUs), duplexes, multiplexes, and single-room occupancies (SROs).
- Develop programs for the registration of Short-Term Rentals, prevent concentrations of short-term rentals in one location, and prevent stays longer than 120 days a year:
 - Additionally, local governments should prohibit short-term rentals in communities with severe housing constraints.
 - Disallow conversion of homes and affordable housing units into vacation rentals.
- Zone more land for housing, which would potentially decrease land and development costs.

Two suggestions were to increase the density of underutilized farmland and to allow for the safe habitation of underutilized farm buildings. These suggestions would be particularly impactful as the face of farmworkers has shifted from single migratory men to families looking for long-term housing and amenities. The EWG discussed how families settled along the HWY 12, and HWY 101 corridors have access to farms and amenities, a departure from traditional patterns of on-farm bunkhouses.

- Providing subsidies or “breaks” on impact fees for developers of affordable housing:
 - The EWG explicitly identified impact fees as a factor that increases the cost of developing affordable housing:
 - Discussion is needed about affordable vs. market rate impact fees.
 - Staffing constraints in local government offices directly contribute to higher development costs (projects either have an extended timeline causing loan interest accruals or developers hire outside plan check consultants to streamline plan checks to keep projects moving).
- Ensuring that density bonus units are integrated into a development (not placed in one corner of a development further stigmatizing affordable units), ensure that community members are aware that density bonus units are integral to a development and included in the project entitlements, and are not a “last minute add on” which can lead to NIMBYism.
- Establishing “one-stop shops” for affordable housing permit processing makes it easier and faster for developers to build housing, which helps decrease costs.
- Facilitate the creation of ADU/JADUs by individual homeowners by:
 - Connecting homeowners with the Napa/Sonoma ADU Center to facilitate the ADU/JADU development process
 - Considering unconventional alternative dwelling options such as tiny homes,



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- individually or in the community, for unhoused and farmworker residents.
- Work with neighboring jurisdictions to create regionally based programs to address issues.

Housing Discrimination

- Discrimination looks different based on the demographics of an area.
- Systemic racism is directly tied to discrimination; people of color tend to have lower credit scores and criminal histories due to systemic racism, leading to barriers to obtaining housing.
- The lack of vacancies causes tenants to accept subpar housing and harassment.
- Landlords illegally discriminate against renters with subsidies by refusing to accept subsidies. SB 329 makes it illegal for landlords to reject housing vouchers, yet discrimination against vouchers still occurs.
- Local governments should consider national origin and race as distinct and perhaps overlapping discrimination characteristics.
- Local governments should not solely focus on race, as there needs to be a holistic approach to address discrimination.
- Local governments should consider the following to alleviate this barrier:
 - Address the root cause patterns of zoning that create disparities.
 - Create programs to educate landlords to help prevent discrimination.
 - Understand that there is a difference between ethnicity and race, and the federal government categorizes them differently:
 - The HUD definition of race-based discrimination does not account for national origin discrimination, and local governments should incorporate the eradication of national origin discrimination into their toolboxes.
 - High Latino and Asian demographics create the possibility of instances of national origin discrimination instead of race-based discrimination. For example, a white landlord denying an Asian applicant the opportunity to apply because they are Asian is a race-based complaint. Whereas a Filipino applicant that a Korean homeowner declines because the applicant is Filipino is national origin-based discrimination because two ethnicities within the same race are involved in the allegation.
 - Provide educational materials and require a signature from landlords to acknowledge that they have taken some form of training:
 - Create a landlord database and pass ordinances making landlord registration with the jurisdiction mandatory. Code Enforcement could enforce this, and the focus should be on education to gain compliance. The landlord registration should have a yearly compliance and education component on fair housing (e.g., successful completion of a course on fair housing to maintain a landlord permit).
 - Host landlord forums to educate landlords about subsidies/Section 8



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vouchers:

- Berkeley, Alameda, and San Francisco have implemented source of income discrimination protections, and the state has adopted them as broader protections.
- Look at local dynamics, demographics, patterns, how they play into the discussion and if any additional protections can be implemented.

Farmworker Housing

The EWG discussed the strong agricultural focus within the region and how this focus creates barriers to increasing housing stock due to political pushback from rezoning/developing farmland into housing and disdainful attitudes towards RHNA. In addition, the high barriers for smaller and neo-traditional farms to be successful translates to missed opportunities to create livable wage jobs (high land lease costs and regulatory obstacles prevent smaller farms from passing those savings on to employees via higher wages). The EWG discussed these barriers as a significant missed opportunity to provide housing to the community and farm workers. Some highlights from the conversation include:

- The increasing commute times for all industries in the Bay Area and subregion, predominantly due to the high cost of living and housing, are likely affecting farmworkers the hardest, exemplified by the increasing length of commutes.
- The idea that farmworkers live in rural areas and on farms is no longer valid as far more live along the HWY 101 and HWY 12 corridors to access amenities for their families.
- The nature of farm work has changed from seasonal to year-round.
- There's a significant increase in the cost and time it takes for farmworkers to commute to work.
- Smaller farmers with non-traditional crops (cannabis) are becoming more prevalent within the region. The traditional farm format, along with traditional zoning, often precludes them from living on their farm, which drives up costs (they must lease the farm and living quarters along with other operational costs), essentially pricing out these small businesses, which has an unintended effect of impeding the creation of livable wage jobs.

Local governments can do the following to address these barriers:

- Increase bedroom counts, as limiting housing types in farm zoning designations to one bedroom/SRO/bunkhouses no longer reflects the needs of changing farmworker demographics (more families and more women).
- Increase the density for agriculturally zoned land, which would allow smaller farm owners and neo-traditional farm owners to live on the land (the costs of leasing land, as well as leasing living quarters, remove the potential for creating living wage jobs as any potential profits are eliminated due to high operating costs).
- Meaningfully engage with organizations that directly assist farmworkers:
 - California Human Development Corporation (CHDC)



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- La Luz Center
- Corazon Healdsburg
- California Coalition of Rural Housing (CCRH)
- North Bay Jobs for Justice
- United Farm Workers

Additional Suggestions to Consider Incorporating into Housing Elements

- Local governments need matching funds for state and federal funds to deploy additional programs.
- Convert surplus government lands into affordable housing via the Land Trust Model
- Consider converting old hotels/motels into SROs via permitting and subsidies on a more significant holistic level, AKA transitional housing.
- Safe Parking Programs for Unhoused
- Supportive services need greater outreach to reach those in need.

The Equity Working Group respectfully submits these findings report to the Napa Sonoma Collaborative. Members are individually available to provide additional commentary and support. This report outlines key findings, constraints, and potential solutions and was prepared by Toccarra Nicole Thomas, AICP, and Luke Lindenbusch of 4LEAF, Inc.

Integration of Input

Through the early and ongoing outreach to community groups, nonprofits, service providers, and local organizations, the County collected input on housing needs and solutions from low-income and special needs residents and the organizations that represent them. This input was used in the formation of the Housing Element policy and analysis, as shown in the table below.

Table 4: Input received from focus groups, stakeholders, and the Equity Working Group representing special needs and low-income populations

Population Represented	Input	Incorporation
Housing-insecure population, seniors, day laborers, Latina women, Black / African American population, farmworkers, people with disabilities	Housing costs are unaffordable, including rental costs and application costs	Expand programs to increase housing choices and affordability in moderate and high opportunity areas (Program 12)
People with disabilities, housing-insecure population, seniors, day laborers, Latina women, Black / African American population, vulnerable populations Farmworkers,	Lack of available affordable housing	Increase the number of ADUs allowed per site (Program 25g) Modify permitting levels for cottage housing development projects to allow four cottages by right. (Program 15d) Increase opportunities for housing land trusts (Program 18) Develop additional by-right multifamily housing in unincorporated areas (Programs 15e, 15h)
Farmworkers, day laborers	Lack of large units	See Program 15c
People with disabilities, housing-insecure population, day laborers, Black / African American population, low-income households, vulnerable populations	Discrimination is a barrier to housing	See Program 29, 31
Farmworkers, day laborers	Lack of access to or awareness of important housing programs and related information	See Program 29 and 31
Farmworkers	Housing-related information go through the media that Spanish-speaking consumes: radio, CBO	See Program 29

	workshops and newsletters, and Facebook	
Farmworkers, housing-insecure population, people with disabilities, day laborers, Latina women, low-income households	Housing conditions need to be improved	See discussion of substandard housing in Section 4.5
Farmworkers, people with developmental disabilities, housing insecure population, day laborers, Latina women	Housing should be centrally located near essentials and jobs.	Housing sites and programs prioritize housing near transit and amenities
Seniors, people with disabilities,	Need for accessible housing and housing centrally located in accessible locations	Housing sites and programs prioritize housing near transit and amenities
Farmworkers, people with disabilities, Latina women, Black / African American population	Long waiting lists for and lack of access to low-income housing programs	Programs to increase housing stock, including Program 7, 12,16, 25
Farmworkers, day laborers	Difficult navigating affordable housing programs, including language access	See Program 31
Day laborers, vulnerable populations	Need for a pathway to access homeownership	See Program 18
Latina women, vulnerable populations	Need to address displacement	Require replacement housing in targeted growth/Specific Plan/PDA areas and on sites identified to accommodate the housing needs of lower income households (Program 5 and 5b) • Utilize Specific Plans and master plans to target investment (Program 5c) • Utilize affirmative marketing strategies in marketing plans for subsidized housing projects (Program 5d) • Continue to implement the County’s density bonus ordinance and the Rental and Ownership Housing Opportunity Programs that expand on state programs

		and requirements (Program 7)
Day laborers, Black / African American population, homeless services, low-income households, vulnerable populations	Desire for more housing types and solutions (mobile homes, tiny homes, co-ops, land trusts) to serve needs	See Program 23
Homeless services, vulnerable populations	Need for upzoning	See Program 4
Housing-insecure population, low-income households, vulnerable populations	Long processing timelines impact availability and development of affordable housing	See Program 12

Table 5: Input received from the public during the preparation of the Housing Element

Comment/Theme	Submittal Method	Consideration/Integration
Comments from community members		
Support for City-centered growth	Public comment at workshop	Sites are located in urbanized unincorporated areas and in areas near incorporated cities
Need for accessible housing	Public comment at workshop	See Program 26
Concerns about infrastructure availability on inventory sites	Public comment at workshop	See discussion of availability infrastructure in Appendix D
Need for mediation committee to resolve conflicts of interest around homelessness Support for greenspace, mixed use development, additional ADU development	Public comment at workshop	Committee outside of HE scope, but see Program 27: Interjurisdictional Housing Committee and Program 31: Housing Equity and Action Plan ODS are planned; minimum OS per unit already required, tree planting will be considered within ODS Program 12b Mixed uses allowed/no response needed Additional ADUs would be supported by Program 25g

Support for more ADUs, but only within existing USAs. Concern that residential development in Airport Area will displace industrial uses Support vacancy tax, housing land trust, housing preservation, rental registry, just cause eviction ordinance	Public comment at workshop	Additional ADUs would be supported by Program 25g Airport Area SMART Station Specific Plan is being planned under a separate process with a separate EIR. Once sites are rezoned, they will be eligible for inclusion in inventory. Tenant protections now discussed within Program 31
Support for more ADUs per lot Concern about too many vacation rentals	Public comment at workshop	See Program 8: Protect Residential Lands and Units that disucsses vacancy tax and vacation rental limits
Sonoma County should not be part of ABAG	Public comment at workshop	See Program 6 Development of Subregion for 7 th Cycle RHNA
Comment about Springs Plan	Written Comment	Not a part of the Housing Element Update
Fee restructuring should be prioritized early in planning period	Written Comment	Current fees do not pose a constraint See Program 17b: Development Fees and Transparency Requirements
Concern about overreliance on ADU assumptions	Written Comment	See monitoring component in Program 25g
Encourage bold programs and planning for more than the RHNA Increase actions for for ELI, VLI, LI cohorts	Written Comment	County will meet statutory requirements
Asked if there is somebody people should talk to at PS who are interested in having their property added to inventory	Public comment at workshop	No response necessary
Support for tenant protections	Email to Board of Supervisors	Incorporated within Program 31
References to Geyserville Planning Committee survey results. Support for direct consultation on upcoming GP update, and support for a Geyserville Specific Plan	Email to Director	Considered and incorporated where appropriate
Support for vacancy tax	Public comment	See Program 8: Protect Residential Lands and Units that

		at workshop	discusses vacancy tax and vacation rental limits
Comments on behalf of organizations			
HAC	Need for farmworker housing	Written Comment	See discussion in 4.2.2
Napa Sonoma ADU Center	Recommendations for a variety of programs and policies to encourage and support ADU development	Written Comment	See Program 25
HAC	Support for sites in rural downtowns and in parcels adjacent to UGBs Fair housing concerns - lower-income RHNA should be located in wealthier and higher resource unincorporated areas, not just lower resource areas	Public comment at workshop	Sites are located in urbanized unincorporated areas and in areas near incorporated cities. LI capacity put in higher resource areas where infrastructure and environmental conditions allow for high density housing Discussed in 4.5.7
Sonoma County Legal Aid	Support for policies that maintain, preserve, and improve rental housing, including just cause eviction, rent control, rental registry, proactive inspection, mobile home protections	Public comment at workshop	Tenant protections now discussed within Program 31 Mobilehome protections within Program 3
Disability Services and Legal Center	Support for Housing Land Trust, mixed-use housing, especially in the Sonoma Valley Need for accessible housing AMI does not provide a full picture of who can afford housing in different sections of the county. Concern about emergency evacuations	Public comment at workshop	See Programs 11, 18, 26, Needs addressed within Section 4.2.2: Special Needs Housing Analysis Evacuation needs addressed within the Emergency Operations Plan, Environmental Justice Element, and Safety Element
Greenbelt Alliance	Support for requirements or incentives for climate-friendly development, including use of greenbelts, green infrastructure, infill development	Public comment at workshop	New building codes require all newly constructed single family homes and ADUs to be all-electric, with an exception for cooking appliances. Further addressed through CEQA - Mitigation measure requires projects on inventory sites to not use natural gas appliances or plumbing

			Location of identified sites supports infill development where possible
Community Alliance with Family Farmers	Support for ADUs, infill, clustering, and development in the Airport area. Concerns about second homes, vacation rentals, and influx of wealthy remote workers from out of the area.	Public comment at workshop	See Program 8: Protect Residential Lands and Units that disucsses vacancy tax and vacation rental limits Airport Station Area SP and EIR underway
Generation Housing	Support prohousing designation, Housing Land Trust of Sonoma County, Napa Sonoma ADU Needs more supportive actions for BIPOC residents	Public comment at workshop	Prohousing application has been submitted. See Programs 20 (Prohousing), 18 (Housing Land Trust), 25 (ADUs), 31 (communities of color)
Housing Land Trust	Needs for first time homeowners, local workforce Support for integrated affordable housing (for example, on site inclusionary) and prohousing designation	Public comment at workshop	See Programs 18, 20 Inclusionary requirements ongoing
Sonoma Valley Collaborative	Document and process should be easier for community members and organizations to understand Provide information for upcoming public input opportunities well in advance	Public comment at workshop	Document edits made for increased readability. Meeting dates, comment periods all on County website as soon as they are known - interested parties sign up for notifications; press releases and ennouncement made
Greenbelt Alliance	Support for tenant protections and affordability (point to San Rafael as example), more anti-displacement programs, rent stabilizations expanded past mobile home parks Want to see the connection between housing and related things like transit	Public comment at workshop	Tenant protections now discussed within Program 31 Discussion of access to opportunity, including transportation, within the Fair Housing Assessment
Disability Services and Legal Center	Need for affordable housing for people on SSDI Support for more accessible housing, including visitability , zero step entrances, low lightswitches, grab bars (point to Petaluma's ordinance)	Public comment at workshop	County has existing universal design and density bonus incentives for accessible housing. See Programs 25 and 26.

Sonoma County HE Working Group	Recommendations on public engagement following HCD initial review.	Email to Director	County will meet statutory requirements
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During the public comment period, the County received 47 written comments on the Housing Element, and over 30 comments provided at various public workshops. The incorporation of these comments is detailed in the table below.

Table 6: Comments received on the Public Draft Housing Element

Comment/Theme	Submittal Method	Consideration/Integration
Comments from community members		
Wants to see VLI/ELI/LI disaggregated in sites chart Wants to see how units are broken down by planning area for planning area 9	Public comment at workshop	Sites discussion expanded in Section 3 and Appendix D
Want more community comments integrated into the Housing Element Supports prohousing designation Concerns about parking costs, sewer	Public comment at workshop	Appendix A describes integration of public comments Program 20 supports Prohousing Designation Constraints discussed in 4.4
Document is too complex to be understood by public	Written Comment	Several changes have been made to the Housing Element to improve transparency and readability of the document
Wants soundproof walls in affordable housing. Wants affordable income limits to be adjusted for inflation.	Written Comment	Not under County’s purview
Add inventory of affordable units by AMI category for Planning Area 9, all planning areas.	Written Comment	Sites identified with capacity for lower-income housing on the inventory are not separated within lower-income category as allowed to create flexibility for No Net Loss.
Glen Ellen sites should be removed. Cites SDC specific plan, the Glen Ellen local design guidelines, and GP consistency as basis.	Written Comment	County will meet statutory requirements for GP Consistency, as well as for AFFH
Vacation rental operator. Wants better data on county vacancy rates and how many vacant homes are vacation rentals. Wants better distinction between vacant units and vacation rentals.	Written Comment	Available vacancy data provided in Section 1.10. Data specifically for vacation rentals is not available from the Census.

Historic pattern of segregation in sonoma valley. Site inventory should be reorganized to depict affordable units by income category, by planning area. Springs Specific plan housing sites are not in the HE site inventory. Address Springs disadvantaged unincorporated community in document. Eight pages of comments.		Written Comment	County will meet statutory requirements for GP Consistency, as well as for AFFH
Comments on behalf of organizations			
Sonoma Valley Housing Group	Housing element should describe poverty in the Sonoma Valley in contrast with nearby RCAA. Support for tenant protection measures. Consider increased inclusionary ordinance requirements. Support upzoning in USAs. unincorporated urban service areas. Support deed restrictions for ADUs, density bonuses for 100% affordable projects, public banking to support housing development, partnerships with 100% affordable housing developers	Public comment at workshops	Considered and incorporated where appropriate within discussion of segregation and integration and disproportionate housing needs. See Programs 4, 7, 25, 31, 32
Bay Area HE working group	Recommendations on public engagement following HCD initial review.	Email to Director	County will meet statutory requirements
Legal Aid	Support for Rental registry Need for Farmworkers Lack of concrete plans with deadlines	Public comment at workshop	Tenant protections now discussed within Program 31 Farmworker needed discussed in section 4.2.2. All plans have dates
Gen H	Support for Program 17 Clarify what the ODDS will be used for Streamlining and removing discretionary oversight should be priority for beginning of Cycle	Public comment at workshop	Considered and incorporated where appropriate
NAACP SR Tourism Board Community Advisory Board SR	Housing need for Black residents, veterans, service staff Support for County creating own programs not just using regionally available resources Mortgage Tax Credit not	Public comment at workshop	Topics will be considered and addressed under Program 31.

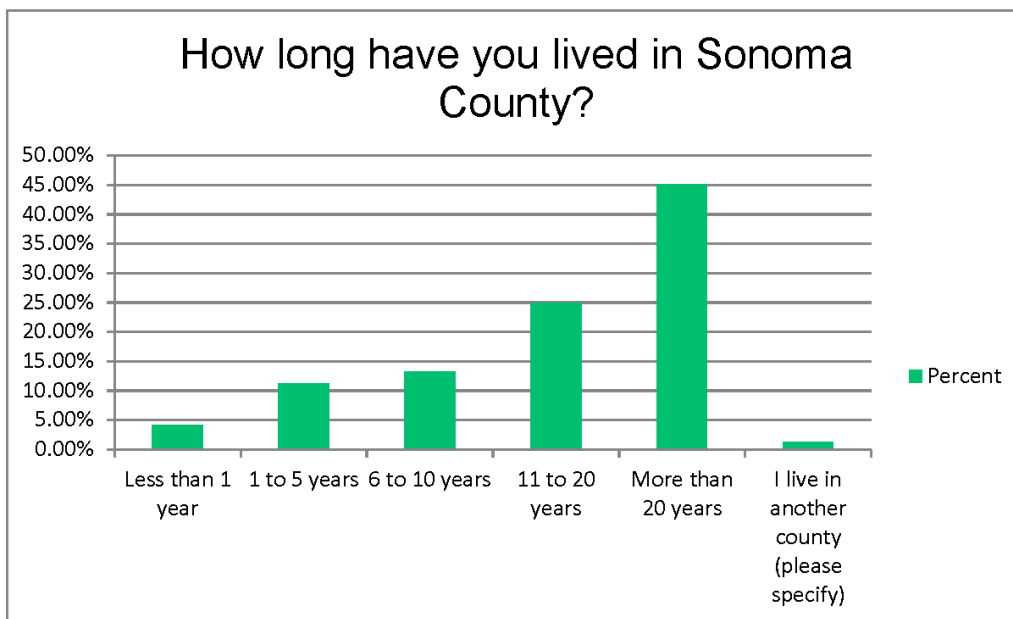
	sufficient for first time homebuyer program		
Sonoma Applied Village Services	Streamline permitting for homeless shelters. Create new definitions for "temporary homeless housing" and "permanent homeless housing" to facilitate permitting process.	Public comment at workshop	Streamlined permitting for homeless shelters exist. Provisions for emergency shelters and permanent supportive housings are in Program 15
Comments from Commissioners			
ADU affordability projections seem high		Comment at workshop	Monitoring component included in Program 25g
Need program to help with ADU development costs if they will be provided as affordable		Comment at workshop	See Program 25
Needs discussion of veteran housing needs and veterans included in outreach		Comment at workshop	Veterans with special housing needs are addressed under existing programs for special needs populations and included in Program 31
Should refer to full County as "Sonoma County including its Cities"		Comment at workshop	We have addressed these conventions in the document and made some edits for clarity
Needs discussion of tourism-serving community and sevice workers		Comment at workshop	Added section on tourism industry, service workers, and progams address these housing needs
Need more incentives for seniors to downsize to smaller units and leave larger homes for families		Comment at workshop	See Program 26
Support for more programs for development of senior housing		Comment at workshop	See Program 26
Wants to use sites from Springs Plan and Airport Plan and SDC, wants no more development in UGBs, no development in rural areas, City-centered growth urban development only Opposed to zoning code amendments like 15g that increase development capacity in rural areas Rehab and Retrofit Table QOs are confusing Supports program for affordability for Black residents if something exists, rental inspection program idea if it's a practical		Comment at workshop	Springs, Airport and SDC are separate projects that have not yet resulted in the rezoning of sites suitable for inclusion in the County's initial housing sites inventory Tenant protections now discussed within Program 31

<p>idea to implement, and promoting use of HCVs</p>		
<p>Supports rural development for those who work in rural economies Support allowances for nontraditional homes Supports composting toilets</p>	<p>Comment at workshop</p>	<p>Program 23 supports accommodation of alternative housing types Building code updates reference waterless toilets</p>
<p>Supports City-centered growth, Airport redevelopment Concerns about Vacation Rentals, water, and carrying capacity</p>	<p>Comment at workshop</p>	<p>Airport SP not part of HE Update. County must meet its statutory obligation to zone adequate sites for housing withi unincorporated County. See Program 8: Protect Residential Lands and Units that disucsses vacancy tax and vacation rental limits</p>
<p>Supports HE, thinks it does a good job at seeking to accommodate the breadth of individuals who want to live in the County</p>	<p>Comment at workshop</p>	<p>No response needed</p>

Community Survey Results

Sonoma County Housing Needs and Opportunities Survey How long have you lived in Sonoma County?

Answer Choices	Percent	English	Spanish	TOTAL
Less than 1 year	4.13%	82	1	83
1 to 5 years	11.20%	216	6	222
6 to 10 years	13.27%	256	7	263
11 to 20 years	24.94%	481	36	517
More than 20 years	45.10%	870	28	898
I live in another county (please specify)	1.24%	24	3	27
	Answered	1929	81	2010
	Skipped	2	0	2



Sonoma County Housing Needs and Opportunities Survey
How long have you lived in Sonoma County?

I live in another county (please specify)

Mendocino

No

Sonoma

Lake

Sac

My entire life, 35 years

Napa

39 years

Marin

Marin

Orange. Have property for future home in Sonoma County

My permanent residence is in San Francisco but I own a weekend home in Geyserville

San Francisco

San Francisco

Alameda but own a home I stay in frequently in Sonoma County

San Francisco

I own a second home in Monte Rio - family owned since 1965

San Francisco

santa clara

San Francisco

Currently Navarro County, TX; have family up & down state, incl. Sonoma County.

Currently Navarro County, TX; have family up & down state, incl. Sonoma County.

Navarro (TX); own property in Northern Sonoma County

35 years

Napa

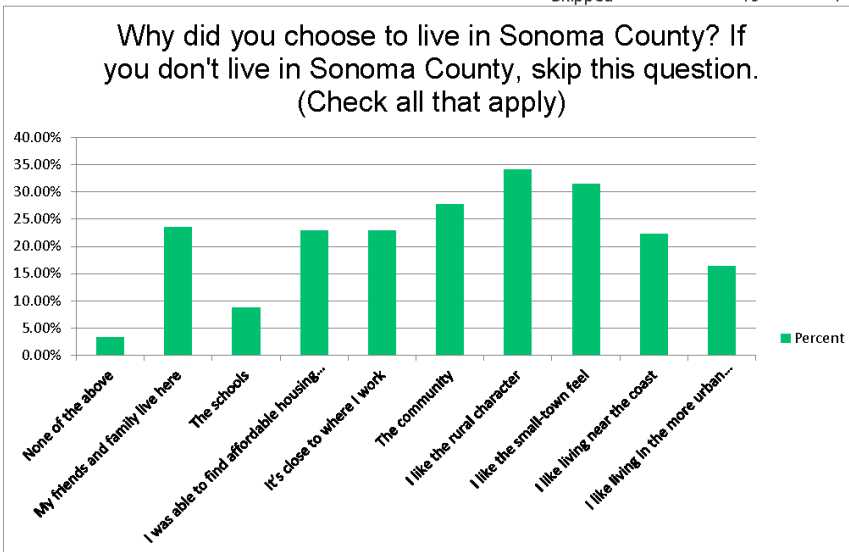
Mendocino

San Francisco

Sonoma County Housing Needs and Opportunities Survey

Why did you choose to live in Sonoma County? If you don't live in Sonoma County, skip this question. (Check all that apply)

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	3.26%	64	0	64
My friends and family live here	23.51%	427	35	462
The schools	8.70%	156	15	171
I was able to find affordable housing here	22.90%	445	5	450
It's close to where I work	22.90%	427	23	450
The community	27.79%	527	19	546
I like the rural character	34.15%	661	10	671
I like the small-town feel	31.50%	584	35	619
I like living near the coast	22.29%	431	7	438
I like living in the more urban environments in Sonoma County	16.28%	308	12	320
Other (please specify)		174	1	175
	Answered	1885	80	1965
	Skipped	46	1	47



Sonoma County Housing Needs and Opportunities Survey

Why did you choose to live in Sonoma County? If you don't live in Sonoma County, skip this question. (Check all that apply)

Other (please specify)

I arrived
here from
Mexico

Aqui llegue de México

Since 1947 my family was weekend visitors and later my dad purchased a ranch where I ended up being the Steward. Resided here for 51 years.

My family has owned a home here since the 1950's

My kids wanted to be on 4H.

when I moved here in '93 I felt it was a great place to raise my daughter who was in the 6th grade. Now things have changed so much, with all the vacation rentals, and locals not being able to afford to live here. I'm a renter at 63, still working, so scared of my future here.

The wine and ag community and opportunities

We could not afford to live in the Bay Area anymore after retiring.

Born and raised.

Near family in Marin but not too close

I like the culture -- the awareness of many in the community and their interest in creating a more conscious, more enlightened way of life

Born and raised here.

We needed to get our young teenaged daughters out of Orange County while we still could and we are ALL so grateful we made the move in 1991!!!

We needed to get our young teenaged daughters out of Orange County while we still could and we are ALL so grateful we made the move in 1991!!!

We needed to get our young teenaged daughters out of Orange County while we still could and we are ALL so grateful we made the move in 1991!!!

Got a job at the JC

I've lived here my whole life

Moved to attend college

My health care providers are located here. As a disabled person, access to care and proximity to supportive family are diving forces in continuing to stay in the county. I grew up in Petaluma and stay in the county despite not having stable housing.

My health care providers are located here. As a disabled person, access to care and proximity to supportive family are diving forces in continuing to stay in the county. I grew up in Petaluma and stay in the county despite not having stable housing.

The local parks and vineyards.

The biodiversity of the County

I like the proximity to SF and to the farther north reaches.

Moved here from Texas as a child.

I came here originally 36 years ago for work.

SRJC

I was raised here and never left.

We live in the County, outside city limits, and appreciate the diversity of wildlife, yet proximity to town (Healdsburg), city (Santa Rosa), and Big City (San Francisco).

I like the combination of the down-to-earthness of Sonoma County's agriculture combined with the elegance of its wine scene.

Employer moved to SR from Bay area

superior education level of people in the city

Serendipity

My family moved here for a job when I was a teenager.

Wine country and agricultural base

WE moved here because of the weather and the beauty.

I've lived here all my life

My father choose Sonoma county

I live in my family's summer home, now renovated.

I was born here
Family has lived here since 1900
Also... I was born here, as was my husband.
Was put in foster care at age 5. The family that took me lived in Windsor.
I grew up in the Bay Area and Sonoma County was one of the few places left that had protected its rural character, put its green spaces in its General Plan, and that had actively worked to safeguard the biodiversity of habitat which is unique to our region.
Also, I grew up in Guerneville
I found affordable housing in 2014 because I was on HUD. Until 2006 I owned my own home.
Got a job on a farm here.
I found a job in Santa Rosa
I was born in Sonoma County. And my family has lived in Sonoma County since the 1940's.
I was offered a job here.
The social, political, and environmental stewardship value systems suit me.
I was born here, so it wasn't really a choice, but I guess I never left for long because it's a beautiful place to be, my family is here, and I have more community here than anywhere else.
My husband needed to be near good health care options.
My parents moved here in 1968
I was born here, and I've watched it grow, and I understand it.
Moved out of an urban area to raise my family
I own a "weekend" residence.
The duplex where we lived was sold, and we were fortunate to find a rental in the beautiful town of Petaluma.
WINEMAKERS
Weekend home in Geyserville

I came here from SF to finish writing a book. I came to the Russian River area as a child and always loved it here.
Born and raised here.
Mu wife has multiple allergies, excellent air quality near the coast was essential

The employment outlook was good when we moved here and housing was more affordable than the larger coastal cities.
Born here
My partner lived here.
I have grown up in Sonoma County and choose to stay because of generational ties to Sonoma County
Ample water resources at the time.
Armstrong Redwoods, the Russian River, the natural areas
We have lived primarily in Sonoma County for most of our lives. It is a beautiful place to live, but much of what we love about it is changing. Growth is great, but must be managed.
In 1975, it was easier to find affordable housing. We bought a fixer-upper.
When I moved in 1975, housing was affordable, and we bought a "fixer-upper" in Glen Ellen
Born here
wine industry and Grape growing
Lived here 30 plus years it our home
It is a place where as a floral designer I can work from home and be self employed.
Job opportunities, the quality of food, proximity to urban centers and nature, schools/community
Cycling
Grew up here

We came during the Back-to-the-Land movement in the 70s, for the compatible people in our rural west county area.
Note - it WAS affordable 20 years ago
Originally came here for environmental work and have found lots of great jobs in that field since then.

Returned to Sonoma County after being away for over a decade used to live in the county for 18 years before leaving
My parents chose Sonoma County in 1956. I stay because I was able to build a house in Forestville in 1973, being a single mom of two with a secure job that afforded me the ability to pay the mortgage. My home is paid for and the taxes are reasonable.
Returned to Sonoma County after being away for over a decade lived in the county for 18 years before I left grape industry

It was closer to my cancer care in SF. I was offered employment with housing in Sonoma County

My great grandmother started vacationing here in 1900. Now I am retired here. Although I have lived elsewhere and am from the city (SF) I have spent a lot of my long life here. It has always been a very special place for me...

work in the beginning

I was born and raised here.

I was born here

The agricultural heritage, diversified produce, great restaurants, wineries, commitment to art, and weather.

Natural beauty. A true sense of community. (Neighbors helping neighbors thru good times and catastrophes). Gay friendly.

I was born here in 1961. The ONLY reason I'm still here is because of friends and family.

I originally chose to move here to go to SSU, but then stayed for other reasons that I indicated above and because I have a job here.

I love living on the farm with lots space between other homes!

I married a third generation Sonoman

the investment opportunity.

I was born here. Friends n family, rural character, community.

My partner lives here.

Lived here since childhood

Wanted to attend SSU (1970+) and live with my parents.

The weather.

In 1996, I liked the zoning that was in place to keep rural areas rural.

NO SNOW

born and raised in Sonoma County

NO SNOW

Low housing builds. Small town feel.

35 years ago I decided to move here because it is beautiful, there was a university and I was able to find a job.

agricultural opportunities

I was born here.

Safe environment for my kids

Because of the grassroots care for our bioregion.

I moved from Napa County because housing was getting so expensive there much as it is becoming here now.

We were looking for a rural community and a home that would belong equally to our newly combined family.

I liked that it was close to San Francisco

We moved here during the a significant CA drought in the late '80s, and there was water in the creeks in Sonoma County, still.

Farming, winemaking

I was born here.

My parents brought me from Mexico

2022 will be the 50th year living in Sonoma County. It was an entirely better place to live, raise kids and work until the extreme population growth occurred and the build-out boom. I would love to relocate to a nicer place to live, but own a home, can't afford to relocate to a good place to live and kids and grandkids live here - but all live in poverty. Those factors make it painful to continue to reside in this county.

I love that the area has multiple generations of families here

Job in the wine industry.

I was born here as were my grandparents, parents and my kids.

I like the beautiful parks, trails, and oak-studded countryside.

I grew up here

LGBTQ friendly

It was the city where I accepted a job (no longer there) and its where I could find the cheapest dog-friendly rental in the area.

I'm born/raised in Santa Rosa

I moved here because my father owed the condo that I call home. I have since become the owner and paid it off.

I grew up here.

My husband's job moved up here in 1993.

Not just small town feel: small town population and community involvement.

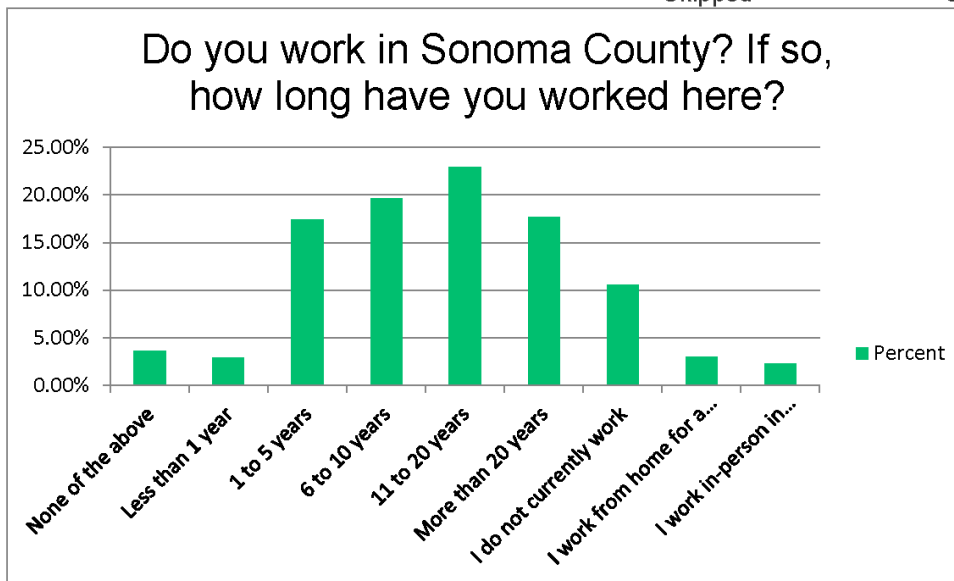
Started dating someone who lived here
Sonoma County met our sensibilities
Came to grow grapes/make wine
Born here
My partner is a retired police Lieutenant. We lived in San Francisco, it was very uncomfortable for her to continue to run into people she had arrested. So in 1994 we move to Petaluma.
starting over

My husbands family lived here and I fell in love with the area almost 40 years ago. It's not the same wish I could move.
I rented a house for 15 years, and was forced to leave because my landlords sold and buyers wanted to turned it into a vacation rental. The only place I could afford was an apartment in flood zone. when it floods again my landlord says he will not be re-renting it. He will sell. I am afraid I will not be able to find a new home, so I have started looking.....but nothing is affordable at all that is not in flood zone.
There is no other area like it Sonoma County it is Beautiful no matter what way you go!!!
born and grew up here
Born here
Where I was raised
the wind just kind of blew me here, and I had seen that the Cal geography and climate were totally tops in the US, plus a feeling if cutting edge dynamism
I am a 3rd generation Santa Rosan.
High housing resale values
High tech jobs were offered in this county
I was born and raised here. This is home.
Sonoma state
moved to county to attend Sonoma State
A Food and wine center of the Bay Area.

I like the weather and the environment and the way previous generations of environmentalists have set us up for success.
I am the Santa Rosa Bubble Lady so no where else can I be that successfully.
Born and raised in Penngrove
wine country
Transferred to Sonoma State
It started out being affordable, but is no longer.
I found a job here so I moved. The job did not last but I stayed.
As an LGBTQI person, it felt safer than where I grew up and lived in Sacramento..
The amazing scenery and beauty of the area, and mild climate. Perfect for retirement.
Moved here for husbands work
Born here
Born and raised
Wine and food focus
Job transfer to area
The mix of nature and access to it
Market for my agricultural business
It's bonkers gorgeous here.
I moved away for graduate school and returned after that program.
I needed space for horses
I was born here
College
Looking to move away to live somewhere less expensive
I was born here
I was offered a job as CEO of the Santa Rosa Chamber of Commerce in 1987.

Sonoma County Housing Needs and Opportunities Survey
 Do you work in Sonoma County? If so, how long have you worked here?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	3.64%	71	2	73
Less than 1 year	2.94%	59	0	59
1 to 5 years	17.36%	338	10	348
6 to 10 years	19.60%	380	13	393
11 to 20 years	22.89%	431	28	459
More than 20 years	17.71%	338	17	355
I do not currently work	10.57%	205	7	212
I work from home for a company in another county	2.99%	59	1	60
I work in-person in another county (please specify)	2.29%	44	2	46
	Answered	1925	80	2005
	Skipped	6	1	7



Sonoma County Housing Needs and Opportunities Survey

Do you work in Sonoma County? If so, how long have you worked here?

I work in-person in another county (please specify)

Marin

L

I am retired.

Retirement

Marin

Retired

My husband & I owned a B&B for 24 years. We are recently retired.

Retired. Worked here for 25 years

San Francisco

Marin county

Marin

retired

retired

Retired

Gualala is where my work is based, but I operate in both mendo and Sonoma counties.

I am retired

Currently retired but consulting

Disabled Elder on SSI

Disabled Elder

when i worked i commuted to sf four days a week for about 10 years

San Francisco

I work mostly from home. My husband is in the film industry and commutes all over Nor Cal and once in a while So Cal.

Napa Co. But I used to work in Sonoma and then in Santa Rosa. About to change jobs back to Santa Rosa.

Napa

Marin

Napa Co. But I used to work at Sonoma Developmental Center, and then in Santa Rosa. About to change jobs back to Santa Rosa.

San Rafael

Retired

Napa

Retired after 30 years working at a number of companies in Sonoma County.

Napa.

Marin

Solano

Worked here over 30 years

San Francisco

I'm retired but worked in Sonoma County for 22 years

Retired

San Francisco

Worked here for 10 years.

I commute to San Rafael

Alameda and remote work

I work in Novato

Retired

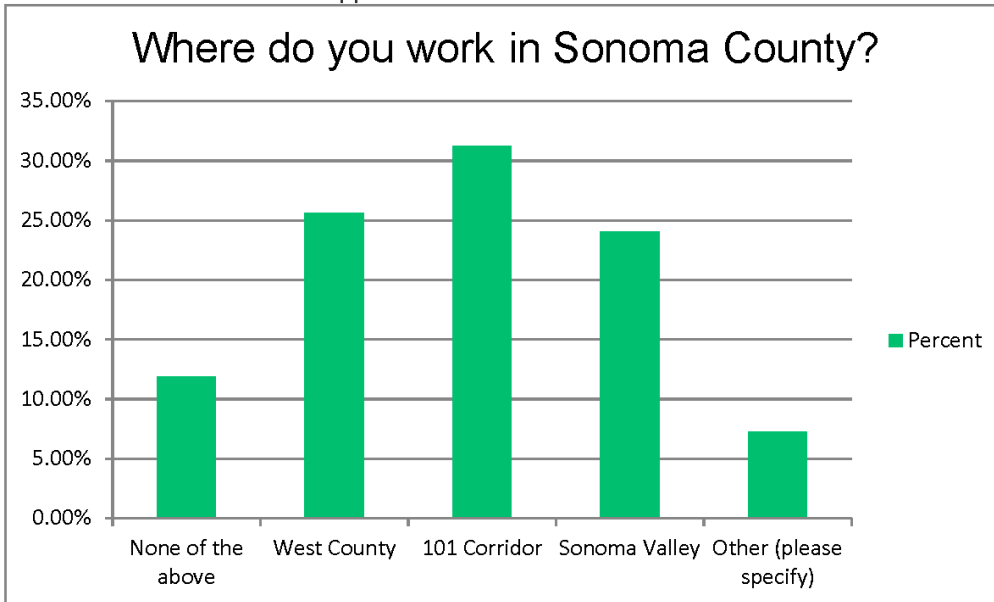
I have clients in Sonoma County who are interested in listing with me. I currently sell in Mendocino County.

Retired

San Francisco

Sonoma County Housing Needs and Opportunities Survey
Where do you work in Sonoma County?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	11.89%	218	15	233
West County	25.61%	492	10	502
101 Corridor	31.22%	597	15	612
Sonoma Valley	24.03%	443	28	471
Other (please specify)	7.24%	131	11	142
	Answered	1881	79	1960
	Skipped	50	2	52



Sonoma County Housing Needs and Opportunities Survey
Where do you work in Sonoma County?

Other (please specify)

Bennet valley

Petaluma

Santa Rosa

Mexico

Restaurants

Hotel

Marin

Cogir Senior Living en Rohnert Park

Guerneville

Santa Rosa Ca.

Santa Rosa, CA

Rohnert Park

Petaluma

Santa Rosa

I worked for 15 years at Memorial Hospital. retired 5 years ago.

Santa Rosa

Santa Rosa

Support the entire county

Town of Sonoma

work from home

Now semi retired. I teach in the JC Older Adults Program, and I write free lance.

Northwest Santa Rosa

Cotati,Santa Rosa,Sebastopol

Petaluma

Retired

Rohnert Park

at home

throughout the whole County

downtown santa rosa

East Santa Rosa

downtown Santa Rosa

I work online from home teaching high school English.

Rohnert Park

North County

Sebastopol

Virtually mostly

Windsor

Petaluma

I consult ... so work all over

Alexander Valley

Healdsburg

WHAT IS THE 101 CORRIDOR? I LIVE IN THE TOWN OF GEYESRVILLE

School bus driver entire county

Wine Country

Ricon Valley

retired

Retired now

retired

In my home, west Santa Rosa

Online

Retired

rohnert park

Near the Airport

Windsor

Santa Rosa

Geyserville

Alexander Valley

I retired from West County

Alexander Valley

North County

all throughout

From home in the rural Mark West area

Santa Rosa & Cloverdale

Currently self employed from home; previously long term in the town of Sonoma

Petaluma

When working..remote.

retired

No longer employed (was West County)

All over

Sonoma County, surrounding areas

retired

Rincon Valley

never worked in sonoma county

Windsor

Santa Rosa

On a medium sizes farm between many other farms but too close to Santa Rosa! 😊

Bennett Valley

Healdsburg

SSU - retired

currently retired

Work from home in Sea Ranch

Waugh School District

retired

I am now retired.

mostly west county but other regions as well

I work throughout Sonoma County and adjacent counties as a land and community consultant.

I'm retired

retired from PRMD Well and Septic Section

I am a retired RN after over 30 years working at Palm Drive Hospital

Countywide

Healdsburg

Healdsburg/ North County

Rohnert park

Home

Santa rosa

N. Sonoma County

throughout the county

All over the county

West of Petaluma

Petaluma

All of the above

Petaluma

Downtown Santa Rosa

Bennett Valley

Healdsburg

Entire county

Downtown Santa Rosa

All over the county

Roseland

Fountaingrove - Keysight

City of Santa Rosa

From home

All over when I do bubbles only Santa Rosa on my other job

Santa Rosa

various locations

Downtown Santa Rosa

Petaluma

north santa rosa

at home

Home for Kaiser

Santa Rosa

Retired after working in Petaluma for 40 years

Santa Rosa

All over(Deconstruction)

The whole county

Down town Santa Rosa

Self-employed

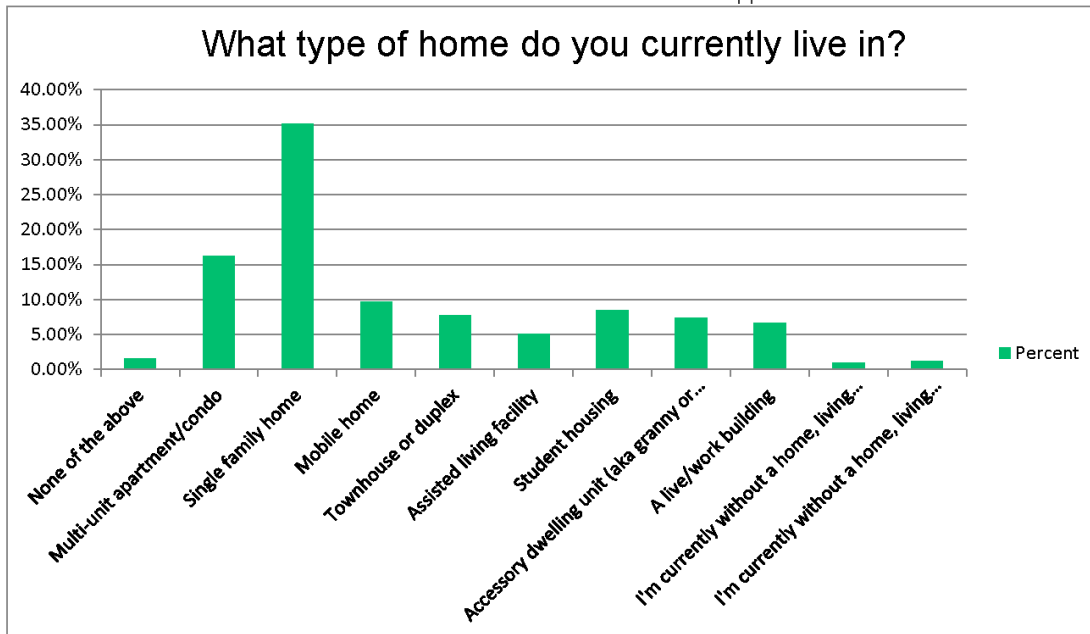
North County

Windsor

Rohnert park
Retired
Home. Windsor
Petaluma
Santa Rosa
Santa Rosa
Petaluma
Fountain Grove Pkwy
Healdsburg
Geysers
North COUNTY
Countywide
Bennett Valley in Santa Rosa

Sonoma County Housing Needs and Opportunities Survey
What type of home do you currently live in?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	1.50%	28	2	30
Multi-unit apartment/condo	16.19%	283	40	323
Single family home	35.19%	686	16	702
Mobile home	9.72%	189	5	194
Townhouse or duplex	7.82%	148	8	156
Assisted living facility	5.06%	100	1	101
Student housing	8.47%	168	1	169
Accessory dwelling unit (aka granny or in-law unit)	7.37%	146	1	147
A live/work building	6.62%	130	2	132
I'm currently without a home, living outdoors or in a vehicle	0.90%	17	1	18
I'm currently without a home, living indoors	1.15%	21	2	23
Other (please specify)		37	3	40
	Answered	1916	79	1995
	Skipped	15	2	17



Sonoma County Housing Needs and Opportunities Survey

What type of home do you currently live in?

Other (please specify)

Casa pequeña

Estudio

Estudio

Single family home- but 5 different housemates/roommates.

I live on a ranch with 3 homes and a Trailer! Four families and all low rents since we own the property for 70 years and are able to charge low rents.

for low income seniors

Living with family

Living with family

Living with family, because housing is expensive and hard to find (especially with small kids)

Single family home

Ranch with multiple family homes

PUD - it's a single family home, but is connected to other units on either side.

Extended Stay

**Tiny home
Studio
Studio**

On rural property with a burn site not rebuilt as yet and an additional dwelling where we reside.

With granny unit added on

Single family home with a granny unit attached

I lost my home in 2010 and now can only afford to rent a bedroom (have 3 roommates)

Vintage trailer, in RV Park.

Main house in a shared rural property where owner lives in the ADU.

Family property with two houses

Shelter

Would have moved back to California, but cannot afford suitable housing in the Geyserville area.

Living in an RV while rebuilding after the Glass Fire.

A 1 bedroom cabin.

We have an 8 acre property with a three story house. We live on the first floor (3bd, 2bath) and rent the top two floors as an air BnB (also 3 bed, 2 bath). My mom lives in a granny unit on the property as well.

I live on a multi family rural property

rent a room

I'm living in a travel trailer that is literally falling apart. (floors falling out, windows don't align with frames, can't lock door)

I rent a room

As an older woman, I would Love to have a Tiny Home Village to live in for community & support!

Cabin in Guerneville no bedroom all I can afford from my Social security

It's a house with rooms for rent.

Live with 3 other girls

SLE

Residential/commercial property

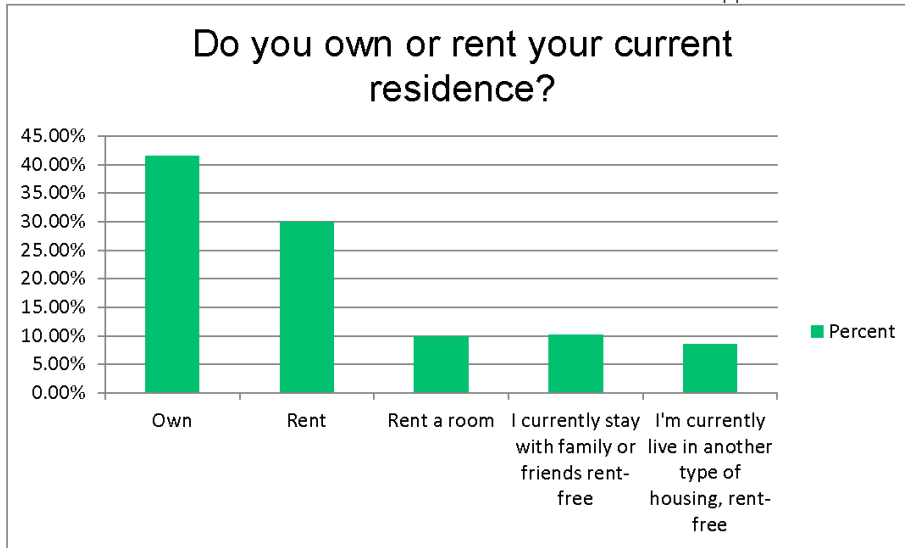
House burned in 2020 that I was renting

4 plex

Small cottage amongst 8 other cottages
My home is a PUD; "0" lot line but has pool and tennis courts
1 bedroom

Sonoma County Housing Needs and Opportunities Survey
Do you own or rent your current residence?

Answer Choices	Percent	English	Spanish	TOTAL
Own	41.55%	827	2	829
Rent	29.92%	529	68	597
Rent a room	9.82%	189	7	196
I currently stay with family or friends rent-free	10.23%	203	1	204
I'm currently live in another type of housing, rent-free	8.47%	167	2	169
Other (please specify)		21	1	22
	Answered	1915	80	1995
	Skipped	16	1	17



Sonoma County Housing Needs and Opportunities Survey

Do you own or rent your current residence?

Other (please specify)

**With
roommates**

Con roommates

Staying with family/friends, paying rent

I live in a condo currently owned by my mother and her biz partner

I share ownership with my son and his family.

We r building our future home with our own knowledge and hands. We want to build another home on our lot for our son and his future family. He cannot afford to live in CA at all. But we run against all kind of code obstacles. SB 9 does not work because our lot is in the county. an ADU is not allowed because we would need to build another septic tank on the lower part of the lot. Living in CA is becoming unobtainable , if you make less than millions of \$\$\$. I am glad you at least are trying to plan for affordable housing. A lot has to change or California will resemble "The Capital" from the Hunger Games. Only the super wealthy can live here . The rest in hovels around them supplying them with what they need. It sounds a lot like the feudal society from 500 years ago.

Pay utilities for my mom's house where I stay.

Pay utilities for my mom's house where I stay.

HUD-VASH supported "permanent" room in rehabed (notreally) motel; rent partially paid from SSI oncome.

I am renting my family home with there assistance

I own the fifth wheel I'm living in but it's starting to fall apart and I pay rent for the land I'm on

lost house 2020 Glass fire, renting for new, rebuilding as possible.

Currently, stay with my son when visiting from Texas.

Homeless

With mortgage

I am part of a cooperative

Family home where I was raised

Retirement community

I'm a live in aid for someone with a section 8 voucher who rents a unit in a 4plex

I live with my life partner who owns but I give money toward monthly expenses.

I live on Community Land Trust-owned land and have a ground lease.

Apartment manager unit -rent gets removed from check

Rent room

Sonoma County Housing Needs and Opportunities Survey

Optional: Describe your experience finding your current home.

Open-Ended Response

Less safe
Small-space

Es difícil x q viene gente de la bahía y ofrece contra oferta
Cyffir

Es muy preocupante!! Ya que en el Duplex donde actualmente rentamos el dueño está considerando venderlo... Actualmente pago \$1500 dli, somos 7 de Familia, 4 y 3 niños. Sólo de imaginar el tener que buscar una casa en Sonoma, que mínimo sería \$2800 más utilidades, y en ningún lugar me van aceptar con tantas personas, mis papás son personas mayores. Nuestro hogar es mixto, no todos tenemos un estatus migratorio, y con esto sería aún más complicado, ya que en la mayoría de las agencias de renta de casa, piden infinidad de requisitos y demasiada iniquidad. Sonoma es un lugar hermoso para vivir, es una ciudad rica en muchos aspectos, y la fuerza laboral latina es fundamental, pero los ricos y poderosos, se han encargado de no darle poder adquisitivo a los inmigrantes latinos, nos quieren solo para venir trabajar, pero no para formar parte de su comunidad. Sonoma es una ciudad racista con bandera de "Ciudad Santuario".
Muy difícil y muy caras las rentas.
Un poco difícil
Un poco difícil
no

Es muy difícil y muy caro para nosotros piden mucho de depósitos y muchos requisitos k uno no puede dar y trabaja uno para comer y pagar renta

Vivo en el mismo lugar desde hace 14 años porque no puedo pagar un lugar propio ni con un trabajo tiempo completo. Soy viuda.

Si fue difícil asta hoy le emos navegado pero yo personalmente agradezco a este país por darnos muchos oportunidad sin ser de aki

Desde que los incendios comenzaron aquí a sido muy difícil salir mes a mes con los altos costos de la renta , ahora puedo decir que vivimos y trabajamos solo Para cubrir este alto costo .
Las rentas son muy caras

Vivo en una casa de bajos ingresos por la cual tuve que trabajar. Los espacios del jardín son pequeños y sin suficiente estacionamiento para mi familia de 4 personas donde todos conducen. Se necesitan mas opciones de vivienda asequible para familias trabajadoras que mantienen este condado funcionando para los grandes agricultores y turistas.
Con el bajo salario no puedo calificar para una casa

Tengo la fortuna de trabajar para Burbank Housing y la vivienda es parte del salario. Sin ese beneficio sería muy difícil conseguir apartamento con precio asequible. Pues pagamos mucho de renta

Estos años viviendo en USA, ha sido difícil de conseguir una vivienda debido a que todas las rentas d se on muy caras y exigen muchos requisitos, sin contar que en muchos casos tienes que hacer años de espera para en apartamentos de bajos ingresos o en sección 8, lo cual desanima y pierde uno la esperanza de ser aceptados esos lugares. En fin termina uno pagando un alquiler caro, y en áreas que no son muy seguras para las familias con niños.

Pienso que cambiaría mi vida vivir con más dignidad y más cómoda.
Muy pequeña para una familia de 5
Un poco difícil

Demasiado cara el alquiler, y muy difícil de encontrar vivienda.

Es muy difícil ser dueño de tu propia casa son muy altos los pagos y las rentas por eso hay familias viviendo amontonadas
Es una Mobil y vivo muy tranquila

Soy madre soltera de dos menores de edad y todo lo que gano semeva pagando el alquiler estan muy caras las rentas en este condado pero no me puedo mover a otro lugar por falta de dinero para pagar una mudanza

Las rentas son muy caras . Vivo en un estudio xq mi economia no me alcanza para alquilar un departamento
Muy difícil
Fue muy difícil para Co seguir vivienda
La conseguí por unos conocidos

Estamos tratando de comprar casa pero es demasiado difícil encontrar una casa a un precio razonable

Fue fácil pero ahora mi esposo y yo necesitamos mudarnos y no encontramos nada accesible

It is difficult because people come from the Bay and make counter-offers

It is very worrisome!! In the duplex we currently rent, the landlord is considering renting it. Now we pay \$1500 as a family of 7 (4 adults and 3 kids). Just imagining looking for a home in Sonoma, the minimum would be \$2800 plus utilities, and I wouldn't be accepted anywhere with this many people, my parents are elders. Our household is mixed, we don't all have immigration status, which makes it more complicated. In most rental agencies, they ask for tons of requirements and there is too much in equity. Sonoma is a pretty city to live, a rich place in many aspects, and the latino labor force is fundamental, but the rich and powerful have taken it upon themselves to not enable immigrants to acquire property, they just want immigrants to come and work but not to form a part of their community. Sonoma is a racist city with the flag of "sanctuary city".

Very difficult and very expensive rent

A bit difficult

A bit difficult

No

It is very difficult and very expensive because they ask so many deposits and requirements of us that we can't provide. We work to eat and pay rent.

I've lived in the same place for 14 years because I can't afford a place of my own or a full-time job. I'm a widow. If it was difficult until today we have navigated it but I personally thank this country for giving us many opportunities without being from here

Since the fires started here it has been very difficult to get out month after month with the high costs of rent, now I can say that we live and work alone to cover this high cost. The rent is expensive

I live in a low-income house for which I had to work. The yard spaces are small and not enough parking for my family of 4 where everyone drives. More affordable housing options are needed for working families to keep this county running for large farmers and tourists.
With the low salary I can't qualify for a house

I am fortunate to work for Burbank Housing and the housing is part of the salary. Without this benefit it would be very difficult to find an affordable apartment.
Well, we pay a lot of rent

These years living in the USA, it has been difficult to get a home because all the rents are very expensive and require many requirements, not to mention that in many cases you have to wait years for low-income apartments or in a section 8, which discourages and loses hope of being accepted in those places. In short, one ends up paying expensive rent, and in areas that are not very safe for families with children.

I think it would change my life to live with more dignity and more comfort.

Very small for a family of 5

A bit difficult

Too expensive rent, and very difficult to find housing. It is very difficult to own your own house, the payments and rents are very high, that is why there are families living crowded together

It is a mobile home and I live very calm

I am a single mother of two minors and all I earn is paying the rent. Rents are very expensive in this county, but I cannot move to another place due to lack of money to pay for a move.

Rents are very expensive. I live in a studio because my economy is not enough to rent an apartment

Very difficult

It was very difficult to find housing.

I got it from some acquaintances

We are trying to buy a house but it is too difficult to find a house at a reasonable price

It was easy but now my husband and I need to move and we can't find anything accessible

No es facil estoy pensando salir del condado cada vez se ase mas dificil por lo caro que esta la renta

Es muy dificil y piden muchos requisitos
Demasiado cara para vivir

Actualmente es muy dificil conseguir rentas y a veces no es dificil pero está muy cara la renta

Duramos casi 1 año en lista de espera ,y ya vamos ah cumplir 9 años en este departamento, siento qué tuvimos mucha suerte en conseguir nuestra vivienda no duramos tanto ...
Me gustaría encontrar una casa
Fue rápido pero muy caro

Es muy dificil conseguir renta y es muy caro pagar la renta en Sonoma que en otros condados
Pequeñas viviendas. Mejor abajo. Costos. \$
Vien
Mucho trámites y bastante tedioso el trámite
Bien esta bien

Fue dificil encontrar esta vivienda porque donde rentaba anteriormente perdi todo en la inundación del 2019, y he buscado pero las rentas están muy caras y/o no nos quieren rentar en ciertos lugares, por el crédito o por ser hispanos.
Es pequeña

Es muy dificil encontrar vivienda accesible y la rentas están por los cielos 😞 muy caras!

Mi familia y yo estamos buscando un departamento o un casa qué tenga tres recamaras ♥ 🏠 a no hemos encontrado algo a nuestro presupuesto.

Por mucho tiempo nos rechazaron/ negaron vivienda por no tener crédito y no hacer suficiente ingresos. La traila es rentada de uno de los patrones de mi esposo.
Dificil por el aumento de las rentas y un bajo sueldo
Esta mal
Muy trabajo de espera

Es un desafio la renta cada vez está más cara
Mucho requisitos y demasiado caro

Ahora mismo están muy altos los precios de las casas y nosotros somos una familia de 6 y necesitamos una casa con 3 habitaciones pero el presupuesto no nos alcanza para comprar ahora mismo espero y pueda calificar para una casa con este programa y poder tener mi casa propia.

Es por parte del trabajo

It was hard looking for something affordable.

We were lucky we had jobs when many lost theirs and their homes during the 2008 economic downturn and we were able to buy a fixer upper.

I inherited it.

It took some work. Rich people and homeless people get to live wherever they want, the rest of us have to work and make compromises.

Frustrating as there is limited housing stock and a lack of housing diversity.

We bought 15+ years ago when we could afford to do so. We were fortunate to not lose our home as many others did in the downturn.

Super difficult to find something affordable for one person.

We are lucky, sold a larger home in the hills of Sonoma and were able to find a an really nice condo that we took down to the studs and spent 7 months and \$500,00 redoing the inside. We moved to Sonoma 45 years ago and built on 5 acres in the hills. We are very lucky and have always been employed and now retired with pensions and savings. Very lucky and we worked hard. We would not have been able to do this in todays housing situation. The young people have it so much worse.

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Found on a Sunday, made offer on the following Wednesday and went into contract.

Self-purchased

No Opinion

We built our home over 20 years ago.

I inherited it

I have Section 8. I went through a property management company who introduced me to the owner and I met with him personally.

By word of mouth from an ex neighbor.

My lease at an apartment in Forestville was terminated due to building being sold. Current situation meant to be temporary until housing prices (rent or sale) decline.

Through their own efforts, they bought a small house of their own

Through intermediary

Live a happy life

I was born here

Introduced by friends

Due to work needs

Just think about where you work

Purchased lot in 1994, built our home and moved in March of 1995. Born and raised in Sonoma County.

We looked to buy in 1997-8. It was a scramble as we were out bid many times. we finally bought a major fixer upper. 20 years later it is working out ok.

We bought in 2002, during a competitive housing market. We put several bids in on houses we did not get. We got the house we ended up with because we found out about it before it went on the market, so we did have much competition.

It's not easy, I'm thinking of leaving the county, it's getting more and more difficult because of how expensive the rent is.

It is very difficult and they ask for many requirements too expensive to live

Currently it is very difficult to get rent and sometimes it is not difficult but rent is very expensive
We spent almost 1 year on the waiting list, and we are about to celebrate 9 years in this department, I feel that we were very lucky to get our home, we did not last that long...

I would like to find a house

It was fast but very expensive

It is very difficult to get rent and it is very expensive to pay rent in Sonoma than in other counties

Small houses. Better down. Costs. \$

frien

Many procedures and quite tedious the procedure

OK, it's OK

It was difficult to find this house because where I previously rented I lost everything in the 2019 flood, and I have searched but the rents are very expensive and/or they do not want to rent us in certain places, because of the credit or because we are Hispanic.

Is small

It is very difficult to find affordable housing and rents are through the roof 😞 very expensive!

My family and I are looking for an apartment or a house with three bedrooms ♥ 🏠 we haven't found something within our budget.

For a long time we were rejected / denied housing for not having credit and not making enough income. The trailer is rented from one of my husband's employers.

Difficult due to the increase in rents and a low salary

That's wrong

very work waiting

It is a challenge the rent is getting more and more expensive

Many requirements and too expensive

Right now the prices of houses are very high and we are a family of 6 and we need a house with 3 bedrooms but the budget is not enough to buy right now I hope I can qualify for a house with this program and be able to have my own house .
It's for work

It was easy. 18 years ago, when I arrived in SoCo, I looked in the Press Democrat newspaper for a rental. This was second rental I looked at and then I moved in and I am very happy here! My parents were paying my rent before they bought this condo for me to live in. I realize it is very difficult for most people, though because the rents for these condos have risen sky high and many people in SoCo are suffering terribly due to the wealthy property/business owners growing greedier, and/or our economy continuing to favor the rich (i.e., the costs of food and gas are rising) as the wealthy business/stock portfolio owners grow steadily greedier, as if they are seeking to literally force honest, hardworking folks out of their homes, onto the streets and literally into starvation, many with young children. A few thousand teen-agers in SoCo are homeless. And the property/biz owners are continually allowed to purchase pristine Oak Woodlands and destroy these, some of the last Trees on Earth, which are home to the last Endangered birds, animals and insects...What a cruel, heartless, ungrateful to Mother Earth and suicidal society we have built. This country now has children between age 9~12 committing suicide, and we have the highest teen-age suicide rate in the world! We are pricing elders into the streets and starvation, as well as depriving the poor of dental work and higher education, as well. The continued destruction of our last Trees is pathological, as we all need the Air and Water they provide, and as Trees are destroyed, carbon is released driving environmental emergencies of fires, floods, hurricanes, drought, Earthquakes and excessive heat/cold. PLEASE PAY ATTENTION TO THE FACT THAT OUR ELECTED LEADERS, THE SUPERVISORS AND OUR CITY COUNCILS ARE SO SLUGGISH TO ENACT LAWS OF PERMANENT HALT TO DESTROYING FORESTS AND TREES THAT THEY ARE ALL GOING TO BE SUED BY ENVIRONMENTAL LAWYERS WHO CAN USE THE ENDANGERED SPECIES ACT TO PROVE THE CRIMINAL ACTIONS OF ELECTED LEADERS. THEY WILL BE SUED FOR CRIMES AGAINST MOTHER EARTH! I KNOW BECAUSE I AM HIRING LAWYERS NOW TO DO THIS!

Difficult, expensive, pushed financial limits
Thank God for VA loans. We would have never qualified for a regular loan.
It took months for me to find somewhere I could afford
On dual income with no children, it is impossible to save for a down payment on a home that would cost less in mortgage than our rent cost. We have attempted to purchase 2 homes at 620k, and have been outbid dramatically both times.
Fortunately I've been in my place for 12 years, the landlords are slumlords, however I stay because there's no where to go. I wake each morning, thankful to have a roof over my head.

Fortunately I found a place to live, despite it being further away from where I originally lived in Sonoma Valley. Could not find anything affordable in the Valley. A friend was looking for a roommate and I had to sell my car and move because of medical issues.
Very lucky. A friend purchased the building and invited us to live next door. Our current landlord opted to keep us when they purchased it.
I got extremely lucky and a family friend moving out of the area sold me the house at a steep discount.

It took quite a while because we needed a home with a granny unit for our disabled son, and that has meant having to buy a much larger and more expensive home than we needed for ourselves. The permitting for granny units is still very high, and only rich people can afford it, it seems.

I am very fortunate to be renting from a friend of a friend who is a local landlord where a check and a simple negotiated contract were enough to consummate a deal. prior to this, I rented an apartment from large out of town corporate property managers where choices are few and negotiated terms not possible.
I bought 41 years ago after not being priced out of Marin
We are lucky that my mother in law owns our duplex in which we rent one of the units.
Took 25 years, took money from 401K to pay for it.
As above said we are lucky than we can afford to purchase a lot and build on it. But would like to build for our son's future family or even for our second son, if it would be allowed on our county lot.

We were renting it and it went into a short sale because the owner had not been paying the mortgage. We were able to purchase it for a below-market price.
We rent. We are fortunate to have a very generous landlord. He rented bought our home to rent to an educator. Which I am. He rents to us far below market value. It's how we can live here.

Landlord sold our rental which was along side of Tubbs fire border. Rentals were few and hardly available. Americans can't find affordable these high rentals & high mortgages. Finding affordable homes competition is fierce. Build more decent size affordable homes. Stop illegals from crossing border. We had to move away after 40 years of living in Santa Rosa. Our young adult kids also had to move, two becoming homeless later and couch living in a 1 bedroom home.
I used to own a home in the West County. Finding this apartment -- I was living in Santa Fe NM at the time -- was pure luck! I've been here 8 years, and I doubt I can ever leave!!

We located a distressed home in West County for sale on 2 acres in 1998 which we were fortunate enough to purchase in 1999 after selling the home we purchased in 1991. Our plans to immediately renovate and restore the house and the granny unit have not been realized due to hugely significant investment losses that occurred shortly after the GW Bush administration began. Financial losses were so severe that we've not been able to keep up with the maintenance let alone repairs and renovations it needs. As a result, the granny unit is uninhabitable, and the main house is in dire need of repairs... in short, this property in need of TLC in 1999 required ALOT more money than we ended up having access to. In the meantime, our 43 and 44 year old daughters continue to be priced out of Sonoma County's housing market, much to our family's chagrin! Our older daughter left California altogether in 2020 and our younger daughter and her husband are planning to leave the state as well (taking our 3 grandchildren away) because they cannot purchase a home here, despite their very healthy incomes!! Talk about super depressing and frustrating for my husband, myself and our girls' grandmother who lives in Santa Rosa! It's incredibly wrong that our middle-aged daughters STILL cannot afford to live in the county they grew up in! And, like so many of their high school friends, are giving up on California and leaving as a result!

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2016: Long before Covid it was almost impossible for me to buy a home in Petaluma which would greatly decrease commutes to North Bay hospitals which was part of my job. I lost multiple bids due to people coming in with all cash from San Francisco. I was lucky enough to be connected to a "pocket" via my realtor's friend and my offer was accepted prior to it being listed. My offer was not risky as I was putting 20% down and was quite capable of managing payments but people coming in with total cash blew me out of the water.

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It took me about 1 1/2 year to find a combination of my needs
It was easy.

I purchased a lot of a home that was lost in the Tubbs Fire. I personally built the home with sweat equity, but am struggling to afford the assessed property taxes which do not reflect my construction costs.

Very very hard (back in 2012). Put in offers on 15 houses before we got one accepted. Only was able to buy because of significant outside help from my family.

Wouldn't be able to afford to buy in Santa Rosa now.

I was very lucky to get into the market at the right time.

It was remarkably easy but I think we also totally lucked into finding it.

Friends

It took more than a year to find it, and it was because my friend live in the house in front and put in a good word.

They selected me out of 75 applicants. Recently they raise the rent to hundred dollars a month which is forcing me out, it's way overpriced for the unit. I can't even have pets here.

Nearly a decade of research

In April of 2020 my partner and I lost our employer provided housing. I moved into a mouse infested trailer with the task of renovating it and he moved out of the county for work. When the fires came that summer I could no longer occupy the trailer safely and evacuated to my partner's parents house. I had lost my part time job as a server and could not afford to rent a room. I got a remote job and needed space to work. I moved back into the trailer that winter where a leaky roof and constant mold kept me busy. I fought mold, mouse pee, rain, and smoke for a year. I worked every day and slept every night in that trailer. I've had that same job over a year now. I think it's a good job. My compensation is approximately \$30/hour including benefits. I still cannot afford to live, safely, in Sonoma County. I qualify for section 8. Last month I moved in with my mother. I could no longer physically or financially maintain the trailer. I precariously live in her mobile home located in a senior living community. Now my housing insecurity is impacting my mothers housing. She should be enjoying her retirement after a long successful career as a kindergarten teacher, not worrying about me. In the last 5 years she lost her husband, her home in coffee park, and has watched me battle severe chronic illness. Shelter is a foundational to Marlow's hierarchy if needs, equal to food and water. How can we expect people to perform well when their basic needs are not met?

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Bought it in the 80s. Was affordable then and a fixer upper

Took 2 years to find it in 1997

It was very challenging finding affordable rent in Sonoma County. When I know I have to move, I usually look 3-4 months ahead of time.

It was really hard to find a home for sale in our price range when we (partner and I) started to look. We found a house but the process took a long time.

Very difficult...took long time

I was very lucky because I won a housing lottery for a subsidized apartment.

Took a year to find something that fit my criteria, ie private, end of road, able to walk dog off leash out my door, had to have a real fireplace.

I've been here about 3 years. Saw a sign for rent, contacted management Co. It cost nearly 10,000 to move from one street to the other. Took out a high interest loan to do so. Rent is super high, and when my sons move out, I'll have to move also. Ridiculous is the amount of money it takes to have a roof over 3 very hard working heads.

Had it since 1975

It took a little searching, but eventually was able to find one using Craigslist and a rental company. That was 10 years ago and today's climate I'm sure would be much more difficult, due to cost and availability.

I was able to afford it when I purchased it in 2011 because the economy was in a downturn and the house was listed as a short sell.

It was new construction.

I am one of the working poor. I was homeless for the third time in my life; a friend introduced me to the owner of a mobile home. I rent a room for way under market rate & although I'm almost 70, I have to keep working because my rent is 3/4 of my Social Security.

hard to qualify for housing as a student who works part time

No problems

I searched on the app Trulia for rentals. It took about 3 to 4 months to find a unit that was affordable and was a comfortable size.

Finding available and affordable housing in Sonoma County was EXTREMELY difficult. Apartments were out of availability during the time of my search and had to settle for the first unit that was available, even if it was out of my price range. Also had to move-in with a complete stranger since living on my own was not an option I could afford.

Lucky enough to find it in 1997, before the real estate market took off again

We have lived here for 7 years but even then rents were high and hard to find. It has become even more difficult as we all know.

Easy peasy

We upzided from a condo in Windsor, and found a beautiful new home in the Fountaingrove area.

There was a one year search

When we moved back to California from Colorado in 1998, we found we couldn't afford to buy a home anywhere near family, all of whom live in Marin. Looking farther afield, the only place we could find where housing was affordable was Sonoma County. We were young, working class, with three small children. We'd both lived in small rural towns our whole lives so moving to Glen Ellen was a perfect fit. We could afford it, we were in the woods, and the small town vibe felt right.

Outstanding realtor took me to a home I liked at bought immediately.

I built the home. Converter or using AB 68 into a main home (1 bed / 1 bath) and a junior adu - studio. The garage was converted into a 1 bedroom. My brother lives there. He was living in a trailer before that.

Was difficult to find home we could afford

Basically we had to convince a local family to rent out there Airbnb to us as a monthly rental until we could find a more permanent place. We were there for 3 mos then found a small cottage to rent close to our kids school. It was a good place to live until the people who owned it retired and wanted to use as a vacation/part time residence. Our current place we only found because of word of mouth, we knew the family leaving and petitioned the landlord before they gave notice. We've been considering a move because of cost of rent here but cannot find anything much less and would be further from schools

Took me close to a year to find this place and I fear it'll take longer if I have to move again.

When my child finished college and moved, I wanted to downsize from a 2-bedroom apt. to a studio apt. Luckily the new apt. complex was owned by the same family

One in a million. Below market rent (or, rent that's still reflecting 2019 prices anyway) on a dilapidated but perfect for us unit right near work. Found through word-of-mouth and we were really lucky in our timing to have gotten it. I never see anything like this available around here, sadly.

Dismal...I want to move but there is no choice, I'm locked in.

Built for \$40,000.

The home I live in was bought shortly after the mortgage crisis of 2008 by my partner and her sister. They benefit from a relatively lower mortgage payment. I am not sure of the details regarding their efforts to purchase the home.

I live in a Tiny home on son's property.

In 1996 we could not afford a house in San Francisco. Boyes Hot Springs was where we could afford.

We originally looked in Sonoma Valley starting in 2011 but were outbid five times on properties in our under \$500K budget - so we expanded our search and purchased a cosmetic fixer on a small lot in Graton. Then we got a dog and needed a larger yard, so we traded up into another cosmetic fixer off Olivet Road (staying in rural/unincorporated area). Sonoma County's housing stock is overpriced for the quality as so much of it has deferred maintenance or just very dated, but it was a better value than the rest of the counties in the Bay Area.

It was hard I was in a waitlist for a long time. It's hard to find anything that's actually affordable. I'm in my mid 20's and would love to stay in Sonoma Valley- purchase a home in the near future but I'm scared that won't be possible. I know a lot of people who've had to move to other areas due to the same reason. Through a friend who lived here and passed away,

n/a

Networking through friends.

Found it expensive for what you got 27 years ago when we moved here for a new job. Even then it was difficult to find an affordable house with any kind of decent sized yard, much less acreage. No way we could afford to buy here today.

It is a single parcel attached to our B&B which we no longer own.

Purchased home 1984. Low annual taxes have been wonderful

Grateful.

We were outbid by many cash offers on many other homes...we ended up buying an older home that needed work

HOME BURNED IN THE TUBBS FIRE. HAVE BEEN LOOKING TO BUY HOUSING SINCE THEN. Too expensive

1988, put on waiting list. 24 hours to say yes or no to the one house available. Lucky us.

Difficult because I had financial restrictions and needed to follow reverse mortgage rules.

We are fortunate enough to have found a realtor within our price range, which was adequate.

Purchasing home takes a lot of effort in Sonoma County - one must be willing and able to act quickly and forcefully.

It was a nightmare. Very few rental homes available in Sonoma Valley.

Horrible! This County has allowed far too many short term rentals. Forcing native families out of the area. Co Supervisors need to make process for building move faster.

Not bad but I couldn't move if I wanted to

Luck & preparation. As a millennial home ownership can be difficult, but I went into a partnership with my parents to possess enough credit to purchase/put in an offer. The owner accepted our offer. I have been saving the down payment since 6th grade. I rent out half the house to generate income to afford the house. The hardest part is getting qualified for the loan. Ironically you can always afford to rent, but are limited to being approved for a mortgage loan.

Husband bought it in late 80's. We looked for another home in the late 90's but didn't want to spend a bunch of our income on a house.

I was not able to find an affordable 1bedroom or studio in the whole County so I found roommates through FB marketplace.

I purchased in my home 2018 and can only say how traumatic it is to rent anywhere in the Bay Area. That being said, I strongly believe that any development needs to be in-fill development (located near transit lines), that we should build up & not out, and that to be resilient to climate change we need to protect our agricultural & open spaces to use as climate mitigators, wildfire buffers, and food belts (to lessen the impacts of supply line disruptions and increase food security).

A friend had a rental

It has been very difficult, time consuming, and expensive to get septic and building permits.

It was good luck! Since then I have been unable to contemplate moving (unless to another HUD rental, which are rare).

Cut throat housing market. Nearly a year of getting outbid on nearly every house we tried for. Each place went 50 or 100 or 200K over the asking price. I was living in a mobile home on various friends' lands while trying, and almost gave up several times. I had a 120K downpayment plus a salary equivalent to the region's median, but I was going up against folks from SF relocating to Sonoma County and just didn't stand a chance. Finally, got lucky. Spent much more than I'd planned on, but happy with our new home, shared with friends to help cover the mortgage.

The first year I lived in Sonoma County I was only able to find short-term rentals. I moved every six months. I found my current home on Craigslist after being denied rental opportunities due to poor credit. I feel lucky to have found a long-term rental that has allowed me to stay in one place for 5 years. I also am fortunate to have landlords who have not raised the rent since I moved in 2016.

Very hard to find a single story condo under \$50,000

Nightmare. Desperate. Exploited.

I found a fixer-upper near the Russian River in a good school district. I have now lived here for more than 30 years. Raised my daughter here and now she bought a house here to raise her family as well.

Moved from a small rent controlled studio in SF 12 years ago to a small 2 bedroom duplex in Petaluma as my wife and I wanted to start a family. We both worked in SF and commuted. Finding a place we could afford as close to SF as we could get was a challenge even 12 years ago. We have been in this very small 2 bedroom duplex for 12 years even though we now have 2 children, a girl, 11, and a boy, 7. Rent has doubled over the years, but the landlord has done improvements and has been fair. But we really need 3 bedrooms, and all available rentals are twice what we now pay monthly. We don't have enough savings for a down payment of any kind as mom went to part time after first child was born and left her job completely after 2nd child was born. At the start of the pandemic she had to close her newly opened business, and was unemployed for 12 months. She now works, but just part time. We cannot afford to lose our current rental, cannot afford rent on a 3 bedroom rental, and can't manage a down payment and mortgage payments on a home anywhere in the Bay Area within a reasonable commute distance to SF. Rebuilt our home after it burned down in the Tubbs fire.

A family friend rented it to us, otherwise we would not have found housing we could afford. Our combined salaries are over \$200k, and we could still not afford to live here in Sebastopol.

Found a great community realtor

That was much better! Now is very hard

We knew someone who rented a different house from our landlord & they knew that this house was empty & the landlord needed respectful, paying renters.

Buying a house is the biggest investment for most folks. To do it right takes time. Prices were going up when I bought, hot market, but with a little organization the home finding and buying process went fine

Our principal residence is in San Francisco, but we have owned a second home in Geyserville since 1987.

Found it on rentals from Realtor.com. Needed a full shower for my husband and this had one with grab bars already installed.

Bought it 9 years ago

I've never taken more than 3 months of full time effort to find a home here, which is how long it took the last time to find my current place.

From my car to the extended stay

It was difficult to obtain affordable housing but now I have it

I was on a waitlist for 2 years for Burbank Housing. Got accepted just as my lease was up at an apartment

years of research and tours.

Extremely difficult. And out of my price range. I only found a home because a friend owns it and rents to me or I would be homeless.

My parents built the house in the 1960's, when land and construction was very inexpensive.

Found our home through word of mouth connections with friends who own property in the county

we found it online and then used a realtor

I was at the Mary Laasch shelter and found it online. I'm hold a Section 8 voucher and none wants to rent to Section 8. But I was blessed.

A

through a licensed real estate broker who lives in the community where my house is

Spent a long time finding the right house

took about a month I'm disabled and on section

We purchased with the help of a real estate agent

Living in San Francisco many years ago my wife and I found that homes in the Bay Area were just too expensiveso here we are and happy with our decision

Frustrating and heartwrenching. Realtors and sellers are creating bidding wars and the competition is fierce. It seems that for people in our income level (\$100K salary for two people) we don't have an equal opportunity to win a bid on a property since most sellers are accepting cash offers or over asking (at times up to \$100K over). I've worked very hard and saved my pennies to live in Northern California, and unfortunately my husband and I are coming to the realization that we may not be able to afford to find an affordable property to purchase and retire in Sonoma County (even after saving over a million dollars for our retirement). Also, the quality of properties being offered in today's market is shocking. I describe many of the listings as "a dump," and that they should not be priced as high they are. It feels as if greed has taken over, and equal opportunity affordable housing is going the way of the dodo. Sad.

It was through a family friend
I looked for 3 years
We purchased the vacant property in 1998 and built our home.

I had to move from three other places due to various conditions - mold, leaking roof and landlord's child wanted the place. I secured the place I have now putting an ad in the local list and was called immediately. The people hadn't put an ad out yet. We hit it off and were ok with me not being able to afford \$1200 and I got it for \$900. They were happy to have a responsible tenant who would take care of their place. The rent goes up \$10 a year.
Found through friends

After 3 years of homelessness in Sonoma County, Catholic Charities Rapid Rehousing program helped me afford this Tiny unit that I found advertised on Facebook
It came with the job
Difficult,
challenging
I'm blessed and lucky. I've inherited a home. And I know many struggling to find shelter. Out on the coast here most potential rentals are now Air b&b or some other unaffordable place for the regular people out here
I was looking for a home 4 separate times during the pandemic, and this place is quiet but way overpriced at nearly \$10 per square foot. My son helps me with the rent or I couldn't stay.

I was hard as companies with cash kept outbidding me. But the owners of this house wanted a family. I'll always be grateful to them for not taking company cash it was easy I've lived in same unit 30 years
Frustrating experience where bidding wars, cash offers, and waived buyer protections/contingencies were the norm. Somehow we found an anomaly amongst the chaos and are happy to be back home.
We moved to Sonoma county 36 years ago from Marin. We couldn't afford a home there and found some raw land we could afford here. We had two small children at the time.

Finding my current home was a bit hard. We had to search for something that fit our money range. Especially with what's going on. It was a so and so experience it's on the family property, so it was relatively simple.
I lost my rental 4 years ago in the coffee Park fire oh, so I bought this fifth wheel with my FEMA money so I would have somewhere to live
Only space within my income. Luckily rent hasn't been raised in many years.
We had saved money and purchased our home after a 10 month search
Very difficult to find safe & affordable housing.
Hard to find affordable housing in Sonoma county.

It has been very hard to find a home especially with having a large dog that is a pitbull and have society's bad thoughts on them when they are misunderstood, rent is ridiculously high I understand because of the fires we've had within the recent years but it is hard to find a home in Sonoma County for under \$2200 let alone 2000\$ or a bit lower. I work in education as a teachers assistant to find a home and with the low salary it is just very hard.
Been living in this area most of my life love it here.
hairstylist working in theatre

We came to build my parents' retirement home in 1973. I went work in San Francisco in 74 remarried in 74 worked in San Francisco until '91 Invited "home" I was able to work from here and be mother's caregiver for her last seven years, was able to buy my brother's share and remain in the family home.
Extremely hard
purchased it via an auction site
We were lucky enough to purchase when home prices were low after the early 90's recession. Higher quality well designed multi-family housing would have been an option but didn't seem to exist.
worked with realtor for many months
good friends are precious
Bought a family home from my Grandmother
We bought a land parcel and built our home thirty years ago.
We built our home on property we own in a rural area
Since I bought so long ago, there was plenty of inventory, and much more affordable than now.
It was challenging finding a rental with a yard to accept my dog
We've been renting the dame apartment for at least 20 years and have stayed here due to the rent not increasing too much over that time.
We lived in a trailer on my in-laws property 2017-2020 with our then 5yr old cuz rentals were none and astronomical in west county. We only got this place cuz our friends lived here and they told us before it hit the market! Thank god it's a very small 2b/1bath for \$1850/mo in Graton. Don't even get me started on our journey to buy a home!! It's a nightmare that I can't wake from everyday working our tails off and not able to buy a house in a community we know, love, support as an electrician and a high school counselor. Thank you for this survey.

easy and very affordable
We lived in Rural Rincon Valley for years; moved to the Piedmont Heights area for a couple, then looked again for rural property for a couple of years while prices went higher and higher. We were able to purchase acreage after the Tubbs fire burned one of the homes there. We planned to rebuild the burned one, but prices are beyond our reach at this point.

When I moved here housing was affordable and abundant. My landlady keeps jacking up the rent. cutting back on maintenance to where I want to move. When I look at what's available, the rental market is absurd
In 1975, it was much easier to find an affordable home. We purchased a fixer-upper in our small community
It was hard for us to buy our home. We were constantly outbid by those with all cash or companies that flip properties. When we bought, it was relatively affordable. We got lucky when a flipper got cold feet and backed out. We came in and bought our house. We have spent 9 years restoring the property and will stay here forever.

Exciting and fun
We bought bare land in 1995, lived in a trailer five years then built a house. We did much of the work ourselves.
Difficult because affordable residential rental units are in very short supply. Need more rental units and always have since I was a boy here over 50 years ago. Build more rentals.
Bought it 44 years ago. Very affordable at that time.

I was able to find affordable housing after I lost my home in Marin County due to domestic violence. After my divorce I ended up disabled and on HUD. I started moving further north as the years went on, I had to living in Marin County, then ended up moving to Petaluma, when that got too expensive, I moved out to West Sonoma. It's become unsustainable, because I've now been told that they want to sell this house, and turn it to an Airbnb. My neighbors on both sides of my house, are now Airbnbs, my neighbors across the street have their houses up for sale. I only have one neighbor left, who is also renting near me, and that family is now at risk, for being asked to leave as well.

Searched for an extended period of time to find the property we now own
It was a nightmare I am 70 my husband died in July suddenly my landlord of 25 years evicted me I bought a mobile with all the money I had I just finished and to repack everything because it's full of mold don't know what I will do now?
It took months to find and required a brief move to the east bay
Took a year to find and that was 20 years ago.

20 years ago it was easy. As we were coming from San Francisco, we had a lot of property to choose from at that time that was about the same value as the home we sold in San Francisco.

Well the market is so tight that I have to double pay rent for a month. Everything that is half decent is leased in a matter of days. Most of the inventory is ugly, windowless, inefficient, multifamily complexes likely owned by nonlocal investors.

Complexes in the area do a bait & switch posting affordable rents then tell you "that unit" has already rented. Been looking online - RE sites, Craigslist, FB Marketplace - there's so many scams it's hard to know what's safe to apply for.

Intense, overbidding, low stock

We looked in Sonoma Valley initially for over a year back in 2011-2012 and were outbid 5 times for homes in our price range (\$500K) so expanded our search to West County which was a lot more affordable. That said, anything rural and in our budget was a cosmetic fixer.

Long and hard, was kicked out of 2 homes during pandemic because they wanted to sell

Deplorable, degrading, stressful

Couldn't afford one anyway...do to the ageism, within our AG. Industry.

Found it through my husband's personal networks because he is from here.

Adult child and I have section 8 voucher was extremely difficult finding a place to live because most property owners and apartment complexes have ways to get around accepting Section 8.

I could not find a rental in 1972 but found a lot to build a modest house on. Got a loan from Bank of Sonoma County and drew the plans myself. Got approval from the SoCo Building Dept. and have lived here ever since.

I was renting home after home and had great rental history but we had to move every year or two because the owners all turned them into AirBNBs without allowing any long term housing for the current tenant. The last rental was really the straw that broke the camel's back. We were unable to find another place to stay right away after the owners sold their home to an investor who turned it into an AirBNB so we had to stay with a friend for six months (we were basically the working class homeless since of course we were still showering and going to our professional jobs every day). During that time we scoured constantly for a home for our family to live in that we could afford. We were in the \$450,000 range and back in 2017 it still wasn't easy to find a home for this price. We finally bought our home in a flood zone and indeed we have endured a flood since then but we are grateful to finally own a home and we have no intention of moving or renting it out. We have flood insurance, we repaired the damage and we intend to live here happily ever after. The opportunity for home ownership from hard working people should not be this unobtainable.

Adult child and I have section 8 was very difficult finding an apartment because most places have ways of getting around not allowing you to rent with Section 8. My adult child has a job and if she starts making even a little bit over the maximum income allowed bill for a family of two we will lose our Section 8 and then we will become homeless because we won't be able to afford an adequate home just on her income and my SSI.

We initially looked in Sonoma Valley in 2011-2012 for a year with over 5 offers but were outbid in our under \$500K pricepoint each time. So expanded our search and landed in Graton in a cosmetic fixer on a small lot. We ended up getting a dog (and one more since) and moved to Olivet/Willowside neighborhood in 2014 to another cosmetic fixer on 2 acres with room for our dogs to run. Most of the housing stock in the rural parts of the county has not been well maintained and is overpriced for what you get, but is still less expensive than other Bay Area counties.

VERY difficult! I am disabled on Social Security, I was denied an apartment in a low income apt complex because my income was too low! (despite a special needs trust that could cover my expenses) Impossible for low income to find housing. I only found my current housing because I was friends with the manager

Inheritance

McBride Realty in Oakmont did an excellent job of helping us find a home.

My retirement home was our summer home (back when things made a lot more sense), it was sold out of the family but because I valued all the good times I had here I bought it back in the 70s. Now I am retired here and things are good. I did not have to deal with our "new style" of acquiring a home (150 pages of garbage vs the old two page sales document). I really feel for those who have to find housing these days. And pols can't change anything. Not a chance. Things can only get worse. Too bad, but we now have a serious people (population growth) issue and it will never go away. Certainly not with the idiotic policies of the current feeble minded president. Once again, too bad.

We bought a fixer, +20 years ago, and no one else bid on it.

Bought in 1969: great

Been here years

I feel very fortunate to have inherited my home from my mother who was able to purchase our property back in 1986. If we did not have this home and I had to either rent or go through the process of buying a house, I am honestly not sure that I would be able to afford to live in Sonoma County.

Terrible. Rent for 1 or 2 bedroom is nearly 70% of my and my husband total income.

Well I have been fortunate enough to live with family, if it wasn't for them, I could not live in Sonoma due to rent prices.

Unable to locate affordable housing in the Healdsburg to-Cloverdale area.

It wears the result of having good friends/community. When our home was first available to rent a good friend connected us quickly with the owner. We were eventually able to own the house.

Bought several years ago and it seemed soooo expensive at the time. Now it's reasonable. No regrets on the stretch.

Took a year to find it because it was during a time when there was little on the market that met our requirements.

I had to wait a year and a half for something to come on the market that was of interest

housing was affordable and plentiful 30 years ago

Pure luck, affordable unit available thru the church as I was retiring from teaching.

Followed mls and newspaper ads.

My late husband and I built our home after finding a creage with friends and subdividing 72 acres

My late husband and I built our home after finding a creage with friends and subdividing 72 acres

I bought my house in 2013 when the market was just coming back from the recession and it was a lot of money to me then but now it's the best investment I ever made. It's doubled in value and I wouldn't be able to buy this same house now.

Very difficult. I am a wheelchair user and I was unable to find a rental that accommodated me. Houses are typically not zero step entries.

It has been tough trying to find a rental as I am a single mother with a child. Rents are extremely high and I do not work enough hours to be able to make the monthly rent.

Had to live somewhere.

The market has bottomed out in 2008 and I happened to be working for a real estate agent & we got a bank owned property.

Land purchase, then build

I purchased the least expensive listing in Sonoma County at the time. Remodeled. My investment in Guerneville is now my retirement.

Expensive, 8 month search. No longer affordable for many workers. Air bnb has destroyed West County

I have Sec 8, Sonoma county housing authority lucked out with timing with new listing. Nice landlord. Sold the place, gave notice had stay with a friend for more than 30 days but same landlord had another place that was able to move to

Took months to find a place that was somewhat affordable

Cannot afford home at 64 years old on SSDI, I was evicted in Cazadero because landlord wanted to rent to a friend, not because of non payment

Bought back in 1999. Bottom tier property (price-wise). Struggled along but have managed. We love our neighborhood which has a rural feel, and is mostly filled with long-term working professionals/trades people. We are very upset about the proposed developments near us.

Live with my family in intergenerational household.

Horrible. Our house is full of mold, but we pay almost \$2k for a one bedroom and cant find anything better because we have two dogs.

Found the home, but took 5 months to close escrow. Worth it.

Fairly easy

Took 7 months to find our home

Inherited

1975 50% down in older home, 10% new home.

We found this place 23 years ago. We were looking for a place we could live and allow my parents to build a granny unit so we could be together. We currently can't afford the mortgage anymore which is why we rent out part of the house to help us afford to stay here.

My husband and I purchased this home from his parents. We probably wouldn't have been able to purchase a home in Sonoma without their help.
Lost home in 2017 fire and no one helped me whatsoever.
I looked for five years (was living in substandard pot shack with no shower) and moved in back in July only to have the homeowner decide to sell and move out of the area as of the first of January. Now I have to move again and find something that is affordable. I will be spending more than 50% of my income on a room in someone else's house.

I am a Disabled Senior Citizen who lives solely on Social Security Retirement. My rent has increased 10% every year until 2019, no increase in 2020, then a new 10% increase in 2021. I am currently at the very top of my budget with rent and I fear what I will do when the 2022 rent increase comes. I fear homelessness! I have researched and applied for every program in hopes of finding a reasonable rental situation. I am a great tenant and have no issues with neighbors or management. Lots of renter competition and had bad credit, so only option was to rent from a friend who owns the house.
Rentals were hard to find. Many were gone before I had a chance to inquire.
It has been very difficult. My husband and I both work, but the houses are above our price range.
Bought a fixer in Guerneville
owned home for 40 years

Friend of a friend. I had to give up my last condo after my roommate moved out. Hoping to find my own place, but prices keep going up so it's not attainable now.
Bought a fixer in Guerneville
We bid on 9 houses before we got this one! We were often overbid by 10s of thousands of dollars.

Friend of a friend. I had to give up my last condo after my roommate moved out. Hoping to find my own place, but prices keep going up so it's not attainable now.
Good
It's a long story. I was a renter here for 20 years before I bought this property.

It was very hard finding the mobile home where my husband, son and I live in. The rent for the space is extremely expensive. It's very hard to afford it.
Purchase in 2006
We were lucky to rent from my parents same homeowner.
I make 1575 a month and just fore a room in south park I pay 1200 a month which does not leave much to do anything else I can't afford to move and I don't want to be without a room again I was homeless for five years thanks to Sonoma County
It's not easy, rent it's really high and not much where to choose
Real estate agent helped after I found house with granny unit in mini newspaper.
We bought a small two bedroom just as Covid was hitting and before the current crazy high prices hit.

Sonoma County is woefully behind on affordable housing. I work for the County and I cannot afford to buy a home here. I am currently stuck renting for the foreseeable future. With the threat of wildfires and disasters further reducing inventory, the lack of legislation to prevent corporate cash buyout or VRBO/Airbnb buyouts- it's unsustainable. Will BOSTake real action? Or continue lip service to appear to empathize and continue to do nothing.
It's very difficult to find housing that is affordable or reasonable.
Only was approved because it wasn't through an agency and credit wasn't a factor

My wife and I wanted to live in a rural environment and rather than rent, invest our money in a home of our own. We took out a 40-year loan for a house we bought in 1992 for \$126,500. Having lived in West Africa, we were used to "roughing it" and so the dilapidated house in rural residential Sonoma County was actually a step up. The hunt for a home at the time was difficult as most houses we liked we couldn't afford and those we could afford were located in flood zones or mountainous parts of Monte Rio or Forestville. We lucked out on our 1/3 acre parcel and have made this lot and our neighbor's a beautiful garden of fruits and vegetables while building community. Now, my daughter who was 4 when we moved here is traveling back and forth from Tahoe looking for housing in Sonoma County with her husband. They are having a similar experience but the cost of their desired home is literally 10 times what we paid for our house in 1992!
Affordable housing in unincorporated Sonoma County is an issue as are vacant parcels that then require new septic systems and wells which can easily run in the \$50K range (and that does not include PRMD permit fees and school fees). Did I mention that well owners will now be required to pay an annual fee?! On top of this, we are in a drought and climate change is real. While I worked for you guys I tried proposing that if people were to install an onsite "reuse" wastewater treatment system, the county would cut the permittee a break and reduce permit fees because the wastewater would be put to use irrigating landscape plants. (A reuse system would most likely be a subsurface drip irrigation wastewater system). It didn't go anywhere but maybe you and the PACE people can work together to get something (not simply gray water) that works for new home owners.
It is very difficult to find affordable rental housing in Sonoma County.
I had to build it to find something affordable in my area.
Very competitive
Took it when desperately needing...
We squeaked into the home market just in time in 1995. There is no way we could afford a small apartment in Sonoma any more, UNLESS there were TINY HOUSES available to rent or purchase.
I was homeless for 5 years due to low income waitlists
Was lucky to get it
I bought land and built my home.
It was difficult to find a place we could afford. I enjoy reminding people that 1989, when we bought our home, it was the top of the market then, AND the interest rates were close to 18%. We were only able to buy a house because our family loaned us the down payment.
It was very hard to find a rental I could afford.

I feel very lucky that I found a home in 2013, right before housing prices really recovered from the '08 crash. If I hadn't bought then I wouldn't still be living here.
Very Very difficult. Took 4 years, after a 2 year forced time out after a short sale in the housing meltdown of the Great Recession.

Recently purchased my first home in Santa Rosa. It took over a year due to the lack of housing inventory that was affordable with middle class income.
Built it
It was the only option available when my families living situation wasn't okay. Leased it without even seeing the inside, just needed a place to live as fast as possible.
A friend told me of a friend of his who had this space. It was nice 12 years ago when I came but is now falling apart.
In 1975 looking for a home to purchase for our small family, there were only 2 properties available for a single family residence that we could afford. We forced ourselves to accept one to buy, not a great house, really an abused property, but made the best we could of it.
High demand with limited supply. Not fun
Bought in 2008; not a problem.
I inherited it from my grandparents
We looked for an older home with some character and found it in Sonoma Valley.
live with my ex-mom in law
Very hard, the cost of rent is crazy

We purchased in 2015 and were almost priced out of the market then. At the current housing prices, we would not be able to afford to purchase our house.
I got lucky!

I was extremely lucky and had a friend over the internet post about this tiny studio and I got "dibs." I would have never been able to survive here without that luck.

A nightmare. It was the cheapest dog-friendly apartment we could find by several hundred dollars and was still double the rent we paid before moving here...for an apartment less than half the size. Yes, double the price, less than half the apartment. For a very dirty, small town riddled with homelessness, it's outrageous that my apartment is the cheapest I've found. We have looked for other apartments closer to my job, in cleaner, nicer towns, etc. and this is still the cheapest apartment by at least \$500. If I wasn't a lawyer working for private businesses, I honestly don't know how I could afford the CHEAPEST 1-bedroom apartment I could find and would have left the state entirely by now. As it is, I am planning to leave because I hate this job and there isn't any meaningful work available in the county that pays well enough to keep living here.

Inventory was very low and this was one of two I could afford.

Came here for many years in the summer.

Na

I recently sold my home to support my elderly mother, but she recently passed and I fear I won't be able to purchase the home from the Trustee due to ballooning home values - higher than the Bubble Market of last decade.

We were connected to it through our faith community

Difficult, prices too high, inventory in good neighborhoods too low. Less safe neighborhoods with homelessness.

I'm in a HUD supported senior housing complex - waited 4 years - consider myself very lucky. It is a wonderful place - for many reasons!

Purchased an orchard in 1962. Removed the orchard and built a home.

No problem. We bought during a boom many years ago, alot buyers, high prices, but we work through the process

Really easy...I just moved here and had to purchase everything that I currently have.

The search for our current home was involuntary. Our prior home was destroyed in the Tubbs Fire.

Rather easy in 2017 before fires.

I could no longer afford a one-bedroom apartment in the County, so my family offered me a small unit on their rural property at rent I can afford on retirement. Got lucky. Couldn't and still can't afford to buy a place as nice as our rental. We are a dual income (both well-paid professional public service) couple with no kids. Between student loans and helping to support aging parents, we will never be able to afford a SFD in a quiet and safe neighborhood in Sonoma County. We will leave Sonoma County upon retirement.

I bought my current home because I tried to build on a small piece of property I bought in Forestville, and after 2 years of perc testing and paying to get green certified, etc...it was going to cost more in permitting than the small house we were going to build, so we decided to buy an older home that we had to do \$30k of work on to get rid of termites, paint, get an entirely new fence because it was falling down. I kept a home in Forestville even though I'd rather sell it. I "rent" it to my son and his family but I mostly don't get paid at all for it. I can't kick them out, they'd NEVER be able to afford to rent here and don't have any great job prospects out of county at this time, or they'd move and I could sell. What I'm charging in "rent" doesn't cover my costs, even if they were paying me. And it's about \$600 below market for a 2 bedroom.

Difficult to find housing outside of my current situation.

We were very lucky to find a place that was in great disrepair but were able to fix mostly on our own.

I got very lucky because my parents own some modest investment properties. I pay rent and live in one of them.

I lucked into it - my landlady is the Best Friend of a friend...

Needed a 1 story. Flat Neigborhood, city sewer and water close to my work.

If it were not for my friend who took me in after I broke my leg and lost my housing, I would be living on the streets

Finding section 8 housing in Sonoma county is near impossible. A flood at our previous rental forced us to find our current place quickly but prior to that we had been searching for a new unit for years without any luck

Finding an home I could purchase with my income was very difficult. There was almost no inventory at my price point. My income hasn't changed much since then, so I know that I would never be able to afford to buy the home at today's market value.

It was very easy actually. Cruised a neighborhood where we wanted to live and saw an agent putting up a "For Sale" sign, we looked at it, made an offer and we bought it.

Family home of partner

We rented for the first year. It took that long to find a home that wasn't a tear-down (gaps where exterior walls should have met, etc.).

No difficulty except for large dog limitations

I found it through friends and family word of mouth and the person was willing to accept Section 8 because they knew my family.

I was only able to purchase my townhouse in 2006 when the housing market crashed, a first-time home buyers' credit of \$8k was offered, and I was fortunate enough to keep my job. We want to purchase a larger home but cannot afford to move unless we move out of the area.

Extremely lucky

Lived here many years, cannot afford to move, housing costs are extreme.

1994 the owners of this property cancel the contract on us and told us that the house had beetles. After speaking to some of the neighbors we realized that they just didn't want to sell the house to gay girls. I contacted the owner son shared with them my concern and we were able to close. Quite interesting they turned out to be very good friends after the sale.

Lots of shopping.

Like a game of "Hungry Hungry Hippos"

I was lucky that's what you have to be to get anything.

We initially looked in Sonoma Valley but we lost out on 5 offers to higher ones and everything else was out of our budget. So we expanded our search and purchased a \$400K home in Graton in 2012. We ended up needing a larger yard for our dog, so sold that home and bought a short sale property off Olivet Road in 2015 for \$700K. Most properties in our budget were fixers, if just cosmetic at that, requiring home buyers to be able to afford not only the purchase price/down payment but also have liquidity and time and patience to update. The short sale was no bargain, but few properties fit our needs.

Was not easy working more than half my life and saving

It was by luck. Only place available within my budget was in Russian River flood zone.

Bought in 2003

I got HUD about 6 years ago and where I live Contact with me and I got the apartment with my voucher

I have 3 kids and live in a two bedroom the space is small but there are no affordable options for me and my family as a single mom

My experience finding my home was easy. Affording it is a different story

It was a after losing housing in the 2017 fires. Lucky to find something

I got extremely lucky and it's still unaffordable.

I worked with my current landlord's wife at a winery.

Took me three times to get into my place from being homeless for 5 years. This was the only place I could get into.

I was forced to move from my previous rental of 9 years by a new owner who changed the use to an illegal vacation rental during Covid in the winter. I was lucky to find another rental as there are very few due to all the rentals being slowly turned into vacation rentals or new owners migrating here to live full-time from the Bay Area because they can work from home now. My new rental is about 500 sqft., and costs \$1,800 a month, which local wages do not support. We're losing our local essential service & hospitality workforce as all the existing affordable rental housing has been changing in use.

Gods blessing of good people whom known since I was little

sheer luck; I have great deal

Happened nearly 34 years ago!

I bought a condo in 1989 through an equity share; bought out my investors 10 years later. In 2001, sold the condo to buy the house.

Got lucky

I had a hard time finding a place to live in or qualifying for a place. Our income was never enough. Luckily my husband worked for the owner of the place we currently live in, and since at the time it was empty, he let us rent it.

No problem

Looking for a quality historic home with a coastal climate. This was the closest affordable location proximate to San Francisco where I was working in 1991. We got lucky with a fixer upper in a good neighborhood. Otherwise it was a struggle to find anything affordable and desirable. I'm all for new housing and low income. However I think it's ridiculous that no one builds homes with yards anymore.

I had to move on with my mother because I cannot afford rent
Even 20 years ago it was a tight housing market with escalating housing prices. Nothing has changed in 20 years.
This one was easy because we are friends.

Extremely difficult especially as a student - individuals who are renting make the rent expensive because they know the students don't have any other choice

I have had luck in getting housing, thanks in part to living with roommates. However each time I moved rent got more expensive first apartment was around \$750 now (at different apartment) is \$900 per month. Costs for rent are divided amongst roommates, unable to live on my own due to high rent.

hard to find housing at first but then I got more accustomed to it, and find a pretty interesting environment that I'm living in
I was on a waiting list for "affordable housing" for many years and a unit became available a year ago. My landlord wanted me to move because she wanted more money for my granny unit. The timing of the affordable housing apartment opening was perfect.

Visited the West County area's nurseries for several years and decided to move here and open a Nursery. Knew a SF realtor with contacts in the county. Found a farm/home the first day.

Renting, but it costs half my take home income and rent is going up in March.

I was lucky and had family who helped with the down payment almost 30 years ago when home prices were affordable.

We were lucky to be able to buy our first home when the housing market hit bottom in 2011. Even then, we had help from family. Having a stable house payment has made affording everything else in life possible. It's something everyone should be able to do. We need to disincentivize investing in real estate for the people who already have a home to live in to bring the cost down for people who don't. Or somehow have a property tax penalty for second homes or rental properties left vacant for more than three months.

Bought in 2013 before prices went up so much

Live with love of my life just relocated to his west country home.

my wife owned it, she inherited 1/3 from her mom and bought the rest from her brothers.

After months of looking within commuting distance of Duncans Mills after the Tubbs fire it was an absolute miracle we found this place and we are business owners and make a decent income.

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Was a drive by for rent sign out front of the property.

Live in a 55 and older community.

Housing intermediary

Check listings online, ask about the situation, and schedule a viewing time

Real estate agents

house burned in glass fire, found house in Windsor, not a ton of houses on the market, definitely not many updated.

Very difficult to find an affordable place, looking to downsize. Not able to shell out 700K for a home.

no

A house my parents bought for me

Fortunately I have family that owns a home that they rent out, otherwise I would not be able to find housing here.

I have owned my home for 20 years plus and that time inventory was tight and took 9 months to land on something

I have lived in for more 15 years, hopefully the rent doesn't increase or will have relocate out of the area

I have been here 10 years it was quite easy back then, now to move into another live work I will be paying 1.5 times more. I prefer live/work homes

Requires 40-60k yearly income

Friend of a friend that let me evacuate to her home before my home actually did burn

Difficult.

It took me 9 months to find something I could afford and liked/met my needs. Competition is STIFF for "affordable housing". There is no such thing as affordable housing in SoCo anymore, but the supervisors would have you believe that \$2,500/mo is "affordable". It isn't.

The pricing of housing has increased tremendously over the past 5 years. There are too many luxury apartments and not enough affordable housing

New home builder. It was easier, but I would prefer more affordable housing with a larger yard.

painful

Found a home with a granny unit to rent out so we could afford our mortgage.

Have lived her 5 years and feel lucky to have found something.

VERY DIFFICULT!!!

I was renting a 350 sqft studio in Graton for \$1000 for several years. The place was so small, with no storage that a truly fair price would have been \$800 tops, however appropriately priced housing that isn't disgusting isn't easy to find and afford as a single person. My landlady and her husband separated end of 2020 and I was asked to move. I don't like living in apartment complexes however at the time there was little available. I found a place in Coddingtontown apartment 650 sq foot one bedroom, for \$1500 plus utilities (Wifi, electricity/gas). My net monthly income is \$3800 making the income to rent ratio ridiculous. One might say "pay less" but I would say "where that isn't a shithole?"

If my BFF didn't step up to rent me a room in her home, I would've been homeless..not enough affordable housing for low-income single people without kids!

Difficult to find a home I could afford that was already upgraded.

Not difficult, but it was in 2011

Extremely difficult!! There was nothing to choose from and EVERYTHING I looked at cost way too much for what I make. I am where I am because the person who

was supposed to live there flaked on the landlords. I was within a week of having to move to Tennessee to live with my 85 year old parents.

Moved here from NY, Used a buyer broker to help us locate the best area for us.

With the help of a local realtor

Sheer good luck. Have lived in the same rental for the past 19 years.

It is a total nightmare to find housing in Sonoma County. If you have any blip at all on a credit report, you won't find a place because every landlord has a hundred applicants and they just pick whoever had the highest income and credit score, no pets. My most recent rental, we got so lucky because our previous landlords were terrible and kicking us out to put their family in, which is such a common reason for kicking tenants out in SoCo it's wild. Rapid rehusing needs to be increased so they don't run out of money all of the time and real rent control is needed. We also need real public housing, not just a reliance on vouchers.

Bad for the high prices in rental

Buying a duplex and renting out the other half wasn't my first choice, but this was one of the few affordable places I could find back in 2009.

Everything from renting to owning is way too expensive.

An acquaintance was selling their home that we were always fond of. The seller made it easy by carrying the loan for a few years.

In 2012 it was easy to find this place, been looking to buy a home for 5 years now and can't seem to get there around here.

Difficult and expensive

Not able to find affordable housing

Expensive

Horrible

Challenging, housing is very competitive. We are both working adults, combined income close to 140k and are having a difficult time finding housing for our family of 5. Prices have skyrocketed and the outbidding on homes has been outrageous.

I can't afford my own place, I am on many low income wait list housing, and have tried to get the county lottery voucher and didn't win it, and have been on wait list for section 8 for years

Difficult finding affordable housing

Horrible. Took months

It was horrible. I've had to move 4 times in 5 years. Each time more difficult to find affordable housing and finding money to move. I am disabled with 2 children. There are no options I can afford alone. I have had 2 roommates for the past 5 years. In the mid 2000s the rents for comparable housing began to increase. They have continued. On a fixed retirement income this is making it hard to live here without supplemental work. As someone in my late 70s and dealing with the pandemic it is almost impossible to plan staying here.

It was a company relocation so we had a week to find a home so we picked the best choice that was available at that time and it worked out great. If housing was not part of my work package I would not be able to afford to live in Windsor.

Extremely hard to find anything affordable for a single person with a decent steady job. A ridiculously small studio or 1br if you can find them are easily 2k, that's a significant portion of a monthly paycheck. The rooms for rent prices are insane for what you get. Everything is targeted around couples or roommates. Moved back in with family at start of pandemic.

I found it on Craigslist. We were only given priority because the owners happen to know my partner's family. Lots of offers submitted before getting accepted by the sellers of our current home. Easy...got in when prices were low.

My home of 20 years was literally the only home I could afford. Thankfully Sonoma county was offering a silent second mortgage for first time home buyers. Difficult to find an affordable home for me and my husband to rent. We bought it in 2003; moved in in 2004. Retired from jobs in Eugene OR to return to our beloved Sonoma CA. Right time and place. Lived in previous rental 13 years and this one 10 years. I saved for 6 yrs to get down payment for my home. My husband and I were able to find this affordable ADU rental because it is on our friend's property - she became our landlady. We would not be able to pay rent anywhere else in Petaluma otherwise, unless we shared a house with roommates. Had family assistance to purchase home. The only reason I have an affordable rental is because of my personal connection with the homeowner. If not for this, I would be in a very difficult situation - especially while working at a nonprofit organization that puts our service to others ahead of salary. Have been looking for a right property at a right price to settle down permanently in Sonoma county. If I can not find one within next 1-2 year we might have to think about moving out from CA. It took six months to find a place I could afford. Very difficult and expensive. I like home. I was evicted from my long term rental and could not find a place. A customer offered me a rental that is more than I can afford. Bought gma's house. Took 7 months to find our home. I've been in my current place for many years with a good landlord. However, the rent is increasing almost faster than what I can really afford, it's usually at least half my month's pay. I live here because being disabled I can't afford my own place. People like me get no help with living independently. Rents are too high and no opportunity for someone like me to own. None. We are a couple who can't afford. A home in Sonoma county because of the high prices. Highly difficult even being I work full time and then some as a caregiver at a memory care facility. Landlord in West County wouldnt rent to me even tho I said I make 3x the 1,100 rent for the studio. I have no parental support so I may be left to live in my car I own in SF but own weekend home in Guerneville.

I am currently in contract to purchase a home that is under construction. In the current market it has been nearly impossible to find a house in Sonoma County. It was in 2013 so it was just a matter of shopping around for what we needed.

Wasn't much to choose from. I'm on social security due to Covid. I pay \$1500.00 for a studio type unit. I only bring in 2500.00. So I have 1,000.00 to spend on bills medical (I pay 170.00 Medicare and 100.00 supplemental and co pays and dental. Leaves nothing for food. No one cares about seniors.

Introduced by a friend

The mediation

A friend introduced

The mediation

The mediation

Introduced by a friend

bessiemcdonald@gmail.com

Housing intermediary

Buy online

I found the house through the Internet, the house is not my ideal but the price is cheap.

The mediation

A friend told me

intermediate-introduced

My family introduced me

Went to an agent

surveymonkey.com/r/sonomahe

Difficult

N/A

Hard! It took a long time.

Difficult

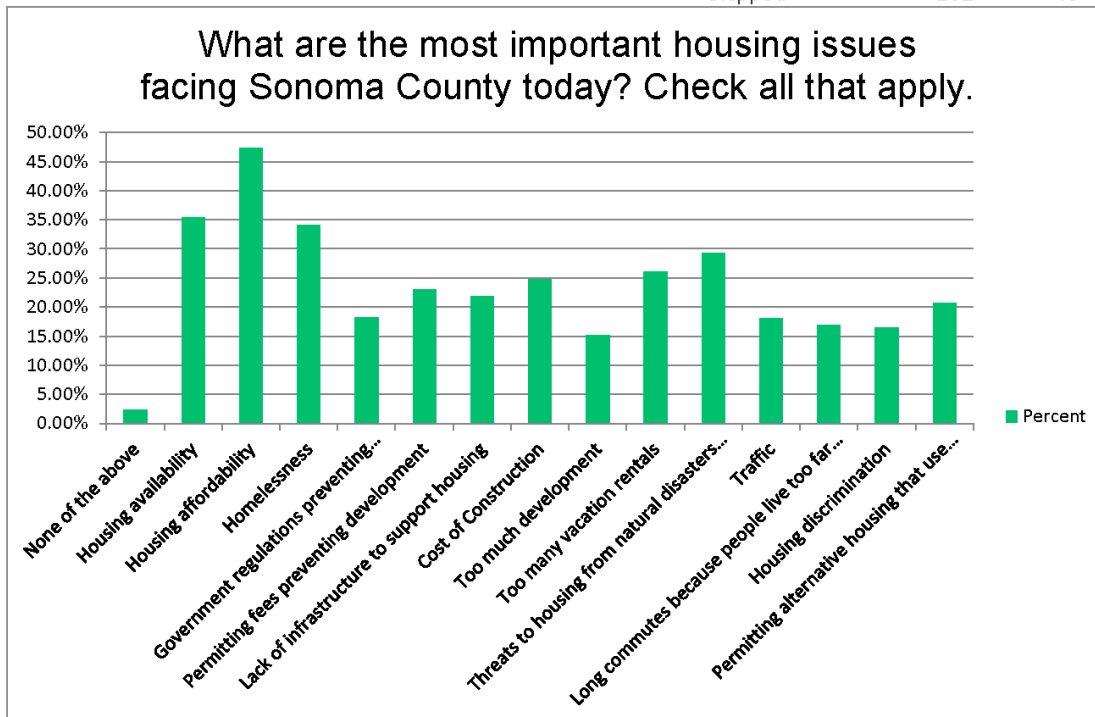
We bought in 2006

Standard (extremely competitive) real estate process in 2015

No problem. A realtor helped us find just the house we wanted and we had enough equity from the sale of a condo to make the down payment

Sonoma County Housing Needs and Opportunities Survey
What are the most important housing issues facing Sonoma County today? Check all that apply.

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	2.40%	42	1	43
Housing availability	35.40%	599	36	635
Housing affordability	47.38%	809	41	850
Homelessness	34.17%	598	15	613
Government regulations preventing development	18.28%	322	6	328
Permitting fees preventing development	23.08%	402	12	414
Lack of infrastructure to support housing	21.91%	369	24	393
Cost of Construction	24.80%	435	10	445
Too much development	15.11%	269	2	271
Too many vacation rentals	26.14%	457	12	469
Threats to housing from natural disasters like fires, earthquakes, and Traffic	29.26%	502	23	525
Long commutes because people live too far from where they work	16.89%	300	3	303
Housing discrimination	16.56%	276	21	297
Permitting alternative housing that use grey water and composting toi	20.74%	370	2	372
Other (please specify)		124	5	129
	Answered	1729	65	1794
	Skipped	202	16	218



Sonoma County Housing Needs and Opportunities Survey

What are the most important housing issues facing Sonoma County today? Check all that apply.

Other (please specify)

El costo tan elevado, tanto para rentar como para comprar

The high cost, both to rent and to buy
 Now they say summer is coming and fire season every year now there are fires.

Ahora ya dicen ya viene el verano y la temporada de incendios cada año ahora hay lumbres

Muy caro excesivo
 El alquiler es muy caro

very expensive excessive rent is very expensive
 Houses are out of our reach due to the high price of houses

Casas están fuera de nuestro alcance por el precio alto de las casas

Our economy is too dependent on tourist and retirement communities and not on enough on creating opportunities for families to work and live here in Sonoma County.

The push for continued development in an area that depends on tourism, lacks water resources, and is prone to fires.

Diversity in housing options (i.e. tiny home villages); granny units; etc.

Vacation rentals are not a housing availability problem. I'm not sure why the county portrays them as such.

The coming of Upgrading Septic Systems can be the back bone to break with the high costs to up grade. I am on a fixed income, and this septic system will be very expensive.

Housing located too far from infrastructure and services

Too many second homes - people that don't live here full time.

Excessive car-parking requirements; building setbacks due to planning requirements and fire dept requirements; shortage of quality housing (nice spaces, light, housing part of walkable/ bikeable neighborhoods) partially due to developer investment return rate; many vacation (second or third) homes in rural parts of the county; state building code accessibility requirements make small developments more costly/ difficult

Housing need is immediate, must focus on city center growth where infrastructure exists. Must work with cities to develop dense in-fill housing that has access to public transportation and existing businesses.

we need thoughtful development. Affordable housing in urban areas with well planned transit routes. Affordable transit. Safe Walking and bike routes. Close to schools.

Commercial investors and local investors being allowed to purchase multiple properties to be used exclusively as rentals.

Lack of safe parking and safe camping spaces. Lack of permitting for tiny homes and other alternative housing. High cost of permitting and building ADUs.

Focus has and is on tourism in the county versus all citizens.

Construction prices are the highest ever. Building codes are becoming overbearing and ridiculous. Our house is so over-engineered and costly because of it. Sprinklers everywhere to prevent wild-fires??? Probably the Sprinkler-industry lobby paying off some politicians.

Competition with people who aren't Americans.

grey water/composting toilets would be a good thing though not responsible for the current crisis

We need to make sure that people who are investing in Sonoma County are actually interested in our community and not just in their profits. I believe developers should make a profit, however, Developers coming in from out of state or out of country need to be vetted for integrity and intentions. See Vancouver as an example.

There needs to be more flexibility to the Residential Zoning Code. The current residential code needs to be more flexible - especially for areas within Urban Growth Boundaries. (The City of Santa Rosa makes annexation in South Santa Rosa nearly impossible)

Prop 13 has GOT TO GO

Overpriced properties

all of the above

How can Sonoma County keep developing when there is not enough water? I don't want overdevelopment but using existing space for in law units and changing regs in rural area for 2nd units. Allowing little houses with composting toilets rather than requirement to hook up to septic would help and also help seniors keep there homes with rising taxes. More than just Home Care Cottages. Too restrictive on Little Houses.

Housing discrimination specifically towards Section 8 voucher holders

NIMBY-s

Too many townhouses being built instead of homes with universal design which will accommodate all people housing for elderly & people with disabilities is extremely difficult to find in Sonoma County. Stairs & other barriers make townhouses unsuitable for many people. Universal design must be emphasized in housing decisions of the future in Sonoma County.

Not enough water for any new construction. Water shortage is the biggest problem facing Sonoma County.

Really emphasize alternative housing, grey water & composting toilets!!! This is so important not only so more people can have homes but also for us to weather the increasing droughts more resiliently as a community.

No train to SF. I grew up in NY and miss train system. Smart train needs to go to SF

Permitting costs were very high. We rebuilt an old home and did the finish work ourselves over 10 years because of the costs that went into the permitting.

For seniors with a limited income, there is very little affordable housing available. We need more manufactured or small home communities for independent people over 50.

Management companies and landlords that don't care about their tenants or the conditions of the units they are renting.

Natural resources, particularly water.

Santa Rosa is approaching the point of having too large a population for the resources available.

I have experienced outright housing discrimination multiple multiple times. It's rampant and I had no idea just how much until I began asking after housing for a family. HUD was completely unhelpful and is clearly underfunded. Also I see rental postings daily soliciting things that are discriminatory like "looking forward single occupant for this 1-bedroom house." "Septic can't allow more than 2 people in this 2 bedroom house" or "No guests on property." Etc. It's shocking. This county absolutely MUST cease penalizing and intimidating those living in safe small and non-standard houses (like yurts, tiny houses, etc) causing them to live in a constant state of terror and fear that their home could be taken out from under them at the drop of a hat. This is clearly an issue not of safety but of revenue for the county and of controlling people who are out there actually solving the housing crisis the county is tasked with and actual using nearly zero about. Why do we shake down those who are solving the housing crisis already through grassroots and non-developer based means? Why do we allow neighbors with gripe to weaponize the county code enforcement against low income people? It is insane. Paths to easily and affordably permitting these safe forms of small & tiny houses must happen. Permitting the use of composting toilets has to happen. We cannot "develop" our way out of this crisis. It is a crisis of the wrong forms of economical incentivized development to reign supreme. Short term vacation rentals need to all be hosted rentals with owner onsite or next door or not allowed until the housing crisis is at its end.

Inequitable housing... just because someone can afford a mansion with elaborate landscaping doesn't mean it's ethical. Water used for unnecessary uses like pools and ornamental non native landscaping irrigation needs to be used to support higher density housing needs.

Sonoma county spends too much on homelessness without any measurable outcomes. The dollars spent are irresponsible on that basis alone. Rising rents with stagnant wages and a housing system that rewards and saves landlords while tenants are at their mercy.

Too many people.

In action, I am very concerned about a new casino that is planned in Windsor. It will result in inmate traffic and consume a great deal of water that is and will be in short supply for the foreseeable future.

Shortage of skilled labor, shortages of supplies and materials.

Cost of Remodeling permits and impossible time to get through the permitting process.

Yes, all of the above are important considerations, however, we need to change how we think about housing: Wildfires and the pandemic have shown us that the future of housing needs to include mobile opportunities for local residents. Yes, we'd need to create laws that explicitly spell out how, where & when Tiny Homes are allowed, and to figure out how to collect property taxes, but these are solvable issues. Wildfires and remote work cause people to change their primary city of residence on a moments notice, so why not take advantage of that new reality and do things like create tiny home villages where people can park legally, allow them instead of ADUs, as housing for farmworkers, and so forth? In the process you would open up home ownership to first time buyers, young families, and lower and middle income households, all while destigmatizing homelessness. And you would protect our unique open spaces for future generations and give us the time to figure out how to deal with larger environmental issues, such as drought.

Time required to get permits is a big expensive and time consuming process

1) high rents due to investment practices 2) CLIMATE CHANGE

Renter protections and the many issues that stem from folks desperately holding onto rental housing when they get it, no matter how bad or incompetent the landlord or vulnerable they may be.

Allowing development to take place without properly taking into account environmental impacts, wildlife, drought and water supply, wildfire risks, and climate change. The proposed alternatives for Sonoma Developmental Center are excellent examples of ill-conceived plans that may have very short-term economic benefits but endanger our environment for the future.

The Housing Element of our general plan keeps pushing new homes/apartments. There are so many older homes in older neighborhoods that need to be repaired that already have infrastructure. Investing in upgrading older homes could help people purchase, rather than rent, affordable homes. If the county could offer home loans that put an emphasis on fixers, it would improve neighborhoods as well as provide affordable housing.

I'm surprised you did not list "sprawl". I would have checked that, as I feel it's wrong to endlessly spread low-density into more rural/farm/wild lands. I'm all for more housing, but feel it should be high density, built where existing communities already exist and able to leverage existing infrastructure and services. "In-fill" more housing, don't sprawl outwards.

Concentrations of poverty in areas with lower quality/less safe housing and displacement when those areas are "improved" but become more expensive. The complex I live in was recently bought by the California Community Statewide Community Development Authority which enables people making below 100% AMI to have their rent set at a level they can afford in a beautiful complex in Rincon Valley. Sonoma County would benefit from more models like this that enable low income households to live in better housing without needing to fear displacement.

Permitting alternative housing that use grey water and composting toilets!!!

Housing equity and access to affordable housing for our key essential workers.

No one wants to rent to a Section 8 client...

putting profits before basic human needs/rights to shelter/housing -- low income rents are too high for many who need housing or better/safe/secure housing

Lack of fair/livable wages Discrimination against Pets (Beloved companions)

Issues like homelessness are always of concern, but fixing affordable housing should take priority since it represents the largest pent-up demand & offers Sonoma the best ROI.

Tiny houses are the future. Get with it.

Lack of sufficient public funding to assist affordable housing development. NIMBY-ism. Use of environmental laws to obstruct new affordable housing. Mindset that "low-income" housing brings crime to a neighborhood.

The two biggest problems going forward; permitting alternative building solutions with cheaper materials (inc grey water, composting toilets, cob, etc.) and permit costs. Vacation rentals are driving families out.

Most importantly* the severe Lack of employment paying And offering Living Wage.

Certain dogs not allowed even if they aren't destructive

Concerns about water.

City Centered and Urban Growth. Water availability. Permitting review time frames - particularly Planning, the goals of most of the regulations are generally OK but some overly process driven.

Government regulation of private property-changing zoning and rental regulations of HOAs

Lack of a focused effort to house agricultural workers

Income inequality allowing the filthy rich to buy up property and force the poor to pay unsustainable prices

Housing market is the new stock market Between speculation, vacation rentals, hedge-fund buying of properties, unfettered Capitalism is killing us.

Permitting departments that slow everything way down.

Permit Sonoma is a corrupt organization and needs to be gutted

I make \$60,000 annually - too much for low income housing and not enough to afford my own studio apartment.

So-called affordable housing is not affordable for most blue-collar people are unemployed disabled people. Section 8 is denied by most Property Owners because they have ways to get around legally not accepting Section 8 by making income requirements too high.

A big yes to composting toilets - and more tiny home communities

Lack of subsidized housing

Sonoma County has about 500K residents, plus all those who are not registered. We do not need anymore people. Let them go elsewhere.

Loss of rural character

in spite of your consulting firms response that vacation rentals have not driven up the prices and made houses less available just walking that is false. the only way folks can afford to pay 800,000 for houses they are also going to need to fix up is if there is an income that goes with it! and with increased use of all our resources by folks who are not invested in our community we are destroying our commons. our river is stressed. our streets are in disrepair our water is being squandered our emergency systems are stressed and our schools are stressed. so i guess another problem zoning.....

Timeframes. I do residential design work in the county. Developing vacant land is an 18 - 24 month process. Too long. Streamline ALL residential projects including additions and remodels (it's just as important to improve our existing housing stock as it is to develop new housing).

Applications for residential building permits should take no longer than 6 weeks to review. If it can't be reviewed in 6 weeks, contract with a third party to complete the review.

Shut down the stupid train! Fix all the roads. Lower or eliminate all taxes. Cut and eliminate government regulations. Enforce laws on trespassing, and robbery!

Preventing good people living in fixed incomes falling prey to homelessness due to affordability & rent increases.

Credit discrimination weighs too heavily. Income and years working, as well as tenant history are not as big a factor as credit.

Lack of water

Affordable housing has been deferred for far too long, there has been too much emphasis on tourism at the expense of resident services, too many short term rentals and lack of enforcement of the weak existing regulations, too many large homes have been built and not enough apartments, condos and small clustered duplex/triplex type housing.

I was tempted to hit vacation rentals but I actually do not have good knowledge about this issue

see previous response in #10 about onsite "reuse" wastewater treatment systems

We need higher density outside of just downtown Santa rosa. We need zoning that allows for high density mixed use projects that allow for businesses and people to live together and lesson emissions

We need smaller, ecological multiple units housing complexes, low rent, low carbon overhead. Society and government are not geared towards helping the common people or helping the climate.

If our home burned down I'd like to know that, within city limits, we could rebuild in a sustainable fashion without being denied permits. Earth ships, Blue homes, container houses...so many alternatives but permits are not easy to obtain and every little thing you want to do takes another permit/inspection. It's a shame, after 5 years of fires, that people did not have greater opportunities to build more sustainably.

Overcrowding of schools

NIMBYism preventing development

Permit fees too high, particularly for small projects

NIMBYs that oppose any kind of housing near them.

Tiny Homes are a successful alternative to protecting our planet, allowing young people & elderly privacy, yet providing community and support, as well as removing the financial burden which makes life more of a struggle rather than an adventure.

Homes in the wildland-urban interface Efforts to develop lands outside urban growth boundaries

Sonoma County needs practical rent control that applies to all residential units - including SFDs.

I might have been able to build on my Forestville property if I didn't have to spend \$20k on a special septic system and could have used a composting toilet. Maybe. But the permit costs were still exorbitant.

Our home is threatened by a dilapidated house next door. County refuses to compel repair of numerous code violations and instead just puts liens.. (continued in next field)

diverse housing types that are affordable to people

Unreasonable building department.

Permitting process needs to be streamlined, simplified with reduced costs. The entire system should be overhauled to address the roadblocks to smart development.

Permitting excessively large homes (>3,000 sq ft) which waste natural resources and occupy land that could be made available for additional homes

Lack of water and the effects of more development on dwindling and unreliable sources. Lack of enforcement of zoning laws that result in an accumulation of trash, unmitigated brush growth in fire prone areas.

Private developers instead of cooperative housing. The private landlords have control of the rent prices and who has access to it. It's wrong! allow more ADUS update kinds of septic systems

Rental prices are extreme making it very hard to make ends meet, have to have two jobs in order to live here, because of high rents

Young people not able to find affordable housing

Permit Sonoma needs new leadership that facilitates progress rather than be obstructionists. They just say no or try to prevent someone from improving their home.

Cost of a small studio way too high for the basic wages people get paid. For example I rent and also need rent one room to pay income for food, gas electric. My income is not enough to survive on by myself.

NIMBYism, "Rural Character", "Small Town Feel"

Affordability. My daughter and grandchild live with me while my daughter saves to buy a home.

Low income house not available

Lack of water. Lack of EPA approval for sewage solution. Ridiculous laws (energy codes, fire sprinkler ordinances, fossil fuel bans,...) that drive up costs and REDUCE resiliency.

Lack of accessibility. I am a wheelchair user and my community has access issues, especially with inaccessible townhomes going up everywhere (this means the unit will never be accessible). This is especially true for low income & section 8 housing. Burbank just keeps building townhomes and telling people the ground floor is accessible, which means 1/2 the unit is inaccessible. How can a mom in a wheelchair raise her 3 kids when she cannot get to the second floor? That is not access.

Lack of accessible housing for people with Disabilities.

not enough open park space in the southwestern quadrant of Santa Rosa

Not enough smaller single story homes. Apartment buildings with no elevators for equal access.

As the unshoused population began to rise exponentially SoCo continued to welcome the extra income from vacation rentals while the most vulnerable members of this community suffered.

we don't need more development. we need more rental regulation, as in rent control. and yes, regulation regarding the number of vacation rentals. regulation around AirBNB.

Insane insurance costs for flood and fire insurance

Water usage

The perceived affordability of housing in Sonoma County is unrealistic because it is based on Market Real Estate value. After the fires we had the opportunity to cap rental prices. When the Board of Supervisors tried to implement this it was realized that their bias as real estate owners precluded a fair vote. Lower income people are not represented in this scenario. There is no housing shortage; there is an artificially induced affordability crisis which suits investors needs but eliminates the sustainability of young workers as part of the population. The quality of life should exceed a cramped apartment on Santa Rosa Ave. requiring nearly half their income to rent. Cultivating a future for Sonoma Co is not about tourism and the Wine industry; its about who can afford to live here in 10 or 20 years.

need to us resource for housing not hotels

New construction for high density housing either for rent or purchase should be forced to create a parking structure level and plan for two spots per unit, NOT rely on street parking of existing neighborhoods. It's unsafe, unsightly, and uncaring.

Water!! Too much building on every corner-

I am 21 i think theres age discrimination. How can one gain rental history with out being able to qualify for a studio?

Very slow land use entitlement and building permit process

Sonoma County Housing Needs and Opportunities Survey
Optional: Tell us more about the most important housing issues facing Sonoma County.

Optional: Tell us more about the most important housing issues facing Sonoma County.
 Open-Ended Response

Lack of infrastructure to support housing
 Construction and development
 Igual no tener acceso y racismo facial

Los pagos son muy pequeños y las rentas de masiado grandes con un trabajo no se puede pagar un apartamento
 Gvidxh fb
 El precio, el estatus migratorio.
 Precio alto

Hay demasiados carros si rentas un apartamento sólo te corresponde un estacionamiento para colmo no cuentan algunos con estacionamiento para vivir antes y en las calles solo hay anuncios de no parking o solo por dos horas, en donde estacionamos? Hay días que uno quisiera poder poner el carro en la bolsa ,pero creo que solo piensan en hacer y hacer sus construcciones sin pensar en todo

Los costos tan altas en renta o compra y depósitos para poder pagar o rentar una vivienda

Muchos requisitos para rentar una vivienda y muy caro el depósito

La cantidad de personas de altos ingresos mudandose al condado de sonoma que si pueden pagar los precios exagerados de las viviendas.
 Gentrification
 Un costos elevados
 Los altos precios

Viviendas disponibles y asequibles para las personas de clases pobre y media. Desafio mas grande es ayudar a personas desamparadas con problemas mentales, drogas y alcohol salir de las calles.
 Rentas súper caras
 El aumento dela renta

Muy cara las rentas y una lista de espera muy larga en los de bajos ingresos

Muy caro está todo no alcanza los que ganamos de salario
 Muy Caro
 Demasiado caro el alquiler y el costo de vida
 Los Altos precios de vivienda
 Costo alto

Información sobre requisitos y formas de aplicar
 El precio
 Precios
 Es muy cara la renta
 Los precios altos, pienso

El desafio demasiados requisitos para alquilar y demasiado caro para vivir

El desafio puede ser de q no mejoran con la paga de los trabajadores
 Qué están elevadas las rentas..
 El costo la renta muy cara
 Muy cara
 El presio
 Q no hay lugares para rentar

No hay viviendas asequibles y piden muchos requisitos, te hacen llenar demasiados papeles, para que te digan que no.
 Alto costó y acceso a vivienda
 Rentas excesivas

Obtener un préstamo para comprar o obtener aprobación de alquiler por credito

Son muy caros para personas de bajos ingresos y piden mucho y no hay mucha ayuda

El costo y la disponibilidad de encontrar un lugar de acuerdo a tus gastos
 Alto costo

Same no access and facial racism
 The payments are very small and the rents are too high with a job you cannot afford an apartment

The price, the immigration status.
 High price
 There are too many cars if you rent an apartment you only get a parking lot to top it off some don't have parking to live before and on the streets there are only no parking announcements or only for two hours, where to park? There are days that one would like to be able to put the car in the bag, but I think they only think about building and building without thinking about everything.

The costs so high in rent or purchase and deposits to be able to pay or rent a home
 Many requirements to rent a home and the deposit is very expensive

The number of high-income people moving to Sonoma County who can afford inflated home prices. gentrification
 A high cost
 the high prices
 Available and affordable housing for poor and middle class people. Biggest challenge is to help homeless people with mental problems, drugs and alcohol get off the streets.

super expensive rent
 The increase in rent
 Very expensive rents and a very long waiting list in low income
 Everything is very expensive, it is not enough for those of us who earn a salary
 Very expensive
 Too expensive rent and cost of living
 high house prices
 high cost
 Information on requirements and ways to apply
 The price
 Prices
 rent is very expensive
 High prices I think
 The challenge too many requirements to rent and too expensive to live
 The challenge may be that they do not improve with the pay of the workers
 Why are rents high?
 The cost of rent is very expensive
 very expensive
 the pressure
 Q there are no places to rent

There is no affordable housing and they ask for many requirements, they make you fill out too many papers, so that they say no.
 High cost and access to housing
 excessive rents
 Get a loan to buy or get rental approval for credit
 They are very expensive for low income people and they ask a lot and there is not much help
 The cost and availability of finding a place according to your expenses
 High price

Cost.

Jobs are not paying enough for working class families to have adequate housing much less purchase a home.

Water.

By far our biggest problem is a lack of housing that is affordable to our essential workers and low income residents.

Affordability- It is insane how much housing costs. Making rent more affordable (i.e. because I share a house with 4 others it makes financial sense to continue to rent versus thinking about buying) however if my rent became so high that it no longer made sense to rent versus buy I probably wouldn't be inclined to continue renting (also if my rent got that high, I wouldn't be so inclined to stay and would consider relocating to a different county. Ensuring that apartments and shared communities are beautiful and well kept while being affordable. Would consider living in an apartment complex if there were more green spaces and shared on site amenities (such as laundry facilities at no extra cost, gardens, edible gardens, pool, gym, cafe, etc.) Integrated housing: Petaluma has done a great job of integrating different kinds of housing (i.e. one are of town is not just all apartments, or one area of town is not just single family housing or one area of town is not just low income housing, etc.)- I would like for that to continue to be the case as more housing options are made available.

The most important housing issue facing Sonoma County is the County wanting to build housing in inappropriate areas in unincorporated Sonoma County, far from services, inadequate services, and in the WUI. We do not need or want housing in areas that will traffic increase traffic and VMT, impact evacuation routes, and create sprawl. Build denser and taller in urban areas near services, jobs, and transit. Preserve our community separators!!!!

Corporate ownership for investment without resident ownership and a commitment and involvement in and to the community. It's getting too expensive and homelessness is out of control

I live in lake county because there is no affordable housing available in Sonoma County. While the 101 corridor is nice it is not mandatory.

People in the town of Sonoma want to push housing out into other communities when there are sites where more housing could be made available. It's frustrating to me that you can't write letters to sellers anymore. Anti-discrimination? What is more discriminating that just doing based on how high of a cash offer they can get? The only reason I was able to buy a home is because I wrote a letter and the people selling to me wanted to sell to someone young, like their daughter, who was going to live here full time and contribute to the community.

Water resources - insufficient without taxing natural ecological resources Loss of currently undeveloped tracts of land to sprawl Long commute

I would like to explore ways to add housing on my property even though septic capacity cannot be increased. This must be a common obstacle for property owners wanting to help increase density. Alternative wastewater systems?

Respect the urban growth boundary, community separators and conserve the natural beauty of Sonoma County. City center growth is the best solution to expedite affordable development.

Really needs to be considered in the larger context of equity and future climate risks. The bulk of transportation needs to moved out of cars. We have made it increasingly difficult to build housing. Housing should be easier to build, in a wider variety of places. We should be incentivizing building housing in already developed areas and staying out of the wildlife urban interface zones. NOT ENOUGH HOUSING AND APPROPRIATE SERVICES FOR THE HOMELESS/UNHOUSED.

It is too damn expensive. Greedy builders don't want to include parking in their projects. They want to cram people in like sardines.

Property in the area is being purchased in large quantities by investors to use as rentals for income. Cost of rent is allowed to increase at a disproportionate rate to COIAs. Private landlords want to raise rent at the same rate as commercial living; which is making purchasing a home impossible, both because there is a lack of affordable housing to purchase, and an inability to maintain balanced income/rent ratios.

Housing is not affordable, and with all the new housing being built, it is not available to everyone in the community because of the cost of living. I feel as if the County and City of Sonoma feel homes are for vacation rentals and they want the renters to all live in cramped small spaces - that are highly overpriced just because we can't afford to buy. It's disgusting The cost of construction is very high, so any new building is going to be very expensive to build. The only way to make housing more affordable is to heavily subsidize the costs, unfortunately. The belief that building more housing will lower the cost of homes isn't true when building costs are so high.

All of the issues you listed above are important, of course, but the crux of the problem is that the people who work in Sonoma County simply cannot afford to buy here. My friends that are young families, making 150k+, cannot even get a loan here. Housing affordability is the main reason so many of my friends and family are moving away. And one major cause of housing inflation is allowing corporations and hedge funds to buy residential housing. Why don't we have regulations that keep corporations out so Sonoma County workers can buy Sonoma County housing? We don't have enough safe, affordable housing, full stop.

I am most concerned about housing choice and affordability if I am faced with moving again. As a senior on a fixed income, my choices are limited to near zero and would face moving out of the county.

The unhoused.

Get rid of the wealthy and the wineries? Then we can afford to live here. I have a friend paying \$1,000/month for a studio (500 square feet). That's affordable????

I can only talk about my experience building our own home (at 65 and 69 years old). Too many codes, too many inspection fees while the city does not take responsibility for what they are inspecting. I see so many homeless people but know too little about their situation. Is it mostly due to mental illnesses, is it because they lost their home? I would like to know more about it. There could definitely be more affordable housing. Apartment-buildings with onsite social-workers and volunteers helping struggling families and doctors/therapists helping people with mental health issues.

Pressure to develop in rural areas rather than focusing growth in urban areas where transit and services exist so vehicle miles traveled are lower. Sprawl is eroding the County rural character and contributing to climate change.

I am not of great knowledge of this area.

Affordability, we need more 3 bedroom affordable neighborhoods to be built. Building costs have to go down. We are not mice and don't want Soviet Bloc housing or tiny homes.

Need more low and very low income housing to support the people who earn \$15 an hour or less. Even though the county doesn't get fees from this kind of housing it's what we need

Discrimination against generations younger than ours. It is seriously wrong and feels "very unfair" that younger people have been consistently, continually and insidiously priced out of home ownership in this county. Decent, hardworking individuals and young families are being forced out of our communities because out-of-state and out-of-country wealthy conglomerates are able to snap up homes - with cash offers - outbidding younger, less prosperous families who just want to live near their aging parents and grandparents. And that's become virtually impossible for the last 20-25 years!

We need to streamline the case management of the homeless and mentally ill to prevent the predictable and costly decline in our community. Again, look to Canada and how they have managed both of these issues

We need low income housing of 3 - 5 stories, in order to be built at a "reasonable" price. Less rules and regulations. See Elon Musk's new housing which is prefab, and trucked in.

High cost of living for seniors

There needs to be more flexibility in Stormwater U/D treatment methods. The BASMAA U/D Construction Manual is far superior to our local Low Impact Development Technical Design Manual. More flexibility = better design.

We need to keep housing out of vacation rentals and use for people who are part of our community

We need more mixed income, multi-family dense housing close to town centers and transport.

We need new construction for denser housing - but does affordable have to mean ugly? Can there be some thought put into making the housing comfortable for those that live in it?

There is no way for farmers/other small ag producers to build adequate housing for their farmworkers (maybe programs exist, but are not well advertised). The NIMBY single family home owners are preventing necessary development. The one size fits all housing development that has taken place has stifled opportunities for poor people to own and afford good quality homes. We don't need low quality high-density housing, we need quality housing that can be supported by good/cheap transportation infrastructure. We also need to stop pushing homeless ppl to poor communities.

Keeping development inside the urban boundaries and leaving the rural land for parks and nature

Everything is too expensive and the advantage lies with the landlord.

cost of land, droughts and water availability, siting housing so it is appropriate to the location and the density

Homelessness. All members of our community need housing now. It's shameful to have so much wealth concentrated here and have so much destitution.

But I don't want overdevelopment. It's already getting overdeveloped and becoming like San Jose. Not everyone can afford to live everywhere. I can't live in Pebble Beach. It's not affordable. So it's a double edged sword. Keep Sonoma County Beautiful or overdevelopment

I think there needs to be less red-tape for individuals that are looking for creative ways to create rentals on their properties, accountability for landlords who refuse to accept section 8, more affordable rents, rent control, and more incentives for landlords renting to low income households. Homelessness seems to have increased greatly. Housing supports need to have build in mental health services, to help promote the longevity in housing placements.

Road maintenance on rural but heavily traffic'd roads (e.g. Dunbvr Rod

Assess ability, affordability & availability!!!

Service people can not afford to live here.

The fact that so much house stock is tied up in vacation rentals and second homes, really exacerbates the housing shortage. It would be great if people who lived here full time and work here full time, could have a home they owned full time.

Too many people and not enough water to support them

I was run out of Sonoma, rents too high. So I moved to Santa rosa then west county. Now I feel like I'm being run out of sonoma County altogether. Rents are too high.

I work as a realtor. The most affordable housing is mobile home parks and none have been built since the 70s. People don't want cramped two story apartments with common walls

Lack of affordable housing for our children to be able to live here.

We must start by providing suitable housing for homeless. No one should be living in a tent on the street or on our creek paths. Building affordable housing is necessary to keep essential workers in our community.

Affordability with decent living standards.

Affordability is the most important. Greed and price gouging is the rule here, not the exception.

There is a lack of housing availability, which in terms drives the cost up for the units that are available. High demand, low supply translates to high costs. The competition for the units that are available also leads to people paying much higher purchase prices. Homelessness is a major problem as there is not one block that does not have homeless people.

Difficult problem: 1. Development contributes to pressure on available resources (water, transportation) 2. Expanding highways reduces transportation issues (and associated emissions), but encourages development, which leads to further impacts on other resources

Affordable housing for those of us who make between 50,000 to 60,000 is almost nonexistent. At the same time I know there is a tremendous need for low low income housing for those who are without homes.

It's clear that Sonoma County is a destination for some of the Bay Area's homeless. Addressing that situation, along with how the county will handle additional strain on our natural resources are considerable issues.

Infrastructure and cost of housing

Sonoma County needs to be able to step outside the box to solve its housing problems. Conforming to government mandates like RHNA numbers does not make for good housing. It's dangerous to build in the wildland-urban interface, and that's pretty much everywhere except the 101 corridor -- and even that's screwed in a big wind event. West County doesn't have the services, and what a shame it would be to pave that over.

The solution, in my mind, is to stem the tide of second homes, and bring back real towns with real people living there. In my neighborhood, which is still rebuilding after the fire, three massive homes sit empty nearly all the time. If there's a way, we should make sure all homes in areas with housing challenges are primary homes or long-term rentals that are affordable for people who live and work in the area.

All cities aren't alike in terms of affordability, internal resources and inclinations of current inhabitants. The citizens owning property here have the right to set limits of size of the city and the extent of commercial entities are able to force growth within the city and the environs.

Neighbors blocking development. NIMBY-ism. PRMD is not easy to work with. Utility hookups are very expensive. Soft costs are about 40% of the costs of making a new hole.

Need more affordable housing for all especially young families and seniors; also need more transitional housing with Case management support

I believe it's the lack of balance. Wealthier people owning lots of homes that sit vacant while the rest of us tough it out to find something.

Sonoma (as well as adjacent Marin County) needs additional senior housing . Wait lists for affordable senior B&N np let h are currently 3 to 8 years !!! i

Affordable housing not solely in the hands of big developers but in the hands of ordinary people, incentives for property owners to produce more inventory of safe but non-standard housing solutions. Protect actual human safety, not code enforcement and permitting revenue. Update antiquated septic laws to allow new forms of proven solutions to waste management- eliminate requirements for graywater not backed up into septic and allow certain forms of composting toilets. Crack down on housing discrimination. Moratorium on all new short term rentals til housing crisis is ended. Eliminating all short term rentals owned and profiteered on as a 3rd/4th/5th+ home or a business enterprise that does multiple vacation rentals. Consider eliminating all vacation rentals owned by those residing outside of the county (often the non-hosted rentals), this hemorrhages money out of our county while hitting our communities. Profiteering off of an extremely tight housing inventory during a crisis should be illegal.

Housing issues are all about economy which is serving the top 10%.

Unaffordable rents for working people.

Too few rental units and purchase prices are astronomical.

Government (we the people) must build affordable housing. The market will not take care of it.

Affordability

we need public housing

Government is turning affordable housing into their profit center with outrageous fees.

Thank you for mentioning alternative housing with composting toilets. We would be housed if this were allowed.

Too Expensive. There is very little value. For the money spent on rent.

Homeless and low income

Affordable housing for teachers, Police, Fire, HCWs. Our county is aging and these workers are necessary to support retirees.

People who teachers, law enforcement and other services can't afford to buy a home here, or in the Bay area.

homeless people (not all of them, of course but many) being allowed to trash the communities.

New housing is designed for buyers that are from wealthier areas of the State and region and not for those who currently. Live and work here.

Shortage of affordable housing.

Affordability

The cost of housing: rentals and sales is making it hard for a number of people who work in the county to afford to live here. Including persons with disabilities and Seniors.

It economics. There are plenty of homes, but they are short term vacation rentals because they earn more income for the owners. Homelessness is a misnomer for people with mental health disorders and addictions. Those two things need to be separated and not combined.

Extremely poor leadership locally to improve! Officials need to stop lining their own pockets.

Building outside UGBs and in rural areas that won't help affordable housing but will urbanize and pollute. No build baby build! Stop it!

Not sure who is lying to us, but I have no clue, in this multi year drought climate we can still keep building and supporting all of it.

There isn't enough space to cover the issues!

there is too much emphasis on "affordable housing." In the past, we created housing new families could afford by building new, market-rate housing so that people could move up. Housing filtration was what worked.

As a junior college instructor I can say one of the biggest issues we face is how we can expect students to come here when the faculty can't afford to live here

We need urban infill, preferably near the SMART corridor, at least near public transportation. We need to have better public transportation and more housing inside the city and Town boundaries.

I can't emphasize enough how much we need to look carefully at the new realities that are facing us due to climate change. Water, fire, infrastructure - our county is stretched thin trying to address emerging needs. Focusing on quicker solutions such as tiny home type options allows us the opportunity to respond in real time to the shifting priorities that we face; permanently building using a twentieth century model of what housing should look like does not.

Housing is not affordable

Since the population of the county has fallen for 3 consecutive years, while the number of units has increased, the housing availability crises should subside without any significant changes to the general plan. However, during this same time period, housing prices have continued to soar. So, the real problem is affordability. I don't believe this problem can be solved without addressing the wealth gap, because I believe it is the wealth gap that is driving this crisis. Additional taxes on vacant homes and vacation rentals could be levied to be used to provide homeless services.

permits

Everyone deserves shelter.

Too many people, especially elder people, are forced out of housing because they can't afford rents. We need to make it easier for young people to purchase homes so they have reasons to maintain them and eventually own them when they become old. It will keep people housed longer with more home security while raising families and aging.

not everyone can live here, just like not everyone can live in Malibu or Manhattan.

Sonoma needs to build higher density housing. Neighborhoods need to be created to build community.

Homelessness is an ongoing issue throughout the county

We need more shelter and transitional housing options for people trying to get out of homelessness. Obviously permanent housing is the goal, but if that becomes the sole focus as a solution, then people end up languishing on the street while waiting for a longer term project to finish.

Too expensive!

Affordability.

Non Sonoma county residence buying up all of the affordable housing and turning it into vacation rentals, which leaves few opportunities for people growing up here, and it undermines the sense of communities when there are too many vacation rentals in a neighborhood.

Lack of quality affordable basic owner-occupied homes for everyone who resides here.

It's very expensive

Affordable housing!

Prices are too high

Safe, Affordable housing for essential workers.

Concerned about shared housing such as Pacaso disrupting quiet residential neighborhoods.

Adequate public transportation, including connections to regional rail and job hubs is greatly lacking. Traffic, environmental and health impacts from increased housing without this vital transportation infrastructure are a considerable burden on all of our community.

The people who work here can't afford to live here. New housing should be built in urban areas, near transportation. It should not be built in rural areas or wildlands.

Lack of planning in unincorporated areas. No incentives for developers to build multi-unit housing developments; limited availability/capacity of water supply and sewage treatment particularly in the core zone of Geyserville.

Low income treated unfairly...

A

the value of the dollar going down and constantly rising prices. To many homes being purchased and rented for too much money.

The wealthy are buying up most of the available properties, leaving little opportunity for middle income people to purchase and actually live in their property. Multiple property owners should be limited to how much real estate they are allowed to own (or use for Air BnB). Supply and demand principles apply given the current market, and the wealthy can afford to pay more which allows them to diversify their investment portfolios.

I'm not really familiar with the issues here in Sonoma County. I from my time here, I think the property taxes are high, the septic fees are high, building permits are expensive and take a long time to get.

1. Homelessness is a blight on the community. 2. The limited availability of water must be a part of any new housing project.

The cost of permitting is a massive barrier to working-class owner-builders. Hard-working, responsible people of modest income MUST be allowed to build their own dwellings to code without paying outrageous fees. Owner-builders who live on affordable and remote rural parcels should not be required to pay thousands of dollars in permitting costs for parks, schools, and traffic fees. We have enormous remote sections of this county where residents live hours away from parks, schools, and traffic, on self-maintained roads. These residents have a right to build housing on their own property for reasonable fees.

Cost of living continues to increase exponentially while wages can't keep up, especially with Covid decimating local businesses. The waiting lists for affordable housing are YEARS long.

Any housing being built should be required to use as little water as possible in the landscaping as well as household useage (low flow toilets, etc) In the 1970s & 80s, my husband was a custom builder in CA. He moved when the fees & inspection schedules became too onerous. PRMD has an unenviable reputation. Fix it & the regs

Priority should be placed on increasing affordability, which can be accomplished through policy shifts and increased housing production.

Limitations should be placed on vacation and secondary home owners who greatly impact supply.

People seem to NOT connect the dots of local and out of state and area employees offering jobs at pay rates, less than what a person can afford to pay for living expenses.

Extreme lack of affordable housing for young families in this area and the high price of land and property are turning West County into an unaffordable place to live.

West County has the highest tourist rates in all of Sonoma, but who is here to cater to them? Work the restaurants and bars and in gas stations and and and? People don't want to drive 1.5-2 plus hours to work a service job for \$15 an hour. Those who do live out here and work service jobs are in a constant struggle with maintaining housing. Either overpaying, or living in a trailer on a questionable piece of property, or renting a room which is not a long term thing. Everyone who grows up here leaves around 20-25, because they no longer want to live with their parents and they can't afford their own place. People don't move here until they're ready to retire/close to retirement/their parents died and left them a place. There's a dearth of young people which affects the school, the labor force, the future, and the volunteer fire department where the average age of its 14 members hovers around 58.

Availability and affordability

There use to be places where low income folks could live (west co etc) but now it's impossible to find an affordable rental anywhere

Education about those below the poverty line and the ability to utilize housing vouchers

Just not enough affordable housing, there are a lot low income housing program but not with realistic income. Meaning you have to make little to no money to qualify.

rent is too expensive especially because of the fires in recent years and not allowing certain dogs into apartments or homes which is pretty frustrating for people that have their pet under the aggressive breed but that isn't aggressive

Homelessness!!!!!!!

I can no longer afford rents here. my rent is about to almost double. I also am finding it difficult to rent because my credit card debt increased due to the pandemic

Prices

We live in a world class tourist destination. You are destroying it with unchecked growth and really bad decisions on quality of life issues.

The vacation and second home market takes full time home opportunities out of the market, reducing supply and thus increasing cost.

Requiring HOA to allow rentals for 30+ days despite what CCRs permit-which goes against the very things that determined where we purchase.

Requiring that those looking to build a new home-build an affordable home on their own property is indefensible.

Government regulations

Getting cities to live up to the open space-city growth bargain they made in 1990.

Lack of TRULY AFFORDABLE housing; more municipal/government intervention (city of Santa Rosa needs to get involved by building homes and apartments that are truly affordable for most, and that have a rent control element for both single and multi-family housing.

Affordability is the most important issue. The rent and purchase prices of homes is outrageous. When housing became a commodity the prices skyrocketed.

Zoning against vacation rentals seems random and without justification. I live on a three acre parcel, plenty of space and separation from neighbors, but am not allowed to rent as a vacation home, whereas, one of my neighbors next door, on a smaller city lot, is allowed to have vacation renters. And it wasn't a rental grandfathered it. This information was recently sent to me on a postcard. Makes no sense to me.

I think the fees are absurd and prevent housing. The fact that bidders can easily skate around requirements to provide affordable housing makes the whole idea a joke. Time houses, grey water usage, and composting toilets should be encouraged instead of outlawed. That they aren't points to Sonoma County being uneducated and quite committed to not fixing the housing problem.

I've lived in Healdsburg most of my life. The Healdsburg of today is much different from what I knew growing up. It has become very unaffordable to live here and it is frustrating how many homes sit empty because they're second homes/vacation homes for wealthy people who reside outside of Sonoma County.

Housing affordability for low to middle income earners (teachers, etc) and workforce housing so that workers can LIVE near where they WORK

Obviously there is a housing shortage here. Another alternative to the "build baby build" mentality may be to repurpose existing commercial properties that are vacant. Re zoning these to allow converting them to housing could be one solution. I live in the northern Sonoma/ Springs area. Our area is very congested because all of the affordable type housing is here and these properties were really never intended to house so many people. Our infrastructure is sadly very lacking (few major roads, water availability, inadequate public transportation, and now fire/safety problems). I realize updating infrastructure is expensive but without it, the newer affordable housing that is needed really can't be built. I think the housing model itself is flawed, we need more flexibility in size and construction techniques.

Need to have more affordable rental residential units built in the Center of cities and towns. The downtowns, not the edges of towns. Cost of permits and strict regulations on where, what and how you can build have helped cause an affordable housing shortage. In spite of the fact that our county is one of the most expensive places to live in the States, our homeless population has exploded. This in part is due to all of the "free" services offered to the homeless. I feel requiring able bodied participants in these services to earn some of the benefits would not only ease the financial burden on the county, a.k.a. taxpayers, but would also help them acquire more self respect. It could provide job skills and some hope for a better future.

Housing affordability!!!!

Though the availability of community land trusts, we are able to preserve the affordability of housing for generations to come. These nonprofit organizations build economic stability to the low-income workforce of Sonoma County.

Marin county, and Sonoma County have never actually been affordable. But West Sonoma county offered those with low income, a place to live. Things have changed, and all around me on both my left and right side and Across The Street Neighbor's have sold their houses and they are now Airbnb's.

Sonoma county is too focused on scapegoating. Blaming vacation rentals and second homes for the shortage of affordable housing. The market is like this everywhere. The county needs some new thinking: Tiny homes, attracting non profits to build multi unit projects in places like the Springs, the creation of co-housing cooperatives, and using TOT funds to create funds to subsidize those that can only find market rate rentals or help lower income residents purchase market rate home.

The competition from 2nd home buyers is preventing younger generations from entering the market. And wealthy families who suck up labor on renovating kitchen and whatever projects they like to throw money at that makes regular homeowners struggle with finding competent labor. We have an aging population and demographically a lot of seniors either single or couples living in our rural communities in 2-3 bedroom homes by themselves. How can we make better use of this housing, if the "home sharing" programs are not working?

Prices

Poor people cannot usually for deposits and landlords will not accept tenants unless they make a huge amount of money every month and have excellent credit. Even if you have no debts.

Affordability is what keeps young families from staying or moving here.

Vacation rentals are absolutely one hundred percent responsible for the sad downfall of our beautiful community. There have always been "summer homes" here but they were used by the same family and everyone knew who they were. At this point, there is a different party group here every weekend (we live in a neighborhood that has about 50% long term families and 50% vacation rentals). It's also not just in summer, it's all year long now. Loud music, straight people making fun of the gay community that has always lived here, and just a complete disregard for a community that has always welcomed tourists.

inequities

Let's focus on housing for seniors who need attractive and affordable options to downsize and let's get them out of the high fire zones. Take a look at the demographics of the lower river and you will see over 30% of residents are over 62YO when only 17% of CA's population.

Population. Congestion. Bought and sold politicians. Lack of good county administration. We have things budgeted but never seem to be able to get things done (i.e., road maintenance.).

People who grew up here can not afford to stay

Not many choices for senior housing, especially in Healdsburg.

It doesn't matter how many units you build if they keep getting bought for second, third, etc. homes. Just look at West County. They closed a high school due to dropping enrollment. How long before there are not enough kids to keep any high school open? There should not be any vacation rentals unless the owner lives on the property full time.

Sprawl cost more and degrades life

Need apartments not more Storage units on Highway 12

Housing prices, wether to rent or buy, we are so congested in Sonoma City and the surrounding municipalities.

The challenge is broad, but the most critical is affordable housing, more particularly workforce housing. It is critical that the development process be streamlined while encouraging architectural excellence.

We own a business & affordable housing really affects our staff negatively.

Affordable d government supported housing for people with low incomes especially getting homeless citizens sheltered.

I think we need to look at more creative ways to have high-quality living for seniors that allows them to move out of there are single-family homes to free those up for families. I'd also like to see some areas that were perhaps more creative high density for work live spaces

Too many super rich 2nd home sales that drive up cost of housing in Healdsburg.

County barriers and delays create excessive costs, resulting in excessive rents and prices. It really is that simple. We regulate more than anywhere else.

Affordable housing has been lacking. Allowing ADU construction without exorbitant fees would be a good idea. Zoning for mobile home parks could also be expanded to provide affordable housing.

Stop promoting homelessness!

Competition in buying a home with vacation rental/commercial buyers, especially in west Sonoma county

Rents don't match wages. We have to work multiple jobs to make ends meet

Wages made in Sonoma County too low to afford current rental housing, hence multi families living in a single home

Too many Single family homes. Missing middle 4-6 plex, development of Micro apartments, accessory dwelling units, 3 d printing hempcreat etc
Cost of living and a mortgage is too high. Minimum wage does nothing even if its a double income.

I can't speak for the county. But in Sonoma Valley, we have very limited capacity, finite, that must be accepted. We can not have more and more housing and development here and still have the lovely place that Sonoma Valley is. Pushing the envelope will bring down the quality of life for everyone. More house is needed, but it should be elsewhere where there is better, safer road capacity, resources, and fire safety. Crime has become more and more prevalent. We need more patrols. There should be a tax or some means of curbing the egregious real estate speculation and multiple homes so many people here have. It is driving up the values and reducing the inventory and resources for true resident community members and families who have lived here for generations. We live near the Verano/Hwy 12 corridor that is being targeted for huge developments that will ruin this area for us and other residents who live in our neighborhoods. There are already major issues with traffic that is grid-locked off and on during commute times, multiple collisions with pedestrians and bicyclists that have resulted in fatalities in just the last year or two. During the fire evacuations, and power safety outages the roads were dangerously grid-locked. I shudder to think if there were hundreds more people occupying this area. It's not right. It's pure greed. Put those developments elsewhere- out by Schellville or other outlying area, better yet, outside of the Sonoma Valley. There is no way to mitigate the traffic issues. There are no places to expand the Springs corridor, inadequate parking as it is, and too much risk from fires. We have already had to reduce our water use by 20% in 2021 from our previous year which already had been in conservation status. I'm despondent about the proposed Springs/Verano developments.

Few I grew up with can afford housing in west county (where flood zone and mold used to keep the prices down). Feels like everything out here is being bought as a second home or rental. Many of my contemporaries are able to buy homes in Roseland...spreading the gentrification and further displacing folk.

Airbnb has 300 rentals in Sonoma county when I check. It's almost impossible to find a rental or buy a home here.

Housing shortage, it was bad before the 2017 wildfires, but much worse now.

Fires, pge outages, insurance

Affordability

The government is too controlling about what people can do with their land. If I have a 8 acre property and I want to build another house so my kids can live here I should be able to. Or rent part of it to help pay the mortgage I should be able to. It doesn't hurt anyone else. Housing is so expensive the only way my kids will ever have a house is if I can build one for them on my property. Also they are constantly throwing to take away our rights to rent (Air BnB). We have rented for 10 years and never had a complaint. It bother no one and they constantly threaten to add new rule or exclude certain zone for no reason. We need tourists in this town and the hotels are often too full. We pay way too much in TOT tax and yet the still want to shut us down. It's frustrating and government over reach.

Very restrictive general plan. Over use of ag zoning that prohibits housing in rural areas. Very high cost of housing, increased since 2017 fires. Structure of decision making systems in the County are not effective.

Supply, we need more housing units in a variety of types.

I am not sure how to fix this homelessness problem but I'm not happy with what is happening in the parking lot on 1st St West. The blatant drug use and crimes happening in broad daylight there is appalling.

Criminals and gangs

I truly feel that the homeless situation has been made far worse where rent is not affordable to fixed income seniors. We get rent increases to the point of forcing our homelessness. We need to stop the bleeding at the source, not cleaning up homelessness after the fact!

Availability and affordability. Housing cost vs income needs to be more proportionate

Homes either for sale or rent are way overpriced.

Affordable housing including rentals and ownership

Cost, affordability, and equity of available housing for working people

Cost of housing

With the pandemic, all the tech workers from the city appear to be moving to Sonoma county. Print prices are going up to ridiculous amounts that us locals can't afford. I have a pretty good job and make a comfortable living. 1 bd apts are going for \$2500 now. That's insane. Wish these tech people would go back to the city and back to work and stop driving rent prices up so that we're getting priced out of our hometowns.

Homelessness has gotten really bad in our neighborhood. We regularly have people sitting or sleeping on our curb or in the bushes. We don't like to call the police but sometimes there isn't another option. This is very different than Petaluma was 9 years ago.

Too many condos & low income housing

In spite of lip service about city centered growth, far too many developments are on city boundaries, exacerbating traffic problems and paving over precious soil that could be growing food, capturing carbon and allowing for water infiltration. Very few if any urban developments are including passive solar siting, space for community gardens, incorporating native landscapes or other energy saving and quality of life features. It should be easier to create duplexes and triplexes out of large homes within city limits.

The house rents are extremely expensive which makes it hard to be able to afford living in Sonoma.

Unaffordable for a young shyly or single person, especially seniors on social security

It's really expensive. And low income rates are non reasonable at times.

you know California is my birth place and I should have the right to buy my own property but it is so out priced that this will never happen Santa Rosa Sonoma County this is my home my mom was born in Graton on a small farm I have no family now but when I came home there where 67,000 People here and now look at the 494,336 that's a lot of people we need to take care of our disabled and old folks

we need more housing that is in the price range of the average workers

We need a lot more of it and for it to be more affordable.

Rising rents and home prices

We need leadership from the County and Permit Sonoma to push for housing that is good for many types of people like mixed use in the European style. Retail on the ground level residents can walk to with 3-5 floors of flats/apartments like you see all over Europe. Walkable areas great for families, seniors and young professionals. This often can be affordable by design. It preserves open space and yield enough tax revenue to be better for the County since it has way more property tax per linear foot of infrastructure like roads and sewer. High return in taxes, high return in use of open space to create the housing and way more energy and water efficient.

Construction as it exists right now should be terminated and only small affordable green and sharing communities should be focused on.

Service workers, teachers, trades people should be able to buy their own plot of land with a house. I'm such a fan of TINY HOUSE subdivisions or creative communal homes where families have their privacy but share certain living areas. We need to look at what other countries in Europe or Asia have done to accommodate their residents. A hospital worker shouldn't need to commute to Vallejo or beyond because they cannot afford Sonoma. Limit air b&b's, develop senior housing within walking distance to central Sonoma.

We need to have more people accepting public housing voucher

Homelessness

Water, sewer and traffic

Market-rate developers cannot meet the needs of Sonoma County residents and workers. State redevelopment money has been axed. Local government is not up to the task of advocating for (and finding funding for) housing affordable for the majority of residents.

We do NOT need more market rate housing. If you have money, you can buy or rent a place anywhere in Sonoma County right now. Also, at least in Santa Rosa, legally affordable moderate income housing is equivalent to the market, so what we need is legally affordable low and very low income housing. The most difficult to build. The number of vacant homes in Sonoma County which are mostly likely vacation rentals or second homes is extremely high. Finally, we should not be building more housing in CalFire high fire danger areas OR locally identified WUI areas.

Rentals are so expensive that people become homeless or have to leave the state.

There really needs to be better starting home stock and affordable multiunit housing.

We need much affordable housing IN OUR URBAN AREAS AND NEAR SERVICES. We do not need need sprawl into rural areas. Let's go for urban infill!!!

Outrageous price!

Poverty - the haves and have nots. Tourists are sought to bring revenue to the county. They bring money to buy up homes for their vacations and entertaining, pricing out the basic pay workers, just one step away from homelessness.

AVAILABILITY IS HANDS DOWN NUMBER ONE PRIORITY IN MY OPINION

Santa Rosa needs to allow construction of taller residential buildings walking distance from downtown.

The very character that makes Sonoma County special is being destroyed by overdevelopment. Yes, housing is needed but it should be focused in urban areas where there is adequate infrastructure, transit, etc.

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The cost of permits and construction is often prohibitive for middle and lower class homeowners. New housing developments lack accompanying infrastructure (such as increased roads, bike lanes, parking areas, bus connections, etc)

Nearly impossible for an average single person to find an affordable place to rent on their own without assistance. I'm 51 years old and have to live with two roommates.

It's a giant circle of lack of support in all fields.

The people at the top care more about securing additional economic wealth (as if you don't have enough already) than creating a town everyone could live in. They "order" developers to build affordable housing, but let them focus on the more profitable development first (letting developers get out of the affordable stuff later) and allow too many restrictions on who can access affordable housing. I've seen income-restricted apartments that I could barely afford to rent but that I was restricted from applying for because I earned too much.

The HORRENDOUS costs and delays in securing permits followed closely by housing density regulations.

My family and I live in Sonoma Valley. There are only 2 lane roads entering and exiting this valley. The infrastructure is presently maxed out.

(Water, sewer and roadways). Sonoma Valley has been constructing housing units for the past 10 years at a alarming rate with more scheduled along with a proposed 1100 more units to be built at the SDC. Traffic has become a major issue. Crime rates have increased, water is rationed.

More housing and construction will definitely destroy Sonoma Valley.

Affordable housing (both to rent & buy) for the vast middle between low-income and "market rate". Market rate we all know is high-income.

The rent is too expensive

Housing prices have outstripped jobs and wages. With rising interest rates, our homeless situation is only going to get worse - not everybody works for the County at living wages!

The Regional Housing Needs Assessment is proposing too many units of housing outside city limits. Housing needs to be located within easy walking or cycling distance of jobs, shopping, and schools. Too few parts of the county are well served by convenient transit.

Use tax payers dollars for the tax payers....

Appropriate shelter for the unhoused

PRMD is making it impossible to do anything without excessive bureaucracy and having to deal with narcissistic personalities. I can't build a chicken coop without a \$2000 permit.

Homelessness-this is a big problem that needs a solution.

We need to build and stop allowing people to say no to everything.

Landlords who cannot not justify the constant rent increases forcing tenants to constantly relocate; the poor or questionable conditions of rental properties without County inspections and enforcement of building codes; and outright discrimination based on income sources, age, pets, and prior rental history.

House prices go up, so rent goes up, so housing prices go up... Sure County Government loves high housing prices because it means higher property taxes - asking County Government to do something to control housing prices is like asking the fox to develop specs for the henhouse.

My husband hasn't been able to find secure a medical device job in Sonoma County for 10 years as Medtronic got smaller and smaller and all the start ups left. He commutes 2+ hours each way to work in the lower east bay because a significant amount of medical device work moved there, as did other manufacturing. I think we lack these types of jobs, which gave us a middle class. It's created a large gap of people that have money and those that are sharing 3 generations to a house (which my family has done off and on for the past 10-15 years). We house and/or pay for large portions of the living expenses of our adult children, and parents. Even two 20-somethings wanting to be roommates would have to pay over \$1000 a month in rent PLUS utilities to get a 2 bedroom. Lack of varying types of jobs is creating a large economic disparity which puts pressure on housing here. Also- slow rebuilding after the fires and floods has reduced housing availability STILL.

... on the property that even the PRMD acknowledges will be ignored.

Lack of housing for working poor. And homelessness will never be solved through housing for homeless only -- there must be affordable housing for them to move into -- to support independent living.

the younger generation cannot afford to buy homes her, period. we need creative types of housing for purchase for young folks and young families.

They have been trying to do away with 2nd units in our area for 40 years. Second units prevent retired people from moving to a smaller place and holding larger homes off the market. 2nd units help families assist friends and family that are having life crises without disrupting their own family unit.
Onerous codes and regulations effectively discourage property owners from getting building permits and make simple, affordable housing infeasible.

No one can afford what is available. Those of us that work minimum wage jobs or are retired or on disability can not afford housing.

More low income housing needs to be built, more landlords need to take vouchers and there needs to be more permanent supportive housing for people experiencing homelessness as well as alternatives to traditional housing for the homeless that are not interested in living in apartments. Sonoma County and the cities, via their rules, restrictions, and fees, seem to be intentionally making housing less affordable and more scarce. And homelessness has gotten out of control.

Lack of affordable housing

The same problem the whole world has - overpopulation. It's the root of all other problems.

Conversion/loss of hundreds of homes in the Sonoma Valley and throughout the county - with no accountability by the county for creating this revenue-generating, tourist-serving, vacation rental nightmare! Why build more if civic leaders continue to encourage the loss of housing to these commercial exploits?

Failure to revise building codes to require less flammable materials. Lack of water. Allowing the encroachment of homeless camps near residential areas and schools.

There needs to be funding for cooperative housing and more housing vouchers. Landlords should get incentives to rent to and penalties for not renting to voucher holders. We need rent control, and any large corporations (Walmart, Home Depot, Target, Safeway, etc.) should have to pay rental stipends in addition to wages if they're going to do business here. There are people employees of these huge big box chains who are homeless while working full time!! That should not be allowed!

The infrastructure does not seem like it can support the amount of low income housing being developed. CEQA exemptions for low income housing is troubling.

Rents are too expensive, local apt complex use out of county/state management companies that raise rents, and don't care

I wish someone would buy one of these shopping centers that are basically going under and turn that into our facilities for all government offices and county offices and also provide homeless people shelters we have the galley for kitchens we have a number of bathrooms lots of parking and great security. Maybe Coddington would be willing to give us his spot

Too many homeless but it's more of a mental illness/drug addiction issue than a housing issue.

Excessive vacation rental homes and other non-area investors are crumbling our community

I will be homeless soon. I can't afford my medical I have to pay rent essential bills. I have 150.00 left for food medicine out of pocket expenses. I'm 67 worked all my life and can't afford rent. My husband was very sick before passing ate everything we had. If my kids didn't live here I would move.

Too many second homes. Too many vacation rentals. Too much focus on making \$\$ for a developer. A lack of ability to move up through the housing ranks from living in mom's house to owning a place of your own.

There should be more Affordable housing And there isn't!!!

There's not enough adorable housing and now everyone is turning homes into air bnb instead of creating more homes for our community

All of the vacation homes are driving out long time residents because nobody can afford to live here anymore

If you are only old and in poverty, you are never considered for housing assistance. Those with substance abuse problems considered a disability are always selected over an old person who barely survives.

High rents and short-term rentals have become a barrier to middle/low income people

We're not gonna have any workers left to serve all of the visitors if there is no housing for them. There needs to be a cap on the number of

vacation rental permits to create a better balance. Hotels should have to dedicate 10% of their floor space to on-site Workforce housing.

Incentives should be offered to try and get vacant vacation home owners to consider renting their properties year-round.

This is always an issue of the cost and what you can get for that cost. A room can cost anywhere from \$500. To \$1000. Just for the room not including basic things

Most homeowners think it is great that housing prices skyrocket, and want nothing to change near them, but where are working people supposed to live?

history of segregation and failure of dominant caste to come to grips with structural racism

By definition, People who live in Sonoma county can already afford to live here. Additional 'Affordable housing' will be built for people who don't live here now.

Lack of renter protections. There are more renters than homeowners and without permanent protections like Just Cause or rent caps, renting households are vulnerable to landlords.

"Reach" energy ordinances. Ever-increasing homeless services draw more homeless. Failure to enforce laws with consequences.

I think there's (understandably) a lot of focus on houseless individuals who are in the streets, which is faced with a lot of pushback but I think there needs to be focus on pricing altogether because a lot of the middle road are being pushed out and leaving only rich or homeless. We need more middleground.

There isn't enough and what there is, is too expensive

BETTER INFRASTRUCTURE: Roadways beyond using the 101 freeway, especially east/west travel. Sonoma County, like most cities, just keeps kicking the can down the road. DISASTER PLANNING: Plan for wildfires to enter the city and build roads to allow people to escape the fires. Example: In 2017 fires, Chanate Road was clogged with folks fleeing the fire and some folks abandoned their cars on the road. Offer planning cost rebates for more fire proof home construction. Look at the newly build homes in the fire areas. Folks build the same type of house using the same building materials that burned their home to the ground. Only a few built back better with fireproof building materials. ACCESSIBILITY: Using the full design and universal design instead of Visitability (<https://www.wbdg.org/resources/visitability#:~:text=Visitability%20differs%20from%20both%20full,for%20a%20more%20diverse%20group>). This change in requirements will allow families to plan for the future within their home as they age without expensive retrofitting. STARTER HOMES PROGRAM: Building smaller homes that are affordable as a person's first home purchase. ENERGY EFFICIENCY, SOLAR OPTIONS & REBATES: Step up and make a commitment to supporting older homes being upgraded and newer homes being more energy efficient. WILDLIFE CORRIDORS: Plan for open spaces connecting wildlife through Santa Rosa. An ongoing issue is the hot potato development of the old county hospital grounds. This is an opportunity to blend small development along clogged Chanate Road with an eye to preserving this established wildlife corridor. The Santa Rosa Creek restoration is a great example of blending use by wildlife and walkways for people. The pathway is also ACCESSIBLE! DOWNTOWN SANTA ROSA: Study other downtown areas that actually work, like San Luis Obispo, Santa Barbara, and Monterey. Or look closer to home at Sonoma or Healdsburg. These areas changed their downtown to increase walkability, retained shops, avoided Mall syndrome, and increased tourism. It's scary to be downtown after dark. No one feels comfortable walking from the downtown square to Railroad square - even in the daylight crossing under 101 feels like a no-man zone. Improve lighting, trim trees around lighting, have police on bikes and walking in the downtown so people feel safe, offer tax incentives for local businesses to open shops downtown (no big box & chain stores), close streets around the square downtown on weekends to increase foot traffic. HOMELESS: Big issues that affects so many areas in the county, especially downtown Santa Rosa. I do not see as many homeless in Petaluma, Cloverdale, Healdsburg, Sonoma, Rohnert Park, or Windsor. It might be useful to research why Santa Rosa is a concentration point. Relocation of the homeless service areas that are concentrated around Railroad Square (Vincent's, Gospel, Homeless Services Center, and the new Homeless housing center in the old hospital grounds) to a concentrated center like Sam Jones in Petaluma with transportation to and from the center might be worth trying - a one stop shop approach has worked well in other cities. ADVERTISE YOUR PROCESS TO GAIN MORE INPUT: For many folks, this planning process is invisible. More outreach asking for community involvement and commitment is needed. Also, please set up a way for people interested in a specific area of development to follow that process over the years, like the ever changing development of the old community hospital land. THANK YOU!

Lack of inventory and affordability. It takes far too long to get affordable properties through the permitting and planning phase. It is heartbreaking to be stepping over bodies on the streets and seeing multiple families sharing single family homes and apartments.

We need affordable housing especially in the very to extremely low income bracket. This is because I work with people with Disabilities rely on have a fixed income that is low as they rely on Social Security and other public benefits. Furthermore, people with Disabilities need accessible housing in addition to affordable housing. For housing to be accessible it will need to have 32 inch width doorways and pathways, grab bars in bathrooms ideally with enough space for a wheel chair and zero step, entrance(s) ideally the front door for wheelchair access. Homeless seniors and homeless people with disability. We need more low income housing and section 8 vouchers.

wages continue to be too low
Lack of housing and affordability

Property rights come from the social contract which basically is that I'll leave your property alone if you leave my property alone. As long as everybody has a stake, their own piece of property, we can live relatively peacefully. But as an increasing percentage of the population is locked out of that contract, what incentive do they have to respect any property rights? Those who value their property rights should be highly motivated to get everyone in their community a stake in the contract.

Need mid-priced (as opposed to low income) housing

Rents are higher in Sonoma County

Racial and ethnic minorities, people with disabilities, families with children and other protected classes face housing problems at higher rates than the population as a whole.

Soaring house prices
development

More homeless now than in years past 10 years

The price of housing is out of control everyone I know is leaving at Affordable housing is the main reason. I simply cannot afford to live here anymore

Rents are not affordable.

Not affordable here for too many of us. Many musician friends had to leave. Sad

Tiny home village. Elevators for all apartments with more than one story.

TOO MANY VACATION RENTALS. Short term savings, as a consumer, but long term consequences as a resident. Home owners got greedy by converting long term rentals to vacation rentals. Owners of remaining long term inventory drove the prices up beyond what is affordable. I know that SoCo regulated vacation rentals somewhat a few years ago, but too little, too late.

Losing neighbors who rent to STR in city limits

I work for a builder and know how to permit and build homes. The current zoning and hurdles required to build are cost prohibitive for normal people.

Wastewater system improved to handle more units in west county

It's become so expensive to buy here and so I see a lot of very bland designed housing units going up all over. It's spilling the charm the city once had. I'm no opposed to building for affordability but make some design guidelines to preserve the beauty so we don't look like the projects 20 years down the road.

Lack of affordable housing is at the center. Simply, in the terms described here: it is the result of lack of forward thinking. Regulations that reflect a modern approach - new rules about Grey water and septic. Lack of regulation re: vacation rentals. Lack of infrastructure to protect River-public restrooms, parking, policing. Homelessness because of lack of affordability.

Homeless Affordability

Not Enough affordable housing and to many homeless

Corporate property companies buying up property and turning it into rentals. The new development is still out of the realm of decent pricing. We need many more senior units for low income seniors and the disabled..stop pairing them with family complexes..some people need the quiet of a senior complex with the complex medical issues.

Taxes are to high and make homeownership very difficult for everyone.

I cannot afford to buy a house and rent prices are rising as well as the cost of living.

In West County especially, the lack of anywhere for those of us who work to live. We are a tourist based economy, and with all the vacation rentals there is nowhere left for the worker bees. NOBODY is going to drive 30-45 minutes to wait on tables or stock the grocery isles.

NIMBY attitude preventing low income housing being built in available areas. Not enough incentives for homeowners to build ADUs. Lack of good septic system alternatives in semi-rural areas.

Low wages make local housing unaffordable either to buy or to rent.

The programs that do help renters have their hands tied because they're only allowed to assist renters in fair market rent units when there are so few rentals that charge what is considered fair market rent. Landlords charge way more than that so tenants are screwed. Either make those programs actually able to help the people who need it, or force landlords to lower rents to within the fair market levels. It's a catch 22 that is only contributing to homelessness and the poverty facing so many.

Too expensive and not enough affordable housing due to low wages.

Cost of construction is expensive. However over-regulation and permitting fees significantly add to the cost of construction which prevents developers from creating more affordable housing. More housing needs to be developed in urban areas. Rural areas do not have the infrastructure to add more units. Most urban areas are safer from fires. Obviously Fountaingrove and Wildup are exceptions.

The buyers that pay over asking prices in cash inflating prices. A upper middle class like our family is looking in a range of affordability for us so we can own a home and still have a life and all we find in that range is degraded fixer uppers.

Too much open land not being used

Not enough affordable housing

Poverty.

Rent too high. Difficult to qualify for a loan

Not enough affordable housing units

Santa Rosa needs high rise apartments for family's and single people

Inherited wealth (primarily due to economic privileges based on race) privileges certain groups over others, and prevents or allows the purchase of housing (as opposed to renting). Home ownership builds wealth, and when home prices are out of reach for people making minimum wage, there is no opportunity to build wealth or establish housing stability.

Homes and rentals are not affordable

Lack of affordable housing for a single person to purchase. The joke of units available for condos/apts/townh are extremely high priced for what these old units really are with terrible underfunded HOAS. Housing for purchase for a single person who is middle class and great credit isn't there.

The places for sale now are incredibly over priced. Way too many cash buyers snapping up places for rental properties and vrbos that destroy neighborhoods

Available housing stock at an affordable price.

Affordability. Suitability for seniors (no stairs, parking close to residence).

Southwest Santa Rosa is being inundated with development while infrastructure is not keeping up. Traffic on Dutton and Hearn is crazy.

Cost of available housing is outrageous. Either to rent or buy. Very limited options for first time home buyers.

Just too expensive. I'm unable to sustain living here any longer.

My adult children cannot afford to live here because wages are far less than rent. My son works 70 hrs a week & can hardly pay for his rent. It's RIDICULOUS

For the love of God, please allow grey water and composting toilets. And please stop listening to NIMBYs who vote Blue and act like Elitist

Assholes when it comes to Affordable Housing (gasp) near them

It takes two incomes to purchase a home here, pricing single parents and young people out.

The county should encourage, support and do everything that make people be able to build their own new house at affordable budget.

The new law that when someone passes away, any rental houses they owned will be taxed at today's outrageous prices, forcing the people inheriting the rental to sell it because the rents will not cover the insane tax increase. Most of the rental homes are owned by seniors. This ridiculous law will destroy what is left of the still affordable housing.

Lack of rent control, not enough affordable housing for medium sized families with median income

There is not affordable housing in Sonoma County. What is considered affordable is still not affordable to working class people.

It's a capacity issue- We are not going to build enough to make available a house for everyone, and we shouldn't feel the pressure to do so.

Sonoma County will always be expensive, desirable, and that's just that. If folks need to move to afford life, then ok!

Affordable rental housing is incredibly scarce; average median for sale home price is far above what median wages can afford.

It is too expensive. That comes from the limited supply of housing.

Santa Rosa does not have the infrastructure to build more homes. Shopping, roads are lacking.

The elderly are in the majority, how more convenient to take care of the elderly

Repair the problem

Leisure areas can be repaired

Compare the old

Repair facilities for the elderly

How to fix the problem

Higher housing costs

House prices high

Housing costs are too high

Compare the old

Fix up the old neighborhood

The house is old and the transportation is not very convenient

The house is older

Permitting is terrible. Sonoma county is the worst of any neighboring counties. You take forever and do not follow your own policies.

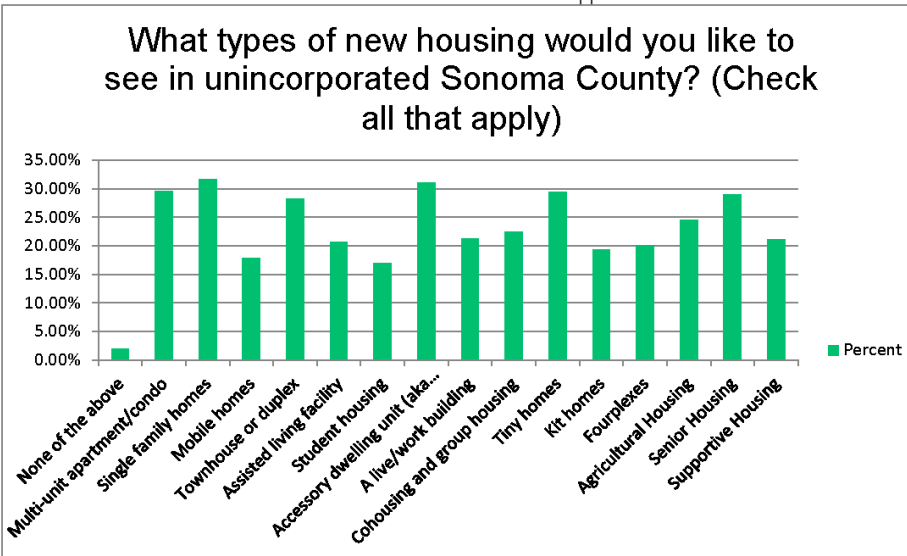
Lack of supply; workforce housing, wages/housing cost differential

Basic economics - the law of supply and demand. We have not been building enough inventory of single family and multi-family homes for 30 years and we're playing catch-up now.

Sonoma County Housing Needs and Opportunities Survey

What types of new housing would you like to see in unincorporated Sonoma County? (Check all that apply)

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	1.96%	35	0	35
Multi-unit apartment/condo	29.63%	497	31	528
Single family homes	31.65%	532	32	564
Mobile homes	17.85%	299	19	318
Townhouse or duplex	28.28%	487	17	504
Assisted living facility	20.71%	362	7	369
Student housing	16.95%	295	7	302
Accessory dwelling unit (aka granny or in-law unit)	31.09%	549	5	554
A live/work building	21.27%	369	10	379
Cohousing and group housing	22.45%	396	4	400
Tiny homes	29.46%	516	9	525
Kit homes	19.30%	335	9	344
Fourplexes	20.09%	355	3	358
Agricultural Housing	24.52%	430	7	437
Senior Housing	29.01%	500	17	517
Supportive Housing	21.16%	360	17	377
Other (please specify)		108	2	110
	Answered	1718	64	1782
	Skipped	213	17	230



Sonoma County Housing Needs and Opportunities Survey

What types of new housing would you like to see in unincorporated Sonoma County? (Check all that apply)

Other (please specify)

Vivienda multi familiares para adultos y padres mayores de edad, adultos y familiares juvenes

Multi-family housing for adults and parents of legal age, adults and young relatives
 Houses that one can afford, with the salary one earns, and that fits the household budget.

Casas que uno pueda pagar, con el salario que uno gana, y que se ajuste al presupuesto del hogar.
 Keep unincorporated Sonoma County rural, it's kind of the point.

**With caveat as per previous responses-- not in fire zones or outside of walkable neighborhood centers/ efficient transit
 Must be government funding as for profit housing will not meet the affordable housing needs.

The main idea is not to put housing in areas that do not have infrastructure i.e. transit, essential shopping, jobs. We don't need more sprawl.
 At my age, senior housing is important. Please note seniors need to be centralized to services, not outcast in the hills.

I would like to see more dense infill with strict protections for open space districts. We must not expand into unincorporated areas.
 Build as much housing as can be built - but until there are regulations stopping corporations from buying it, the affordability problem isn't going to go away.

I have no idea.
 Housing should be next to cities within urban growth areas.
 Housing needs to be integrated with the existing way of life of the rural areas, protecting the landscape and furthering small family farms -- for growing food, not wine grapes
 Preserve community separators to keep our towns distinct and are open spaces open
 Safe parking for unhouesed and sanctioned encampments.
 We need to allow denser housing within the County and within UGBs. Let municipalities annex after build out if needed.
 Social housing on the model used in Austria.
 I'm not sure what this means. All of the above sound good, but not in places that mean more sprawl, more traffic, more GHG pollution. Increased housing density along public transportation corridors.
 all of the above, proportionate to researched/identified needs
 What are kit homes? Do you mean factory-built? If so, yes.
 Universal design
 Yurts!
 Updated mobile home parks with solar and common area computer access rooms, community gardens with country feel. Maybe put in route 12 green belt

Housing should be high density within city limits. Sprawl into unincorporated parts of the county increases environmental damage and fire danger.
 Sonoma County has been agricultural for years. Open Space inventory has helped to preserve the land, but with future droughts and wildfires do we really need new housing? How are these two natural disasters being considered when planning for housing? How is traffic control being considered on the 101 corridor with increased housing?
 Sonoma County needs more alternative for residents. These 4 and 5 bedroom homes are ridiculous for most people, who are single or couples without children especially.
 restriction of the transformation of agricultural land into housing or industrial uses. Santa Rosa is a superior place to live because of its current size and the resources available to it.
 Is there such thing as an oakmont living community that could have subsidized living for for those with kids 18 & under? Housing specifically for seniors and students/young people together.
 It's more about what I don't want to see... disparity.
 community Land Trusts--collective housing
 public housing
 I believe senior need affordable housing as well, but believe it should be incorporated into multi-generational co-housing rather than segregated by age.
 In patient rehab & mental health living is very important to long term fixing of the homeless problem. I am all for multi unit or granny unit/ tiny homes in existing properties as long as parking is addressed to not overwhelm the streets.
 The term unincorporated is far to broad. Areas that are agricultural or in the WUI - wild land urban interface should be limited in development while encouraging town centered growth

I DO NOT think we need more housing for seniors, either retirement or assisted living, UNLESS they are affordable residential care living.
 Housing for locals! The low income housing in Sonoma has been filled by non-locals on assistance which doesn't do anything for Valley residents and workers.
 None. Build in cities.
 With consideration that we are an agricultural area and the buildings need to be appropriate.
 I know we need all sorts of housing and creative solutions. I feel like we have enough SFDs, but I'm sure that's not the case in reality. But many people are happy to live in an urban setting, close to work and stores - grocery, etc. with good public transportation. Then they could use share vehicles instead of everyone feeling like they MUST own a car to get around.
 Agricultural housing, tiny and mobil homes, yes, but all while keeping in mind the General Plan and the Agricultural Element which allows for agricultural uses, but not subdivisions or non-ag related developments.
 Generally, I think housing should be concentrated in incorporated towns and cities. However, there are some unincorporated urban and semi-urban areas that would be suitable for the housing checked above.
 Lots of farmers!
 Any new development must adequately protect environmental quality and resources, including but not limited to wildlife

Housing near town centers, such as: schools, parks, grocery stores etc. Housing near walk/bike paths for easy access to the town center.

Open to ideas

Underutilized hotel/motel conversions and mixed-use commercial and residential space (like Windsor Town Green?)

Sustainable communities with all aspects of resource use, transportation and community services integrated with the latest green building technologies. Inclusion of fire wise design, rainwater catchment, groundwater recharge and grey water system included in the plans. Our water supplies are not increasing with climate change.

All forms of housing are needed, but affordable housing that supports the mainstream middle-class workforce will greatest near term positive economic impact.

I know there is a lot of Senior Housing but all the wait lists are full.

Variety, for a variety of people!

More housing is Not the issue. People prefer to live near amenities, period. Offer lower cost housing in cities. And stop catering to big money, like the wine and tourist industry. All everyone cares about is money. Why bother w this topic if the masses are Not awakened, Not care about Anyone, but themselves.

Permit fees and difficulty in the process definitely contribute to lack of housing here.

Section 8. Make it affordable. Angle it towards young families or young people in general (kids aren't a prerequisite, please).

Mental health homes

Quit building so many houses

open space for ag, cities for growth

vacation rentals

Owner occupied. Not investor rental profit centers.

Domes Aircrete (earthquake and fireproof)

Compost toilets for ADUs on rural properties with septic to avoid costly expense of upgrading septic.

Low income hotel rooms available for less than 2.5 hrs minimum wage per night. These "Skid Row" hotel rooms are the only solution for a significant portion of the homeless and used to be widespread in every urban city in the country. They would probably need to be subsidized now.

We had better w/cht out or we will fill up the county and bring it to a complete standstill, a state that never could be reversed. What we must do now is take care of what we have, not add anything new until we do...

You cannot densify the county with the roads we have. They are not wide enough to handle any additional load in the next fire. There not even fog lines they are so narrow. Don't get me going on the condition of them - barely passable.

First 5 years, encourage density to meet the pent-up demand while controlling urban sprawl in part by minimizing overall footprint impact. The other housing products will largely take care of them selves.

We have "the Commons" but many of the apts are utilized by folks from other parts of the county. We were hoping it would help with local work force but it doesn't seem to have made much of a difference.

Sustainable, highly energy efficient, works with the environment, green.

what ever it is needs to be in keeping with the nature of the neighborhood so that it is not just an add on helter skelter but an easily incorporated addition to a community. again the issue is about maintaining affordability which means RESTRICTING short term rentals period Everything that someone wants to build. We can grow smartly. The combination of UGBs, Community Separators, CTS, and EIR requirements make everything financially impossible to create.

Restore Freedom!

What is Supportive Housing?

Affordable housing

A combination of the above (marked) focus on density, we need more housing quantity and quickly. The prefab units at corner of Petaluma Hill Rd and Kawana Springs seemed to go up faster.

Cob homes

None!! STOP building!!

Housing needs to be near support services and stores to reduce traffic and number of vehicles polluting the environment

Our rural roads and other infrastructure were never built to handle the volume of traffic on them now. If we actually value the "rural character" and many environmental benefits of our unincorporated areas there should be VERY little new building in these areas.

Tiny House subdivisions on tiny lots that are for sale to people who can prove that they work in town and earn less than 100k a year.

Live/work have been a stunning failure for decades. "Missing middle" housing, which is a housing TYPE, not an affordability type, is probably most needed. See missingmiddlehousing.com -- plus much higher density in incorporated jurisdiction's downtown areas. One duplex allowed by right on every residential block, first come, first served, and can't be taller than what surrounds it. Basic design principles/form based codes would help with neighborhood problems. At least some.

It's no such much the type as it is the overall number and density.

Development of unincorporated Sonoma County MUST consider issues such as species conservation (oak trees, salamanders, etc), green spaces, aesthetic beauty for tourism and quality of life, agricultural needs & heritage. I have lived here my whole life and I want my children to be able to live in a County that still has rural areas and natural beauty. Also, these qualities keep tourism thriving within our County and we would be remiss to squander what we have here. I would like to see more alternative ideas for housing such as tiny home communities with shared facilities, mobile home parks that include open space, senior housing, more ADU's so that all different people can access living in a home. Not everything needs to be a house or an apartment/condo or high density.

Tiny homes are brilliant self-contained alternatives - compact and inexpensive enough to allow people to pursue more creative endeavors and not just money & there are a lot of new construction methods strong enough to be structural integrity and be financially feasible. Live/Work & Community Housing is also a brilliant way to lessen the impact of humanity on the earth and the subsequent energy and trash generated that is currently clogging our oceans & water ways. If the system is not sustainable - nature will not support it & neither should we. Grey water & incinerator/composting toilets are great ways to recycle without taking resources out of the system and relieving the strangle hold septic issues have on our development - especially with our changing climate, droughts, wild fires, and the havoc they wreck on our lives. In 2005 Sonoma Co. permits & fees more than quadrupled - this is crippling all but the very wealthy - old fashioned developers from creating new and innovative housing that is proliferating all over the world - except here. We have people sleeping on the streets for Godssake! Regardless of how much money we throw at the problem...people are homeless, whether due to the wild fires (still) or the inability to get a living wage job. People need to be able to live with dignity without spending every minute working. The Europeans laugh at us saying we "Live to work." It's true. In Europe they work just enough to live. We need to get more instep with life and the world, not creating a zero-sum housing game. Give Tiny Homes a place to be. People aren't asking for too much, just a warm, safe, sane place to live. Let's give it to them.

All new housing units should within cycling distance of a SMART station (e.g. Airport Station) and convenient to work places, schools and shopping. Unincorporated Sonoma County is already overbuilt and much of that development is at greater risk of fire.

I don't know that there's enough infrastructure, nor grocery stores, that could support multi-unit or fourplex housing, or seniors. UNLESS there were also improvements to transportation aka, buses every 15-20 minutes not every hour. Yeah, things are just a huge mess, really.

Would prefer that infrastructure and especially, emergency escape routes, be repaired BEFORE adding to population density in rural areas

I left out Senior and Supportive due to these often serving non-drivers who would be better served by housing placed close to city services. I'd like to see better County support for mobile tiny homes being allowed on undeveloped land. Given the threat of wildfire, I'm sure there are others like me who'd like to be able to "take their home with them" if they have to evacuate. A focus on keeping higher density housing closer to main roads and arterial roads and not located on rural roads. A sensible and holistic plan regarding subdivision of existing single family lots

Cooperative housing and that are green certified, attractive with a rent to own option. We need low income housing!! Not just "affordable" housing!! too many senior housing complexes, it is age discrimination. Before we build more housing, let's make sure we have enough water and other resources to support more people. Rent to own. The higher the density of housing, the lower the environmental impact per person. No one here seems to get that. 20-20-20-20 (ELI, VLI, L, Mod, Above Mod) high density, hybrid for-/non-profit projects. More transitional housing with services on site and expectations to stay clean, get treatment, find employment. ACCESSIBLE HOUSING: Whatever you build, please make it's accessible. NO MORE INACCESSIBLE TOWNHOMES! Greater housing density in towns is always preferable, but we need all kinds of housing. Add elevators to apartment buildings for ADA

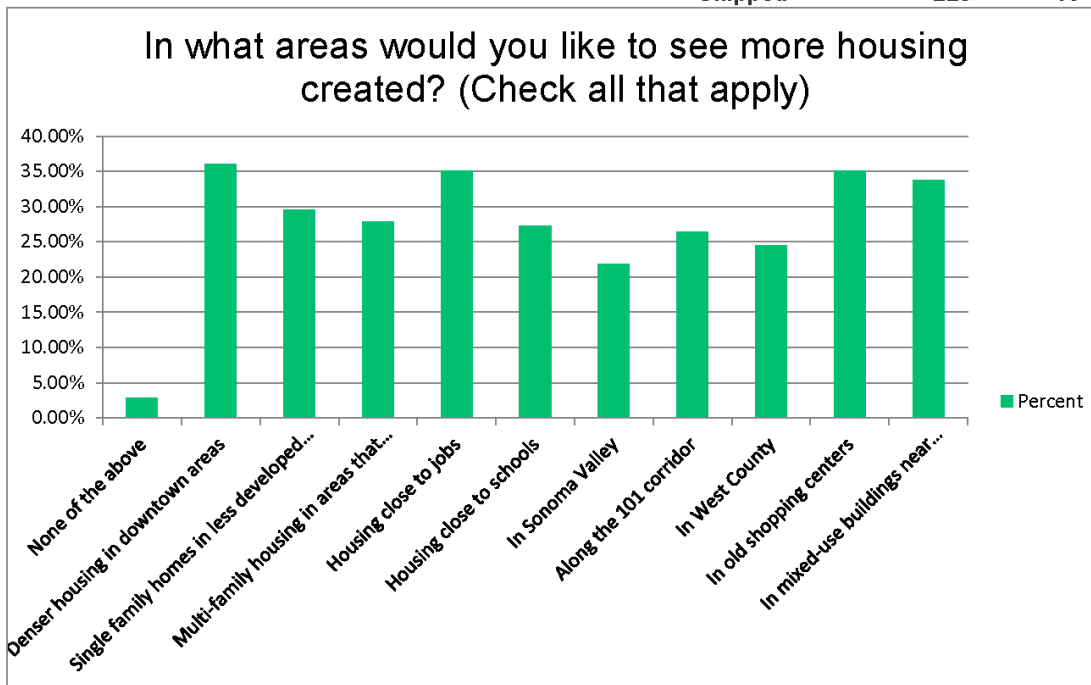
There are so many more affordable Prefab and kit homes that are easy to build. Allow compostable toilets so we could build tiny villages. It works and people can live in these while they build a main dwelling. It works and allows one to build wealth and develop in stages over time. Much More affordable granny+ unit permit fees and waiver for low income 2bd unit construction.

More housing built for single people. They too like the single family homes but don't necessarily need them as large as they are. More accessible units for those of us getting up in age. Many of us might want a condo but so many, if not most, are two story. How about some single story ones. And mobiles truly are affordable house for many of us. I have always wondered why there were no further parks built after the 1980s.

cooperative/group housing that is affordable. solutions that can include leasing to own, both in cooperative ventures, and also single family homes. I pay more in rent than some people do for a mortgage. But I don't have a lump sum for a down payment. Yet I DO have to pay monthly rent, why can't there be a program to lower or waive down payments or again, have some kind of rent to own structure. I might actually be able to swing that. What is agricultural housing? Public housing - housing owned and operated by the housing authorities themselves. Small cottages/cabins like 6 or 12 to a property, similar to old resort properties on the lower Russian River that have converted into permanent rentals. Seems like you can't build that kind of multiple-small-house development on a similar size lot any more. More low income senior housing, please! All with appropriate parking! Manufactured housing that has same look as stick built. Affordable homes for families. Mobile home parks where residents own their land are a wonderful place for seniors. Housing for physically disabled people

Sonoma County Housing Needs and Opportunities Survey
In what areas would you like to see more housing created? (Check all that apply)

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	2.83%	47	3	50
Denser housing in downtown areas	36.01%	625	12	637
Single family homes in less developed areas	29.56%	493	30	523
Multi-family housing in areas that currently single family	27.87%	474	19	493
Housing close to jobs	35.05%	604	16	620
Housing close to schools	27.25%	466	16	482
In Sonoma Valley	21.82%	363	23	386
Along the 101 corridor	26.40%	459	8	467
In West County	24.48%	420	13	433
In old shopping centers	35.05%	613	7	620
In mixed-use buildings near commercial corridors	33.80%	595	3	598
Other (please specify)		98	2	100
	Answered	1706	63	1769
	Skipped	225	18	243



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In what areas would you like to see more housing created? (Check all that apply)

Other (please specify)

En el valle de Sonoma

In Sonoma Valley

Santa Rosa Ca.

Honestly, I would like no more housing in Sonoma County, but if it's inevitable, please keep it near freeways, public transportation, public services, and jobs.

Housing near transportation alternatives

I think there should be some sort of low cost group homes for families. Community living

Affordable LGBTQIA senior housing will be necessary in the next 10 years .

Some of the other options too, as long as they are not in non-urban/ walkable neighborhoods, ie West County, close to jobs (although that is very vague), and multi-family housing in currently single family zoned areas) To encourage growth in places that cost less to the City (less utility/ road infrastructure), allow/ require transfer of development rights

City center growth where infrastructure exists will expedite dense development.

In Commercial corridors/old shopping centers: only if safe neighborhoods with pedestrian, bike, safe transit streets are created with parks and essential shopping.

This is tricky, the more we build, doesn't really equal solving the problem.

Housing needs to have outdoor access. Patio, parks, etc.

Keep green spaces green. There's plenty of opportunities for in fill

something less than \$1,000/month (especially if you are making minimum wage as a single mother with 2 kids!

I see the former Agnews State Hospital buildings standing empty on large grounds and other empty buildings.

Again, near transit and transportation corridors. Reduce driving.

Any homes being built need to be affordable for families and all of us whom live in Sonoma county and are born in America through legal circumstances.

NO DEVELOPMENTS OF UNIFORM HOUSES AND LOTS OF CEMENT. ALL NEW BUILDING MUST BE CLIMATE-APPROPRIATE. Multifamily housing should be multigenerational and designed to support community life.

All over.

Near TRANSIT served areas!!!!!! How is this not one of your options?!

Near public transportation

I think adus are causing chaos with parking. RVs all over the place. High density should stay downtown where you don't need cars.

Condos and townhomes both for sale and for rent are needed that are affordable. Supposedly, Sonoma County is one of the highest paid counties but that is only true for management not for those of us in middle management and lower.

Sonoma Valley and West County should be considered separately in terms of development. The constraints (wildfire, traffic, the value of open space and vistas for the well-being of all residents). Sure, there can be development in these places, but it can't be cookie-cutter and the priorities should include creating benefits beyond four walls and roof, beyond satisfying RHNA, and beyond making sure a developer makes a profit. Housing should be appropriate to the place, as well as accessible to people of all socioeconomic classes.

I believe jamming more people into Santa Rosa will destroy the city's current ambience and attractiveness to its present inhabitants.

Tiny homes and small homes on rural properties. Low income people mostly don't want to live in concrete boxes stacked on top of one another in urban areas- they do this cuz they have to. Access to nature for low income and working class people should be a right.

Energy efficient housing is very much important. Environmental issues need to be addressed along with housing issues. There needs to be better public transportation to serve existing areas.

Unknown

Far away from wildlife corridors

More density in already developed areas across the board, especially legal ADU's and alternative housing such as trailers, arts, tiny homes

As I said, as long as the number of cars per household can be limited to not overwhelm the streets, I am okay with any of these developments

Where it makes sense sustainably and environmentally

Not at SDC. Wrong place. Sprawl.

Look at developed areas that can be upgraded before putting more area under houses. No large multi story buildings!

Stick with what the voters have indicated for years is their will: Keep any development to infill housing that is located along transit lines and within the urban boundaries. Also, think hard about water, sewage, and electrical infrastructure, along with VMTs. And add green belts and food belts into any new development, to increase food security in our region.

There doesn't seem to be much room for new housing in Sonoma. If it goes in the Valley it MUST BE AFFORDABLE.

I'd like to see the vast majority of new housing as infill, focused in the existing urban centers, however we must make sure that those whose livelihoods are based in rural areas, such as farmworkers or service workers in rural communities, have access to new housing closer to their jobs. If we limit development in rural areas, it's likely that some of those places will experience price hikes due to the basics of supply-and-demand, coupled with the assurance that someone who buys a bucolic retreat won't have to worry about development around them. So if we limit rural development, we MUST simultaneously build in protections for working families whose jobs are rooted in those areas. A farm worker shouldn't have to compete with a nature-loving tele-commuter for finite housing stock. We should be building housing that is more dense and protecting open space and community separators. There should be plenty of affordable housing close to jobs, schools, and public transit (including the SMART train).

In unincorporated greenbelts but leave much of the green-scape in place during development. Build it underground if we don't do anything about climate change and have to deal with fires. Protect the earth and our shared environment while building shelter. Housing developed with multiple transportation options integrated into the planning.

Please work on a plan for Geyserville. It is suspended in time— due to old-timers resistance to change or adapting to issues of our time: climate-change; outdoor recreation and parks; more retail friendly commercial zones (sidewalks and street repairs, street trees, walkable areas that attractive for neighbors and visitors; access to the Russian River, cycling paths and trails, etc.

Housing within walking distance to the SMART Train
coastal rural communities

Geyserville is a great place for the County to create example showpieces: unincorporated but has established potable water & sanitary sewer treatment facilities w/ expansion potential

Senior housing is always in dense areas that would have been better for family housing. Put seniors in the country with their own bus line run by the complex.

I'm too new to be able to properly answer this question

Land owners should be able to have at least two real full size homes on large acreage, but only if they rent full time and not for vacationers.

Building more housing isn't the answer.

Quit building. We don't have water and infrastructure to support what we have.

Multi-Unit rental and condo development in the more dense "towns" and urban service areas.

Along 8th Street East in Sonoma.

Sonoma Development Centers area that currently contains the old hospital buildings should be turned into mixed housing as should Chanate.

Housing close to transportation and services

Leave open space open (lest we destroy what we have) and focus on urban development close to jobs and trans.

In cities and severed communities

Healdsburg-to-Cloverdale 101 corridor; particularly Geyserville because it is unincorporated (giving the County more control), and has established water & sanitary sewer treatment facilities.

Transitional housing including tiny homeless and enclosed supervised tent neighborhoods.

again here we are at a zoning and regulation issue. more is not necessarily reasonable in terms of resources and climate changes. we need to put stock back into what it was zoned for in the first place. our house was 179,000. when we moved here. now all the houses in my neighborhood are short term rentals put on the market as such and list for near 750,000.

Get out of the way and Let owners decide!

Please *don't* put dense housing in rural areas that lack adequate jobs, water, and emergency egress routes to support that level of development.

Pushing multi family housing into existing single family areas is a bad idea

Not in Sonoma Valley or West County!

Definitely not proud of how nimby my heart is.

Close to public transit

Please do not convert our beautiful natural spaces into housing, our resources are precious and can never be restored once paved over. None!! STOP building!!

I would especially like to see apartments or condos in vacant office and other commercial buildings.

More housing on existing roads and on land near freeway exits for evacuation and to keep traffic in areas that are designed for high volume

All of the above. But preferably keeping the footprint as much as possible within the developed areas.

No building of homes on hilltops

Shops at street level, apartments/condos above. 3 stories. Tiny houses on vineyard property for vineyard workers.

See duplex comment, above. While I checked "multi-family in single family areas," I do NOT support large or even medium apartment buildings in single family neighborhoods.

MULTI-UNIT BUILDINGS EVERYWHERE We don't need more "single family homes in less developed areas" AKA isolated mini-mansions on hills away from infrastructure, ready to burn down with the next fire and letting the wealthy homeowners access State/local services and free legal aid to get \$1M more than they were entitled to while people keep starving in the streets). We also don't need any more sprawling communities with one little "affordable" section tossed in the corner to be eternally neglected by maintenance. We need multi-unit buildings, with a mix of low-, mid-, and market-rate housing IN THE SAME BUILDING.

Clean up and redevelop what we already have. Stop squeezing housing into small areas near pawn shops and where there's obviously going to be not enough parking.

I've thought about this for decades! All the infrastructure is there: water, heating, bathrooms, parking...it could be like little communities. The same could be done for community housing in Office Buildings for like minded people. they sit empty otherwise! What's not to Love?

They could use the old Sears to house homeless.

We have a LOT of old commercial space that is sitting unused.

Near services and main commute arteries

pocket neighborhoods and cottage developments, small 800-1000 square foot stand alone cottages/duplexes around a central green space, shared garden, etc with small private yards and porches.

Housing is mostly needed near public transportation..

I am not really sure.

Housing close to SMART stations.

Mobile home parks

Downtown Sonoma city could use apt buildings that are affordable

So many vacant commercial buildings in SR alone

So maybe at the vacant lots like where the old uncle patties bar or the lot next to mission inn parking Or the old lanning lot they been sitting empty for very long time

workforce housing on 8th Steet East in Sonoma Valley; also, instead of trying to stuff all new density in downtowns, integrate the low density SFH areas

Refurbish appropriate historic buildings into housing. The Greenest building is the one already built!

Close to mass transit routes or expand routes and frequency of runs (bus and train) to encourage passenger use and to be more user friendly

ACCESSIBILITY in any type of housing that is built.

Creative communities of greater density built up around rural towns that have dissipated like Fulton and Graton.

More affordable housing!

With the closing of so many businesses it seems that there is an opportunity to create more safe housing options for the unhoused. I know there has been some forward motion toward providing areas where sanitation services are available.

Convert idle commercial buildings to residential and multi use, including educational.

Parking should be required for all development..adequate parking so existing residents don't lose the parking they already have.. Everywhere

the option for greater housing density, done mindfully and with protections for waterways in place, in rural areas of the county. apartment conversions to condos high rise condos in downtown areas

Some single family homes, but small developments, not the massive developments around Rohnert Park

Housing where infrastructure is able to handle increased traffic. Parking needs to be adequate for residents.

Housing everywhere, there is plenty of demand.

Sonoma County Housing Needs and Opportunities Survey

Optional: What else would you like people to know about housing in Sonoma County? Tell us anything we should know as we plan for the next eight years of housing in the county.

Open-Ended Response

Help people rent a house
Life is convenient and pleasant
Environment is beautiful and comfortable
El acceso al transporte es clave. Cuando don multi vivienda solo hay acceso limitado a estacionamiento y eso no es prioridad para los diseñadores
Tratar de quitar los incrementos en rentas
Valle de

Me gustaría que le dieran prioridad a las familias con niños pequeños para los apartamentos de bajos ingresos ya que yo he mirado que muchas familias con niños pequeños no tienen acceso a ellos y familias con adolescentes y familiares adultos viven en estos apartamentos por años
Rentas accesibles y precios dependiendo los ingresos familiares
Accesible para familia numerosa y lugares seguros

Que no se basen en que la familia esté completa o no muchas madres solteras no pueden ser elegibles en mi casa ay discriminación por que muchas veces los inquilinos piensan que puede ser la madre desobedida o mala influencia y muchas veces es por violencia doméstica que está desaparecida
Mas ayudas para primeros compradores, desamparados y adultos mayores.
Casas donde podamos pagar con interés bajo y precio de las casas

Programas de ayuda a primeros compradores. Que las casas tengan un precio mas bajo para comprar así como las rentas no sean demasiado altas. Las familias se están moviendo fuera y Sonoma está perdiendo a la gente trabajadora y responsable.
Me gustaría tener una vivienda de bajos ingresos tengo un niño especial
Facilidad para comprar casas para personas de bajos recursos
Aria a dónde Halfa suficiente agua la naturaleza
Las rentas suvio de masiado
Que le bajen al precio de la renta
Vivienda con pagos cómodos ajuste a lo que se gana en el trabajo, que permitan tener animales

Viviendas para tanto indigente para retirarlos de las calles y así evitar la contaminación
Calles con luz
Mejor disyribucion equitativa en cuanto a recursos, economía e info en lenguaje apropiado

Sean más razonables en los pagos de rentas, ya que es salario mínimo es muy poco para alcanzar a cubrir las necesidades del hogar y las rentas. Y que las personas con familias de 4 puedan calificar para vivienda de bajos recursos con un salario razonable.
Financiación
Que sean accesibles
Tiene q haber mas viviendas q no estén tan caras
Accesible para todos no muy caras
Una bien area de departamentos con jardín para niños pequeños
Mas flexible s. Al os contrato ,
No pedir tantos recursos

No sean tan caras y sean más accesibles para todos en general sin discriminación.
Si
Accesibilidad de vivienda, para la clase media

Piensen en las familias de bajos ingresos o indocumentados que se les sea imposible encontrar hogar.
Más parques

Mas apoyo xk luego los k son de bajos ingresos me han rechazado x tener poco ingreso lo importante k mientras uno pueda para el mes de renta pero el apoyo no hay
Que no se juzgue tanto lo que uno gana a veces por un dólar más que se gana ya no nos califican que allí oportunidad de viviendas para todos

Que to men en cuenta viviendas para personas de la tercera edad, para trabajadores del campo, en vivienda por cooperación.
Viviendas con espacios exteriores to mando en cuenta si tenemos mascotas
Oportunidad de vivienda e información sobre housing para todas las personas.
The point of UGBs and Urban Separators passed by the voters is that the voters in Sonoma County wants to keep development in urban areas, not spread it out throughout the County!!!!!!!!!!!!!! Please do not annul the will of the people by sneaking in development all round and between urban areas!!!!!!
Please don't sacrifice the best parts of Sonoma county to increase the tax base.
The pandemic has taught us how important it is to have nearby spaces to recreate- as we move forward, especially in space like apartment buildings making sure that it's a space with community gardens, on site or nearby parks, and other amenities that homeowners have available in their homes.
Its becoming to expensive. And current residents want no affordable housing near them! This cannot happen and housing needs a Loud conversation and voice for those in need.

The problem is that the County only has jurisdiction over zoning for housing in unincorporated Sonoma County - not in the cities. New housing needs to be built in the cities - in-fill!!! Denser and taller in urban areas near infrastructure, transit, and services. Do not create sprawl! Maintain our urban separators! Preserve open space and enhance wildlife corridors. Also, give the greenlight to co-housing on property where farmworkers live. Let agricultural businesses such as wineries and vineyards house their workers!
Less housing in the WUI as it creates extreme danger in emergencies
I hate seeing so much building. Rip out old unusable houses and build there
The need for the available rental housing has lessened in the last few years.
I think another story or availability of granny units close to downtown Sonoma rather than encroaching on the open space that we all love so much makes more sense. Better utilize where we already have buildings and housing. No reason we can't go up one more story in MANY places.

Santa Clara (Silicon) Valley used to be rural with separate towns, and because it wasn't planned carefully, there are essentially no rural areas left, and it is composed mainly of sprawling, car-dependent developments. This could happen here too.

We need to ensure we have adequate water for new development. Also, is there a way to prevent houses being purchased for investment? I hope housing prices will fall
Santa Rosa should build UP! It is crazy a city of that size has no high rises. Build nice apartments over all the unused shopping centers, especially the downtown Mall. Young professionals would love to live in nice condo/s/pts downtown and it would revitalize the downtown. Stop the single family homes eating up our open space.

Access to transportation is key. When you don multi dwelling there is only limited access to parking and that is not a priority for the designers
Try to remove increases in rents

Valley of
I would like them to give priority to families with young children for low income apartments as I have seen that many families with young children do not have access to them and families with teenagers and adult relatives live in these apartments for years

Accessible rents and prices depending on family income
Accessible for large families and safe places
That they are not based on the fact that the family is complete or not, many single mothers cannot be eligible in my house and there is discrimination because many times the tenants think that it may be the disobedient mother or bad influence and many times it is due to domestic violence that is missing
More aid for first buyers, homeless and older adults.

Houses where we can pay with low interest and house prices
Assistance programs for first time buyers. That the houses have a lower price to buy as well as the rents are not too high. Families are moving out and Sonoma is losing hard-working, responsible people.
I would like low income housing I have a special child
Ease of buying houses for low-income people
Aria to where Halfa enough water nature
The rents rose too much
That they lower the rental price

Housing with comfortable payments adjusted to what you earn at work, that allow Homes for both homeless people to remove them from the streets and thus avoid contamination
streets with light
Better equitable distribution in terms of resources, economy and information in Be more reasonable in rent payments, since the minimum wage is very little to cover the needs of the home and the rents. And that people with families of 4 can qualify for low-income housing at a reasonable wage.

Financing
that they are accessible
There has to be more houses that are not so expensive
Affordable for all not very expensive
A good apartment area with a garden for small children
More flexible yes. When I contract you,
Do not ask for so many resources
They are not so expensive and are more accessible to everyone in general without discrimination.
Yes
Housing affordability, for the middle class

Think of the low-income or undocumented families who are unable to find a home.
More parks
More support because then those who are low-income have rejected me because they have little income, the important thing is that as long as one can for the month's rent, but there is no support

That what one earns not be judged so much sometimes for a dollar more than one earns they no longer qualify us that there is housing opportunity for all
That they take into account housing for the elderly, for farm workers, in cooperative housing.
Homes with outdoor spaces taking into account if we have pets
Housing opportunity and information on housing for all people.

Affordable housing requires affordable land, of which there is none in rural Sonoma County. Building in the rural areas subjects residents to traffic on roads that cannot be improved without great environmental damage and lengthy approval processes. Evacuation from rural areas is difficult now, took us over an hour to get out of Glen Ellen in 2017. City center growth allows emergency service personnel to protect the core areas from fire. Rural development will only exacerbate the traffic, conservation and will drive up land prices. Water shortages are real. Where will the necessary water come from when we are already conserving water and paying high prices for water? Just keep thinking that transportation-jobs-schools are absolutely connected to new housing. We need a better regulatory environment and we need to make it harder for people to oppose housing projects just in order to preserve the high value of their home. We need to educate our decision makers on what it takes to build housing so they understand lengthy and complicated approvals projects discourage housing production.

The most practical and spiritually/emotionally/ecologically satisfying housing is property that is co-owned and governed as a collective with all members regularly attending meetings to make decisions that affect them all. These would meet many of their essential needs for food grown in our own gardens, educating our own children, housing our seniors within our Intentional Community, providing social events (art exhibits, concerts, theater events, creativity enhancing events, educational events on our own property in our Community Rooms.... I think tiny houses are good for the homeless. I think we need to control building and monitor vacation rentals. I think of the Boutique Bungalows across from Sonoma Grille in Sonoma. Mike has a right to turn them in vacation rentals but in the process we lost what 6-7 homes for families. I don't envy the road you have in front of you.

In most new developments where density is greater, parking has become a major problem. There is this idea that if there's not enough parking, people will not own a car. This is an equity issue. Most people need their cars for work, and for many reasons public transportation won't work for their daily lives. Finding a parking space has become stressful and has pitted neighbors against each other. I know from personal experience. New developments need to include more parking. We need affordable housing to own or rent for families to thrive and raise children without being taken over by so many vacation rentals that drive the market up. Housing in my community has become multigenerational with seniors and young adults who are unable to afford separate housing. Recognize this need in zoning and building permits. Outdoor living space access. Animals permitted. Young people are leaving because they can't afford to live here. More and more retirees live here as they are the only people that can afford to. What kind of community do you want to build? If you want workers at your local retail stores, restaurants, and businesses, there has to be housing options. Stop letting corporations buy residential housing. 1 in 7 U.S. homes is now owned by a corporation. Make Sonoma County different. Housing should be a human right, and not a get-rich scheme for developers. We should really focus on creating a livable community instead of making rich developers richer as they prey on renters and home buyers. My beloved house cleaner lives in a small apartment in the Springs. The building is going to be sold. She is petrified that she won't be able to afford anything else. Whatever you do, it's never affordable!

It looks like affordable housing in well built apartment buildings with on site child and elder-care, mixed use, energy efficient, green, encouraging community living. America has built so segregated for the past 200 years. It is not feasible anymore. Find the replacement funding sources to subsidize affordable housing. Protect rural communities from sprawl. Rural places are what draw visitors and have long established family communities. They do not have roads or infrastructure to handle dense housing projects and residents in housing outside urban areas are forced to drive their cars longer distances. You might say, add jobs, etc. Then you no longer have a rural area.

Build residential affordable neighborhoods for Americans. You can still protect the land without buying all of it for parks. Stop All casinos. CLIMATE CLIMATE CLIMATE And no more wine please. Cannabis should also be limited. Food needs to be grown to support local population. Build a strong LOCAL ECONOMY of small businesses. There are plenty of developable Lots within city boundaries for example the town of Sonoma has space for 800 homes currently. We need to do urban infill and not suburban spread particularly not at the urban wildlife interface

The ever-growing homeless populations and encampments MUST be mitigated by the county! The ongoing risks out in West County of accidental wildfires being started along the Russian River (for example Rio Nido) resulting from homeless encampments is a HUGE STRESS to those of us who live out here! The Catch-22 scenario of fire district staff having Zero authority to stop these illegal camp fires on public lands as well as on neglected, private properties (absentee ownership) needs to be addressed and resolved in the interests of local residents as well as the unhoused individuals who are making unsafe fires to cook or stay warm. It's majorly *crazy-making* that our county government has allowed this potentially horrific situation to continue unabated with no resolution in sight. We need to develop functional housing for Everyone and does not need to need to be high-end wine country ambiance or decor. I am certain this can be figured out so we do not break the bank. Developers are reaping enormous profits as if they are entitled to them, but the County can provide limits and incentives that can serve both sides. Prefab housing to cut down on construction time, and costs. Factories in Vallejo available right now! More affordable housing for middle class families and seniors. The prices here are ridiculous. Euclidian zoning is dead - more form based zoning. Housing can appear ag. in design. Need more administrative approval and more flexible front setbacks.

We need housing that supports an equitable community and is built for the zero carbon future that we're headed to --so it needs to be built in ways that prioritize transit. It is unequitable to put people in housing that can only be accessed by cars. The county should be investing significantly in home hardening, electrification, and drought tolerant housing stock (both retrofitting and new construction) to make Sonoma County climate resilient. There is a human cost to not working with people and not offering waivers to build farmworker housing/ agricultural worker housing. Most Farmers buy retail and sell wholesale; they are land-rich & cash poor, but they. There needs to be better payment plans or other type of funding assistance to allow people to develop housing. Grant programs to help homeowners build affordable housing. Also - where are the resources for homeowners? We're not developers and could really use a website that clearly outlines what resources - both informational and financial - are available for homeowners who want to build affordable housing, a simple step-by-step from start to finish. The price of renting is very discouraging especially when you consider some having to evacuate every year due to fire danger. Speaking from experience. Why is there no price gouging laws? Carrying capacity of a site should always be considered. Plan mixed income neighborhoods. Our county has clear class (and let's be honest, racial) segregation. We need communities that have diversity and inclusion designed into them. That includes fire departments, parks, grocery stores, libraries, and access to medical resources for existing underserved regions. Keep Sonoma County the special place it is. Don't wreck small towns with overdevelopment.

Stop listening to elitist rich people who claim to be liberal until someone poor or brown tries to move into their neighborhood. Adequate infrastructure to support new housing should be the main requirement, NOT neighborhood "acceptance"

I would like people to know that there are a lot of millennials in the county (many born and raised here) that would like to continue to make Sonoma County their home, but are constantly up against extremely high living costs and other challenges. Low income families and voucher holders are also constantly discriminated against and need more opportunities. Thank you for doing this wonderful work! Please recommend Universal Design to decision makers. Tiny homes using grey water and composting toilets seems like a good way to house farm workers on private land. No water for population growth so improve what we have and find a way to house the homeless.

Putting housing in the urban setting, where there is infrastructure makes way more sense than infilling the unincorporated areas. Even if on paper, say in downtown Glen Ellen or Pengrove, the infrastructure is there, but creating a dense housing development, does not fit in with the town which is rural, it is important to be mindful about that.

Greed is killing the average worker bee. All the worker bee does is work to pay rent. Wheres the joy of "living" here. 800 to 1400 sqft, 3bd,2ba most desirable affordable size MH. Many single moms with children like one story unit with yard not more condos. Smaller SFR like size near Montgomery village not big two story 2500sqft

Sonoma County, specifically Santa Rosa, seems to prioritize attracting tourism and outside revenue over the local residents' quality of life. People who have lived in this area for most of their life are unable to find work that pays enough to stay in the area. It also feels like the County relies heavily on the non-profit sector to provide assistance to the local community, a sector that is precarious and not intended for long-term, systemic assistance.

People need and want a sense of community. Development should include parks, community centers, and central meeting places for residents to gather and connect.

Involve volunteers to help with building & upkeep to help with standard of living, health, & community pride.

We need way more environmentally sustainable housing with solar & wind energy systems. And it needs to be affordable for EVERYONE, not just techies with high 6 figure incomes.

Wherever we drive within the county we see new LARGE single family homes. So what is really the plan for housing? We're seeing more and more travel trailers located on single family home properties.

A lot of people, myself included, desire a quiet home in West County. I'd like to see the laws allow for people with large acreage to legally rent tiny houses, cottages, etc. for reasonable prices. The type of home I'm looking for: a small private unit (studio/1br) with a small fenced yard that allows dogs is very rare! I notice a lot of landlords don't include washer dryers and only hookups. It all seems really difficult to find housing and get stability.

I would like to see more accessible options to be included in builds.

We don't need more hotels/motels to support tourist industry - increased housing stock should be emphasized. Maybe some sort of extra assessment for non-primary residences that could be used for other needs?

Sonoma County used to be affordable but it isn't any longer and this to me is very sad. There are too many homeless people living just about everywhere that is not Fountain Grove. Yet the county and cities continue to ignore the problem and allow homeless people to sleep out in the cold while they make their big salaries. It's inhumane.

Outside of Granny units there are not many practical options for Seniors who want to and are able to live on their own.

As has been demonstrated recently with the proposed redevelopment of the SDC in Sonoma Valley, Permit Sonoma appears to be answerable to no one. Rather than government impeding developing, the agency seems hell-bent on doing what it wants where it wants, no matter the good, solid arguments of the people who live in the place and know it best. The board of supervisors, by not giving the agency specific direction, has given tacit approval to planners' ability to disregard the constituency that pays their salaries. This does not bode well for SDC, and it also doesn't bode well for other rural areas of the county. What happens when Two Rock is surplusaged? What happens when ranches sell around Pengrove, or Occidental, or Graton? If the planning agency is not responsive to the people who know the constraints of these places well, a whole lot of people are going to be warehoused in danger zones.

Just because workers want work in a place shouldn't dominate the planning function of the city. Growth of population will detract from the city's current ambience for its current population.

We are creating a brain drain. People who do everything "right" (college, decent job, marriage) cannot afford to buy here so they leave to go to other areas. It's not healthy for a community to be this grey. You want younger people too.

It's difficult for seniors to find available and affordable housing in Sonoma County

Oh my god. So much that I could say. It's a bit of a shot show. How can I help?

People who have lived here for ten years plus must not be displaced.

Large developments and casinos in evacuation corridors should be a number one priority in approving. Water - hello - we are all being asked to conserve yet we are being mandated by the state to build an art rate that is not sustainable -

until there exist strong protections for tenants beyond emergency ordinances like rent control, just cause evictions that address Ellis act and owner move ins, will continue to see the rate of homelessness skyrocket

Become more aggressive about planning and implementing affordable rentals construction

Protect wilderness

we need public housing

City favors one developer, Burbank and gives all the funding to them despite being a less than average management company.

COMPOSTING TOILETS AND LEGAL GREYWATER SYSTEMS PU-LEEZ! And please limit (like really, really limit) vacation rentals that are hollowing out neighborhoods and making renting and buying unaffordable.

You need to figure out where the water is going to come from to supply new housing. If we are already having to reduce water usage, building more houses will just exacerbate the problem.

Affordable housing needs to be better supported with more local options.

Property taxes are out of control & I don't see a lot of work done in my neighborhood. The amount of property taxes needed to pay limits locals from buying homes.

Provide more realistic sheltering opportunities for those without like campgrounds with water and portapoties, bath houses. Small or tiny homes with shared outside space and a parking lot. Affordability needs to start with the size and basic appliances.

Senior affordable housing.

HOMELESSNESS

I appreciate the policy of maintaining space between urban areas

Many people with developmental and physical disabilities who live in supported care homes are being forced to move to other counties and thus lose their jobs and programs here. It is becoming increasingly expensive for supported housing to survive in Sonoma County due to the high cost of housing.

Affordable housing for workers and students.

Many empty homes! Short term rentals flying under the radar. Out of area investors purchasing homes for short term rentals need to be monitored. Build more hotels to counter the short term rentals

Housing crisis and affordable housing problem is not going to be solved by sprawl or building in Greenbelts. It need government funding. The real problem is multifaceted due to Wages, loss of redevelopment funds, Great Recession. It is not a simple supply and demand issue as the media and developers and some advocates seem to think. Tell the whole story.

Corporate buyers are driving up housing prices.

Where is all the water supposed to come from to support all this new housing and other building?

We really need some shared housing, much like senior housing in a variety of sizes. This can be housing for students, young professionals, traveling professionals and others.

As many creative solutions as possible. We want WALKABLE and SAFE areas for housing and commerce in the DOWNTOWN areas. Build UP not out. That will help preserve Sonoma County character and allow our children and service workers to live here, too! Our elite tourism sector cannot survive if the employees cannot afford to live here, too. And Permit Sonoma needs to support creativity. I know that we must follow the CBC, but the Building Code is not in place to impede "non-standard" building, it is in place to protect people and the environment. There are plenty of creative solutions out there - compost toilets, gray water systems for toilets and exterior irrigation, what about cisterns under homes? And some "high rise" buildings will not ruin Sonoma County, let's get over that and build more housing.

To recap: Sonoma County is a uniquely biodiverse habitat that could be lost if our only solutions are based on twentieth century models of development. Voters have overwhelmingly voted to protect our open spaces. We also need to continue to be mindful of the Agricultural Element of the General Plan and to protect our ag lands and ag workers. The fastest and easiest way to implement solutions to our current housing problems is to create regulations for tiny homes located in Sonoma County, thereby allowing tiny or mobil home living more easily in Sonoma County. Tiny homes allow residents to be mobile in case of emergencies, allow home ownership for low and middle income individuals and families, and destigmatize homelessness.

Unfortunately, any construction that is done contributes greenhouse gasses to the atmosphere. Rather than building or rebuilding housing, we should be looking for ways to address our housing problems using existing buildings.
put more resources on permitting to shorten wait time to less than 1 month.

WATCH OUT FOR INVESTMENT COMPANIES, OUT OF TOWN INVESTORS ETC and give priority to locals before inviting Silicon Valley (etc.) in
With the dual crisis of housing affordability and water scarcity, it's time for Sonoma County to seriously consider the benefits of composting toilets. They already exist and have for decades, all without any incidents of public illness or contamination related to them. Several states and counties have already implemented safe, practical policies allowing for their use. Bringing down the cost of building and permitting small, low-impact housing, such as ADUs and "tiny homes", must be priority for the county. These types of housing, while not legal in all circumstances, have provided thousands of young people, farmers and other working families the ability to land and remain in Sonoma County.

Less land for cars.

SEE ABOVE: Revitalize older neighborhoods with existing homes. SAVE MONEY where infrastructure currently exists.

Protect the wildlife migration habitats from cutting into their natural roaming areas.

Managed growth with ample housing will create a more just and equitable society.

COVID has been a huge hit to the service and medical industries (two of Sonoma County's economic cornerstones) and staff are stretched so thin while still not making enough to live here. While businesses are coming up with ways to draw employees (signing bonuses, tuition, etc) why not suggest they offer some kind of housing stipend instead? Somehow the private sector needs to contribute to housing/homelessness solutions, because public entities and nonprofits, as great as you all are, don't have the resources or the flexibility to keep up with the demand for the multiple levels of affordable housing needs.

It's so expensive. We need to end businesses like Air B&B, let the tourists revive our hospitality businesses (hotels, motels, bed&breakfasts, etc) & keep temporary housing away from permanent housing! Not allow corporations to own single family homes. Not allow people to own more homes than they can live in!!!

Walkability. Very important to me and to be able to walk to grocery stores, restaurants, shops.

Stop the ignorance of believing that you have to rape and tear apart the landscape in order to build anything. Let's lead the learning curve on this one and build with respect for the environment. It's our only sustainable future, we just need to embrace it now before it's too late and stop waiting for others to lead us.

AFFORDABLE HOUSING!

A better permitting department

It's impossible to find affordable housing in sonoma county and people are often trapped in unsafe conditions due to lack of available affordable housing, for anyone who makes less than 75,000 a year

Housing should not be isolated as a singular issue; there should be a comprehensive integrated plan that deals collectively with livable communities in all its dimensions: social equity, access to education, infrastructure that's resilient to climate change, environmental sustainability, higher density residential in commercial cores, recreational and open space.

Low-income doesn't mean useless.. I'm 62, disabled, work.. Section 8 vouchers are the way to go...

Halt all construction until water issues are resolved

So much depends on where this virus is going to take us. At this moment so many of the questions you have presented are really not answerable.....

I would like to see higher quality materials and well thought out, well designed living spaces for new builds rather than "low bid" low quality materials. A well built and constructed property should be available to all, regardless how much the property costs to purchase.

The lack of a long term water supply must be considered before any new housing is approved.

Keep the big Covid/economic picture in mind --working families, working people, unemployed/under employed slipping into poverty, deep poverty -- making decisions to eat or pay rent or medication... whatever it is. Keep your heart in your planning. Housing issues will only deepen if you don't. People before greed and profit.

If you don't make six figures, you can't afford it. Single-income dwellings are few and far between.

Low water usage is the key; being good stewards of what we have without using more of this precious resource!

To improve the affordable-quality-of-life in Sonoma County, we need more permissive land-use policies and predictable real estate development processes. We have snarled up our whole affordable home-building industry in red tape in America, and it is strangling our economy..... and that is definitely true in California & Sonoma County. The single biggest reason why land-use rules are too restrictive is that the sentiment against change is high among certain influential local groups. They understandably believe that more permissive rules will hasten change. While true, change is inevitable. It should be possible to help people recognize that, when change comes, it will fund quality-of-life improvements -- new amenities, new parks, new arts facilities and so on -- that will benefit everyone. If properly structured, more permissive change offers greater predictability & control than the slower, more unbalanced growth that is happening now. It is a crisis of vision, communication, and leadership. We must help people realize the possibilities through a smart, ongoing campaign. Part and parcel of improving an affordable-quality-of-life is modifying overly restrictive occupational-licensing rules. We make it too hard to start a business. Like the dearth of affordable housing, this happens everywhere and needs to be a foundational part of Sonoma County's overall program realignment. It is a challenge that we must embrace now and going forward. Get informed: So-called smart growth policies have been advocated as a means of avoiding sprawl for more than 50 years, enough time for the policies to have demonstrated their purported advantages. The evidence, at least on the housing front, is that the cost-containment claims have not materialized. Instead, many urban areas are finding themselves with home prices that make ownership and rental of housing increasingly unaffordable. Developers who build affordable housing face a lot of hurdles: complex subsidy programs, expensive labor and materials, onerous local land use regulations, and, of course, community opposition. Neighboring residents often worry that low-cost housing will be ugly and comprised of hulking, boxy structures with cheap-looking facades. But while affordable housing developers do have tight budget constraints, there are strategies that allow them to build apartments that are visually appealing and offer comfort and convenience to their residents while meeting all the essential requirements of safe, healthy housing. It is time for a more informed, realistic approach.

IT'S TOO EXPENSIVE! A rent freeze wouldn't work. You need to roll back rents to a reasonable amount per square foot.

Increase density in urban core, convert underutilized commercial buildings to residential (including SR mall), reconnect downtown SR to RR square, accept that change is upon us

We need better public transport in the west county, small busses, vans.

Focus on job pay.

The permit process and regulations need to be less costly and streamlined. It now takes at least one year and tremendous persistence to build anything. This eliminates much affordable housing for younger families. They cannot afford to live in our area of West County, consequently, the schools and community in general suffer.

The schools are all going to close, the aged volunteer fire fighters won't be able to stop the next meyers grade fire from destroying our beautiful coast, the hotels and restaurants and groceries will close because no one will work them, the future of west county smells like wealth and centrum silver. Let's fix that.

Some of us don't do well in dense housing but that seems to be all that is available for lower income or even low to medium income people. Mom has lived in an illegal trailer since the fires. She can't function in a city apartment, her options are limited. After many years she got HUD but landlords are not taking HUD.

Keeping housing for those in need of services should be close to grocery stores and public transportation

accept all dogs even the aggressive ones because they are looked at differently in society's eyes and they aren't even given a second chance, have weight restrictions either some dogs aren't aggressive, let places be more affordable in town.

Building housing is not going to solve the homeless issue but it is going to strain water, police, fire, and other resources.

Some wise person has said the existing housing stock is the best source of affordable housing; I would like to see a program to bring existing non conforming housing into the fold without pricing out the current users

The cost of housing should correspond with cost of wages.

This is an expensive place to live for a reason. If you can't afford it, live somewhere else. That's what Coalinga is for. Don't expect the people who have sacrificed, saved and placed an premium on education with good choices to support your irresponsible choices and entitled philosophy.

Deed restricted and/or non-profit controlled housing is the only way for "affordable" housing to remain affordable. If developed as for sale condos or houses it will immediately become market rate. Demand in Sonoma County will always exceed supply.
all affordable or homeless housing should be powered by solar and have grey water irrigation.

Stop enabling the homeless by allowing continued drug use and purchasing hotel rooms. We need mental health centers for these people. take the greed factor out. talk to banks, public banking would be a big step forward

Most residents cannot afford the rents/mortgages of housing in the city. Strict rent controls need to be established, and I don't mean allowing up to 10% increases on rents - if we already can't afford the rents, how on Earth are we going to afford ANY increase on them? For what it's worth, there should also be a 1-home limit for homeownership everywhere. Absentee ownership (landlords) should be banned. Vacation rentals are sucking the town out of Guerneville. No affordable full time housing means no children, which means no future except for the wealthy or the homeless.

affordable housing programs need to not only benefit families but also senior citizens. Single people don't have the same options as families.

The fact that Sonoma County failed to include the Donald Street homeowners in the development of the Springs Specific Plan was unscrupulous and cowardly or extreme incompetence on Permit Sonoma's part. Sonoma County staff and supervisors should have admitted to the wrongdoing after the conclusion of the Grand Jury investigation, instead of their blanket denial. The surreptitious behavior of Permit Sonoma with the development of the SSP left such a negative impression on me it makes me want to move out of the County entirely. The permitting process is onerous and highly bureaucratic.

Permit tiny houses, drop many of the building fees, encourage the use of grey water usage (this is a drought/fire area, should be a no-brainer), and encourage composting toilets. Eliminate all fees for sustainable power installation. Do not permit one more commercial project that Durant use solar for ALL their needs and contribute excess for use by schools.

Please keep it affordable and definitely take into account that due to limited public transportation, a lot of people have to drive themselves and have cars so PLEASE always account for parking with housing. The worst thing is when apartment buildings go up but each unit is only given one parking spot and then the roads surrounding the buildings become full of cars (and then the city makes terrible parking limits that make parking a headache for EVERYONE). Housing and adequate parking for the people who live there and their guests need to go hand and hand.

Stop spending money on regional parks. Get more housing

I believe in affordable housing, but only when people have the responsibility to maintain those properties. I also believe adequate infrastructure has to be considered, given resource shortages such as roads and water are such an important factor.

Smaller housing units...fewer "mega mansions"

We need a path for an average person to have shelter. That can look many different ways. Airbnb voucher Camping areas for nomadic types. Trailer villages More sweat equity projects A process for helping lonely people find quality housemates. Value labor unboxed people are willing to provide

It is very OVERPRICED here now, but was once affordable.

Allowing property owners to add more units on to their property and easing the minimum acreage zoning requirements for lot splits would help.

It is essential to use sustainable materials, to be determined to create infill development away from environmental hazards, and to prioritize active transportation and public transportation resources.

For my family, the most alarming thing has been, what we've seen on our journey, having to move out of rural Marin county, and we slowly, bit by bit went further north. First we lived in Petaluma for a while, but that was completely unsustainable. So we moved out here to West County. Now we're being asked to leave our current home, I am disabled, and my husband is a Vietnam veteran now left blind by a series of strokes. We live on a VA pension, and now we have to move, we're not sure where we're going to go, and we have a disabled adult child we also care for, looking maybe to move to Lake County, or somewhere else. But it's actually very risky for us, as my husband, due to his series of strokes, we need to be close to a hospital. I know that our current landlord, could make a lot more money, by turning this little cabin into an Airbnb. Are used to be that people could afford to live in this little village, called Rio Nido. But that's not true anymore. So many of my neighbors are having to move out, including our family. We're not sure where we're going to go.

We need subsidies for low income folks to be able to afford rentals

Prioritize public transportation to and from these housing developments being built. Consider accessibility as well

Wait for the coming Crash before you invest in property.

We need to get over the idea that affordable, multi unit housing is somehow undesirable, and "warehousing people". There is no reason this type of housing can not be built in areas that have opportunities for infill, along the highway 12 corridor and other places with easy access to transportation and employment. We are fixated on single family homes, even though they have the potential to create suburban sprawl and are inefficient in providing affordable housing.

We have to look at how housing can be adaptable to changing climates and trends. ADUs provide flexibility for entry buyers to rent out parts of the house, then expand their family when the renter moves out, then downsize again when the family moves out. We need to work in our homes, generate electricity and food on site, walk to business centers and grocery outlets, double down on public transit.

New multi unit complexes need to have guest parking and recycling standard. More options for people with pets. Accessible deposits and management companies that are fair to their tenants rather than creating fear of homelessness.

Remote work is here to stay for many Bay Area tech companies -if not full remote, 2 days in the office and 3 days from home.

There is strong discriminations here...for quite sometime.

HOA fees are extremely high

Actually we should stop building houses in Sonoma County because of a very fragile water supply. The river may not be that reliable and much of the county is on wells that already have had to be redrilled due to dropping aquifer level.

Go slow. Be real. Be humble. Remember, not everyone can live in SC. 500K residents is getting real close to a maximum comfortable capacity. REAL CLOSE. Be very careful and very smart. No visions of sugar plum, rose colored glasses thinking that doing more is doing better! It isn't. And for sure keep your hands off of the west county. You cannot improve perfection. Leave most things as they are. Focus on urban cores but otherwise hands off! THINK!

The one item I would like to point out is the terrible shape so much of the housing is in currently. I don't know if it's laziness or the expense of maintain but it something doesn't give soon much of what is left will be past the point of fixing.

Disbursed growth increases all cost to roads, fire, ambulance, sheriff and traffic, bad air quality

Low income housing for young persons

I think affordability and diversity in housing options are key. Not everyone wants (or can afford) and single-family home, so providing a variety of options that could cater to all incomes and lifestyles is really important. - Tiny or modular homes/smaller lots with land for growing food, personal backyard, etc. - Communal living developments - townhomes with a central community space/kitchen/garden/outdoor rec space. - Mixed-use housing in urban areas (preferably near transit): apartments and studio spaces on top of restaurants, offices, breweries. - Clustered homes for multi-generational families who want to live near each other. - Specific vacation rental zoning and development areas: slowly moving second homes, weekend homes, and vacation rentals out of neighborhoods with full-time residents and into specific zones/areas within each city (closer to commercial corridors).

I have no doubt that you know the challenges & many of the technical solutions. Your hurdle is convincing County Government to back streamlining the delivery system.

Homeless shelters are important but not nearly enough. MANY homeless people will never use a shelter for many reasons, and I wouldn't either. Most common reasons I hear are bullying (including theft and sexual harassment), inability to cope with regimentation, and how easy it is to catch communicable diseases. We also need enclosed and supervised tent encampments like the one that was behind the Dollar Tree in Santa Rosa a few years ago as transitional housing.

Before building more housing that will be bringing in more cars, the traffic issues need solutions. We need a workable commute system and a plan for decreasing gridlock and traffic jams before adding to the already frustrating and dangerous situation.

I do think that we have to be very careful for both water and fire. Getting out on one way roads was stressful and potentially dangerous. Our resources are stressed and the commons is collapsing under the weight of overuse and misuse, one family in a house over six months is not the same as different tourist groups of six in a house every damned weekend.

Prices driving out the middle class and young people.
Reducing regulations on housing DOES increase housing supply. Look at the boom in ADU development over the last few years as the county has significantly reduced requirements for this type of housing.

Save Lake Sonoma water for human use instead of sending it to the Ocean!
I think the most logical and environmentally responsible options are to build multi-family and mixed-use housing near existing jobs and transportation, or near planned transportation hubs (eg, new SMART train stations).

Think of visitability when building. Think of our aging community and the need for one level housing and elevators.
Excessive vacation rentals are bringing lots of people into the Sonoma Valley neighborhoods who are not invested in the community. Would be best to lodge tourists in hotels rather than neighborhoods.

It's become unaffordable for the average blue collar worker. You must make \$28/hour to rent a one bedroom....no one pays that. So many of us work multiple jobs to get by...which is exhausting and no way to live.

Affordable single family homes in the outskirts of Santa Rosa, Windsor, Healdsburg for those of us that don't make 100K a year. We want to live in a house with a backyard, to be able to do a BBQ, have a dog that can freely run around.

Parking garages in flood areas, above the parking, affordable housing, low income.
Affordable Work force housing in most unincorporated tourist towns of west county and the coast
Make it affordable
Make single family homes available for everyone

There are other areas to expand, where people can live/move to that would have less impact on our beautiful places and be safer (re fires and resources) such as Vallejo and Solano County. Keep Sonoma beautiful. Consider a tax on ownership of non-primary residences/vacation homes/second-multiple residences. I'm astonished how many people I've encountered who own homes in Sonoma who only come for weekends to golf and have parties, many have multiple residences. This speculating and hoarding of real estate is a major cause of our problems. These big estates hog up huge amounts of resources and land and the owners often have no real bond with the community. I had horses at one such place- the owners would come on weekends only occasionally- the property was left unoccupied much of the time. Often I'd find irrigation malfunctions (blown off emitters) or the pool cleaner left on and water being wasted, not to mention the quarter acre of lawn that gets soaked so those folks can come and lounge on it a few days in the year. The neighbors said they were often loud and had pool parties when they were there and basically did not care about their impact on this town. This paradigm must change. That place could have two or three homes for regular Sonomans (and still be rural with acreage). Likewise, vineyards are hogging up far too much space and resources. Grapes being left during gluts. Stop catering so much to the rich and grape-growing community.

Please please ban vacation rentals of all kinds. My husband and I are in our mid-30s and have good jobs, but still struggle to find adequate housing. He is a Sonoma native, and I have lived here almost 10 years with him. We are currently looking at moving out of the area, and our jobs will have to replace us. No housing for young families means no young professionals for Sonoma County. Priority should be placed for low income housing. Our workers are suffering the most and need relief first. They need to be able to afford a place to live.

better public transit and complete and fill in all the sidewalks to encourage walking in the neighborhood.
Main concern is natural disasters, primarily fires and lack of infrastructure to support a growing population, water, or lack thereof; is a huge concern.

I believe they passed a law to allow us to split our property and build another house. We have a metal building we could convert to a 3 bedrooms, 2 bath house for my daughter. Right now we can't split our property because it has to be 10 acres and we are 2 acres shy. But if we could split our property my son can inherit half and my daughter the other half and they would both have a home. With the affordable housing crisis affecting this generation, I really hope they let us do things like this. I have other friends who want to do the same thing on their property for their kids. Many kids can't afford to move out but this would help create more multi-family properties and give the kids the dignity of their own home with out living in the basement or spare bedroom of their parents house.

It is such a beautiful place to live! We can build up on our existing footprint without destroying the precious natural environment.

Too expensive to live here

There is not enough affordable housing.

People like myself, who have always been a productive and financially stable member of society, until an illness forces disability and flips us into a permanent fixed income situation and no affordable housing.

Sustainable and environmental design and efficiency

Please set up safe, supervised areas for homeless to sleep. Space for campers, vans, cars or tents. Use abandoned parking lots, no longer used county and/or commercial spaces.

Houses are built for low income families and older. However, there are people that work in professions and have savings but can't afford a home.

There are 7 homes in my small cluster of homes, 3 are vacation rentals.

design and build structures to resist fire

The gov't should stop giving people unemployment. People are out being tourists vs work from home. They need to go back to work, back to the bay area they lived in and stop driving up housing costs for the locals. So many greedy landlords too.

Traffic and parking and infrastructure needs to be considered as we build new housing.

No new housing. The roads are too packed as it is and the speeding is ridiculous

As evidenced by how hard it is for many employers to find staff due to high cost of housing, and the rate that mid to low wage earners have been leaving the county and high wage earners moving in, it is clear that the single high priority is creating truly affordable housing. Re-purposing existing buildings is a much better option than new construction.

Help the poor and the young. Revamp your vacation rental program, many are following rules and paying tax, send that tax by percentage of where it was generated back to the community. Shut down those operating illegally. Help the seniors and mentally ill to be housed. Use River Lane resort in Guerneville as a model, all you need is heart and ingenuity.

it's way too expensive to live here

More affordable housing

we need to increase the amount and variety of reasonably priced rental units

Credit requirements should not dictate a person's right to housing. Income limits are too high. Three times the rent is difficult with how much rent is.

Approximately 8 years ago, former Planning Deputy Director Jennifer Barrett and I were part of a team looking into ideas promoted by Richard Jackson, (chair of UCLA environmental health sciences) which incorporate health-impact assessments into built-environment decision-making. I strongly feel that any affordable housing in Sonoma County should go through an assessment of such. For what good is a large housing stock that does nothing for the heart, soul, social and environmental health of that community? One of the ideas Jennifer and I suggested for Project Review was that any major subdivision in appropriate zoning areas incorporate a community farm within the bounds of that subdivision for a sustainable food system and climate calming/cooling effects. Maybe an idea ahead of its time or perhaps large developers could not see the profit in such a planning project but one step at a time...

We need rent control because rents increase faster than incomes!

It's too expensive for people who work every day jobs at our hotels, restaurants and wineries. We need work force housing for our economy to grow and meet the needs of the County

We have about 3-5 years to turn the climate around, so all choices should be based on that
SDC property needs to be preserved as open space. Please no hotel, NO to 1000 single family, market value homes

"Affordable" isn't the answer. More rent based-on-income situations, including more single family/ADU properties

Consider the impact on schools. On local parks. On traffic. Especially during an evacuation.

It is a privilege, not a right, to live in Sonoma Valley.

1) What we pay for, we own. Subsidized housing should be affordable in perpetuity. 2) Financing can be done through a publicly owned bank, state, regional, or local (Sonoma County, Santa Rosa). 3) The county should lobby state and federal legislators for money. It's scandalous that Section 8 housing is rationed rather than available to all who qualify.

Lock in Urban Service Areas around unincorporated jurisdictions (i.e. Forestville, the Springs, etc.) as has been done with UGBs, and then you can upzone within them in an appropriate manner. Housing out in the middle of nowhere isn't a good idea, and never has been. Please balance environmental concerns with a need for development! We can do both responsibly!

We do not need more housing in WUI areas. Please keep new housing near service in already developed areas - not in areas that will have trouble evacuating in case of emergency or in areas that more housing and traffic will impact movement of wildlife.

I've been here a long time and it breaks my heart that I will probably not be able to stay now that I'm retiring.

Smart planning and reduce the developers exploiting our communities for their own profits. Fix the traffic problems, it takes away from enjoyment of the area.

Denser housing makes the best sense. Build affordable (not low income) housing in city centers. Build up, not out!

There is a very difficult divide between the need for new houses, water availability and the fear of gridlock during a disaster like a fire. In my opinion, we can't wait until all of the roads are enlarged to handle the traffic generated by the new houses. Widening Chanate Rd or Hwy 12 by Oakmont would take 10+ yrs. Water is a controversial issue, but approachable eventually.

Why does Permit Sonoma and County Counsel bend over backward for a handful of highly vocal NIMBYS?

Chronically homeless need wrap around services and probably conservatorship. It is inhumane to "allow" them to live and die and use drugs in our community parks and neighborhoods.

Housing should be focused within urban growth areas, not in rural areas where there is limited transit, roadways, infrastructure and goods/services.

Rents are way too expensive

Once developed, rural areas can never return to the way they were so please choose development judiciously and sparingly!

Stop lining your/developers' pockets and actually focus on increasing affordable housing.

That the Russian River has been exploited to the brink. More water storage is needed if more housing is to be developed.

We are known as a Vacation destination - give people some more places to bring their portable homes, vacation transportation. And again, create Tiny Home Villages that can support our young just starting out, our elderly with very limited means that deserve decent, safe, sane, sanitary places to live and be around people that can help support them. People want to help, they are just so distracted trying to pay the ever increasing and numerous "services"; struggling to keep their own heads above financial water, but if they could share some of the resources and not replicate and duplicate everything, they can have a feeling of belonging again. Maybe even stop for coffee at a friend's house once in awhile! COVID has taught us we are too fragmented and our food is too far away to support us in a crisis. We need more community and affordable housing, and products for the people who live here that aren't shipped in. Shop Local, Support Local.

We are in a climate emergency, and need to be much less dependent on our cars.

Repair the roads

The need for lower construction fees; more housing for very- and very-low incomes;

The head of PRMD should be fired.

Place new housing where something was, like the old Sutter Hospital up Chanate. That is the perfect spot to place many multi family homes and apartment units.

WE NEED EFFECTIVE, FAIR RENT CONTROL and a public registry of landlords, availability, rental prices.

The County should do more to help public service employees overcome the high cost of housing - some exist, but they are too hard to access and not particularly helpful. Too many County, City, and school employees cannot afford to buy in Sonoma County.

No new housing in unincorporated West County, no new visitor serving, seasonal project development here. This only our area LESS sustainable. More housing and stable jobs are needed closer to urban areas which seem to have better infrastructure resources that us. Must keep focus on encouraging development of work force housing through out the county that is mixed in with single family housing communities -- no ghettos

dense development in downtown cores and old shopping centers in commercial areas; pocket neighborhoods in more rural enclaves

Senior housing becomes more necessary as the population ages.. Seniors are the most vulnerable living on the streets.

Property owners want to build ADUs and JADUs. If we are sincere in our effort to achieve our RHNA goals for low-income households, we would make it as easy as possible for them to build those types of units. Instead, we seem to think only of the typical 3-story multi-family housing blocks that pass as "housing."

I am friends with 8 people that are without their own place to live they are sleeping on couches and paying rent or living in basements and paying rent and living in tents in someone's yard and paying rent. They are disabled or seniors or down on their luck because they lost their housing after the covid pandemic due to greed of the landlord. Once you are misplaced it's very hard if not impossible to afford what it costs to get into another home. I frightened that I will not be able to get into my own home before I die. That is pretty sad and I am not the only one with this fear.

A majority of landlords here discriminate against people with section 8 vouchers, people with poor credit and most rental units are not priced according what current wages are

DO NOT consider converting public parks, sports fields, or golf courses into housing. Before you know it, Sonoma will look like L.A. Nobody wants that.

Housing left vulnerable to loss by commercial conversion = wasted resources of every sort. Vacation rentals have played a key role in Sonoma County's housing shortage, one I have NEVER seen the BOS own!

Housing plans should include landscaping plans. Landscaping plans should accommodate fire susceptibility but also should accommodate plants landscaping that uses less water but does not cause an increase of heat by the removal of shade trees and proximity of gravel and cement to a residence. Failure for cities to consider that the overuse of areas covered in gravel, cement, other hard surfaces that cause excess runoff and render the ground unable to absorb and percolate rainwater

We need "low-income" and subsidized housing! Not just "affordable" housing, because it's not actually affordable for the large majority of families. Especially single mothers!

It is important to consider the environment (i.e., noise, traffic, air quality, natural and cultural resources) when approving new development. Keeping older buildings may be less expensive than building new.
Get rid of airbnb. Make homes affordable to working class oh wait we're now called essential
Rental costs are increasing more than the cost of living/raises, can't afford to live here
I think the county works very hard to try and provide good housing and safe housing for everyone. This is very challenging. It is my belief that we need to build some hospitals for the mentally ill. Some of the big money out there, that has made a commitment to homelessness, might be willing to provide money to build hospitals for the mentally ill.
There are lots of empty beds in homeless shelters. These mentally ill people are choosing to sleep outside and in tents. They need help taking care of themselves.
Make sure there are parks near housing developments. Too much housing and not enough access for places for kids to play and people to walk their dogs!

You pay so much for just a roof really no one well almost no one who rents their houses updates anything. It's really unfair to think anyone who can't afford it here should move. Some like me are older. I get no help and make below 30,000 a year no food, no help with medical for which I pay over 5,000.00 a year if not more applied for housing didn't get it. So my rent takes over 70% of my income and no one helps.
Crazy I see your people with housing vouchers working under the table or it's in the woman's name and her baby's daddy lives right there with them no one checks these people are young I'm 67 and soon to be homeless something is very wrong
If we develop too much housing to fast before we better assess the roads and infrastructure we will be screwed if we add more and more houses but don't fix the roads and have enough fire and police we will lose not only the safety in an evacuation but also the safety to get and help people in the event of an emergency

The vacation rentals in west sonoma county are wrong. There are too many. I lost my home of 15 years to an investment buyer that turned it into a vacation rental. After paying almost 200,000 over a 15 year period in rent....I had no rights when they sold my home.
There is zero diversity in Sonoma due to no affordable housing

We should want to keep people here to have workers but people are moving because of housing being so high and no homes we need this for our community to have more workers for the places who do not employ employees and family's that need homes

Rents need to be reduced. Do not allow the landlord to charge first last and a deposit. The criteria to move into a place needs to be lowered
Get Permit Sonoma to be cooperative instead of combative, reduce permit cost and time, get competent people working there. I just spent \$550 to get a permit to re-roof a house, ridiculous!
2/3 of our income goes to rent
More affordable housing. It's useless if we can't afford it.

I know a woman who is 3rd generation in Guerneville. She is a local worker (who we need desperately). She cares for her elderly disabled mother and 9 year old granddaughter. A redwood tree fell through her long-term affordable rental, forcing her family to immediately leave. They stayed in a hotel for about a month, then found a temporary vacation rental for the winter months. Even though we raised enough money for her to move into a new place, there are none available to rent. She might be forced to leave the area. This is not an uncommon story. We're on a path that ends up with no workers, which means no businesses, which means no town. More and more vacation rental permits is not going to be sustainable. It's already at a breaking point in the lower River area.
People need help. If it wasn't for the good people in my life I would most likely be homeless
We need to build up, not out. Apartment towers in the middle of cities, near transit hubs.
make a planning lens/ filter with some criteria for reviewing any projects
Regulations must be reviewed to allow undocumented and low income people to rent or qualify for rent.
Sustainable "Growth" requires a different economic base than ag & hospitality
Provide adequate parking for multi-unit housing. Our residential (R) streets are overflowing with multiple cars from existing apartments.
Homeless must not be allowed to drive out taxpaying residents as they did on Morgan St.

Full Design and Universal design in all housing with NO more townhomes constructed. Housing for all income and age groups.
Make it easier, and therefore cheaper, to build affordable housing. No household should be required to make six-figures to have a home and a life here. We are a better community than that.
The need for housing to stay affordable and the importance of having affordable housing. Housing that is accessible for people with Disabilities. The need for housing to be resilient against natural disasters such as wildfires.
Affordable homes to purchase.
Traffic is bad because of narrow winding roads running east-west. Public transit must include limited stop bus routes from key east-west areas. SMART rail service continues to be ignored by SoCo Transit, Petaluma City Bus, Santa Rosa City Bus. Buses should meet every train at every station.
Revoke vacation rentals if owners don't live on site
We need a water plan with our own desalination plant among other developments to insure this vital resource is abundant for both human uses and agriculture regardless of climate change.

I think the homeless population needs to have tiny homes built all over Sonoma County. We continue to build an abundance of apartment buildings that aren't really helping current residents. Most developers pay large fees to avoid building low income housing. We have the Marina Apts in Petaluma that was built for Sonoma State University employees that sat mostly empty for years. Please stop approving high rent apartments and focus on affordable housing for current residents.
Fight the inflation in housing prices. The increases have been outrageous. Requirements are incredibly high where owners want prospective tenants earning 3x the rent amount. People in Sonoma County can't afford it causing many of them to share rent instead of having their own privacy and space.
Some prices have risen faster
Housing supply problems are prominent
House prices are stable, allowing more people to own their own homes
Housing for essential workers that includes health care, restaurants and retail workers. It's very few housing areas
Do we have enough water sources to accommodate the upcoming housing projects?
Too restrictive as to smaller structures as in tiny houses yurts etc need more solar and grey water Permits in Sonoma county are known as difficult and expensive
Senior housing must have enough space for a table to eat at.
Not enough and too expensive. More affordable county supported homes/apartments.

Too little, too late for this Californian. I am in Washington looking for my next home. The cost of housing is just about as bad here in Vancouver as it is in SoCo, but here I don't have to worry about rolling blackouts and forest fires compliments of PG&E. Once I move away from SoCo I know that I will never be able to afford to move back here even if I wanted to, which I don't.
Don't use open space. Plenty of existing vacant areas.

ADUs add housing and value and can be done less expensively. Tiny homes work for all ages and just need the land available.
Homelessness, housing affordability and accessibility are our most important issues currently. Through these we can honor and the bigger issues of inequality, climate change and mental health.
Please be mindful of the residents who seek help for problems they have in their communities. I have been shutdown on several occasions when asking for help to slow traffic. The people there have been uninterested and unwilling to help.

I live along the River Road corridor. I get we need to use dollars. How do we provide a pleasant experience for all? Having developed river access that has public trash cans, restrooms, parking. Having attendants to keep things more orderly. It is a free for all at the River - crowded, dirty, unpleasant. Locals stay away and we are the ones who pay for it. Idiots with their blow up unicorns, beach towels, ice chests, walking along RIVER Road as if it's Not a road filled with cars. Perhaps a walking path?

Sonoma county has become extremely expensive. There isn't enough low/affordable housing.
Water resources and evacuation routes need to be considered.
I think tighter regulation around vacation rentals is needed. Too much of the previous or potential rental inventory have been converted to AirBNB/vacation rentals.
Better landlord education about HUD tenants, scaring them off by saying must make 3 times the rent is cruel. Everyone should understand that only 3 times 'their portion' is what it means. But even that isn't doable for many section 8 folks..
Stop taxing homeowners to death.
More housing for the folks that make minimum wage to \$15 an hour. There is none in West County.
Would love to see taller residential and mixed use towers in cities and towns, and areas where tiny and smaller homes could be built along with necessary supportive systems (like sewer, water and utility connections).
Raise the minimum wage to a living wage for Sonoma County residents.
Infill development! Stop building on the edge of town, destroying that wonderful rural character so many like to brag about. I've seen more infill downtown and at railroad square and it's a good start, but we need way more! Our downtown in Santa Rosa is pathetic, it needs much, much more housing so people can live downtown and bring life back to it. You don't create a thriving downtown with parking like so many people weirdly assume- you create that with people. I live in downtown SR myself and it's sad how dead our downtown is compared to say, Petaluma.
Public transportation here is cost prohibitive and does not link directly to BART- you need a car especially if you are going to commute to the Bay Area.
Housing development needs to occur but also work needs to be done to get more Section 8 vouchers into our county. So many seniors spending their entire Social Security check on rent, no money for food.

The county needs to build more units that have existing infrastructure capacity. Most rural areas do not have the capacity for waste-water and water, i.e. the Sonoma wastewater facility during heavy rains has raw sewage flooding. Housing should not be placed in High Fire Risk areas as designated by the state. There are plenty of areas in Sonoma County that are not in High Risk Fire areas. With climate change we are dealing with fire threats annually and that will only increase. The current rural area roads can not handle capacity for evacuation with placing more residents in dangerous fire areas i.e. Sonoma Valley or other areas that have experienced mass configurations.
Reduce restrictions and costs to improve property
Affordable housing
N/A.
It is very EXPASIVE to rent and impossible to qualify for a loan.
We need more low income housing, housing for the people on SSI, housing for the disabled

The waiting list for section 8 housing is 8-10 years. People are becoming homeless because of the lack of affordable housing.
We need affordable worker housing so that our businesses can thrive.

We need young people, single parents, disabled folks, people of color, undocumented folks, students, folks experiencing homelessness, business owners, land owners, renters, and service sector employees at the table to design a multi-faceted, humane, thorough, bold, long-term vision for dignified housing for all. CommonSpace Community Land Trust and North Bay Organizing Project should be at the table.
We need projects we're we will be able to afford a house payment or rental payment
Incentivize first time single women homebuyers. Provide services/classes/consultations to help this underserved group obtain home ownership
To consider Community Land Trusts as a way of creating affordable housing and building community.
Should continue to focus on diversity and integration of affordable housing with market rate homes, rather than having separate affordable housing neighborhoods. This has many benefits and strengthens the community as a whole.
There is not enough public transportation infrastructure to support the movement of low-wage workers from where they live to where they work.

Many people are leaving for a variety of reasons, but lack of affordable housing is one of the most often expressed reasons. Families and working-class people just can't stay here. It's sad, and I feel for all who've had to leave because they feel they have no choice.
Affordability...we don't need more luxury places.
Housing must be affordable for teachers and other mid-level workers. Rentals cannot be the only solution. Homeowners are invested in the community.
More subsidized housing for seniors that are not 3 stories high
Permitting is too difficult, expensive, and inflexible in this county
Make the permitting process less restrictive and not so expensive.
If only the housing was such that people could actually afford a decent home here. There is nothing close to our price range and both spouses work good jobs

There is no incentive to innovate. Please encourage and incentivize new designs, materials, and ideas. Green roofs where they at?
We want to do an ADU but are hearing that inspections are backlogged for the city. We just got annexed. Super glad the fees have been reduced, though. They were absolutely prohibitive.
County should do more PR about how to have a house in this county.

The homeless situation is not being handled intelligently at all. Millions have been wasted with nothing to show for it. Lease property off of Santa Rosa Avenue down side streets out of view from the main thoroughfare. Divide it into three areas. One for camping, one for tiny huts, and one for RV's and cars. Have COMPLETE wraparound services there. Make it large enough to actually handle all of the homeless that are dying on our sidewalks and begging at every corner in Santa Rosa. There is no reason for this town to look like a third world country. Seeing suffering people without hope down every single street throughout the entire city is disgusting and completely unnecessary if our elected officials actually did their jobs.
Less apartments complex, more family oriented with parks and green areas
Houses that people want low income and interest
Affordable Housing for young families with a yard is important.
The biggest thing is making housing more affordable somehow. If you want homeowners than make it affordable, or have some way of helping first time buyers to buy! Or renters to afford rent!
Why isn't there more help for those of us on SSDI? Why are junkies and drunks always helped but disabled aren't?
It's a great place to live if you can afford it

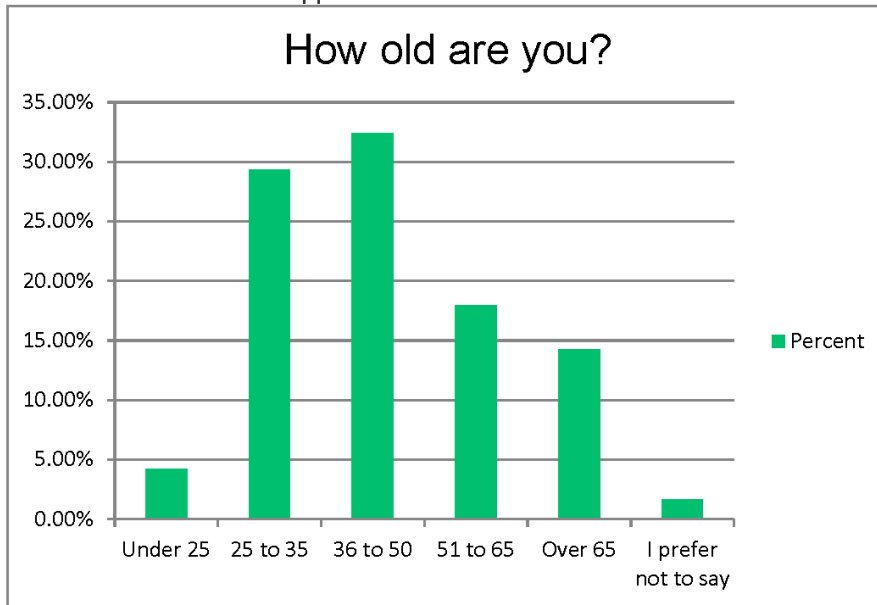
We need to separate the "housing crisis" being the cause of "homelessness." Mental illness and substance abuse are prevalent (estimated 80%) in "homeless" individuals. Using "homeless" as an excuse to propose and allow ridiculous densities, projects with insufficient parking, over-riding zoning rules makes long-time residents very resistive to "solutions" that bring detriment to neighborhoods.
Elected leaders in Sonoma County are too easily distracted away from the key issue of affordable housing and housing affordability (two different subjects). This continues to be the top issue affecting livability in the county.
There is too little of it. Build build build
We are way overbuilt for our roads. Traffic is horrible and needs to be addressed before any more building happens.
House prices are too high
When will house prices fall
Costs are too high and house prices are down
Repair problem
Higher housing costs
The facilities in the community are quite old,
How to fix it
Houses cannot withstand floods, hurricanes and other natural disasters

More people can afford rent
With so many elderly people living there, we can build tools to help them live
A place to relax
Fix up the old neighborhood
There are fewer places for people to relax
Sonoma county can't get out of their own way. It will never get better until they do.
No high density housing. No development of environmentally/echo-populated land such as forests.
Agricultural housing near vineyards and wineries. Tiny home villages for young adults.

If building is required in unincorporated areas new roads and existing road maintenance, traffic lights, sidewalks. Also worried about the balance and lack of infrastructure needed to balance tourism with increased population density resulting from new housing.
No more vacation rentals!! There are not enough homes for the local population
New supply is critical
What needs to be acknowledged is that NIMBYism is still alive and well, even if people don't admit it. It will take political will to overcome this.

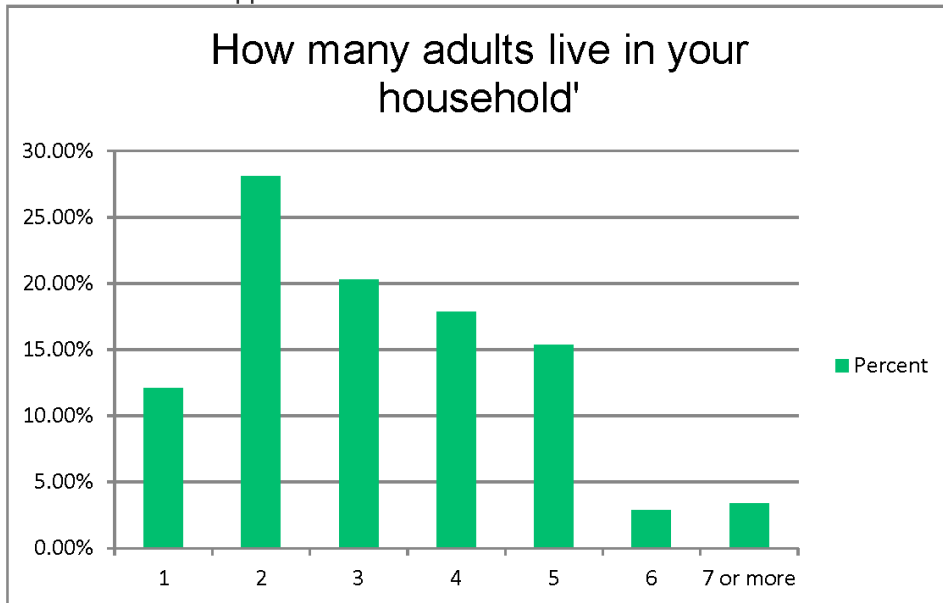
Sonoma County Housing Needs and Opportunities Survey
How old are you?

Answer Choices	Percent	English	Spanish	TOTAL
Under 25	4.26%	73	1	74
25 to 35	29.38%	494	16	510
36 to 50	32.43%	528	35	563
51 to 65	17.97%	303	9	312
Over 65	14.29%	246	2	248
I prefer not to say	1.67%	29	0	29
	Answered	1673	63	1736
	Skipped	258	18	276



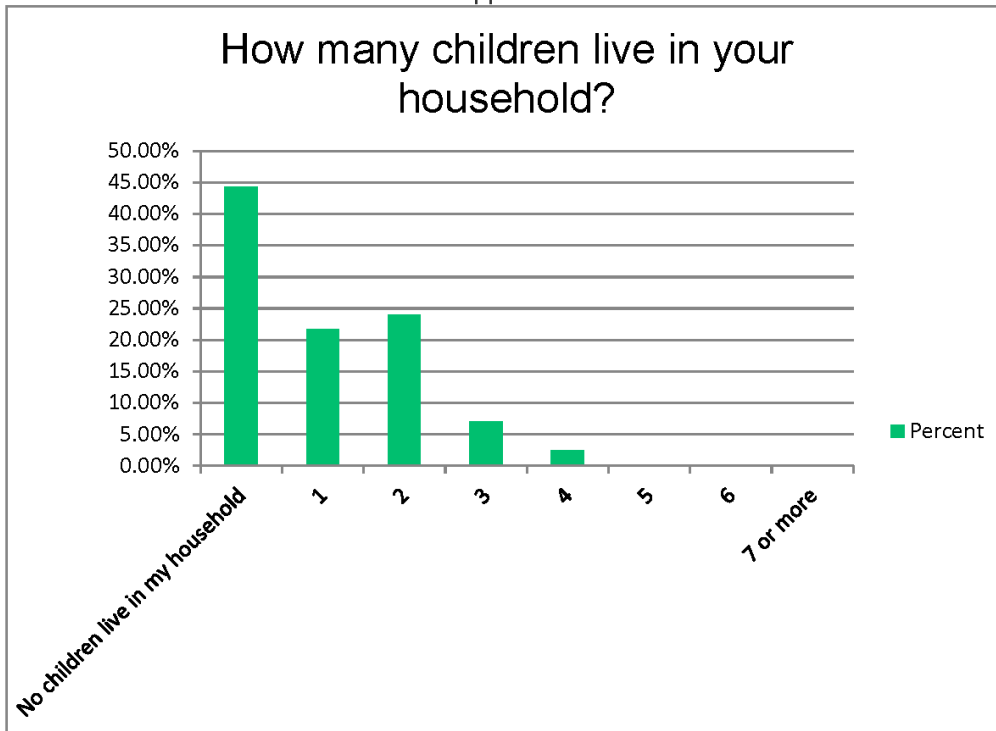
Sonoma County Housing Needs and Opportunities Survey
How many adults live in your household?

Answer Choices	Percent	English	Spanish	TOTAL
1	12.12%	204	6	210
2	28.12%	458	29	487
3	20.27%	336	15	351
4	17.84%	300	9	309
5	15.36%	265	1	266
6	2.89%	49	1	50
7 or more	3.41%	58	1	59
Answered		1670	62	1732
Skipped		261	19	280



Sonoma County Housing Needs and Opportunities Survey
How many children live in your household?

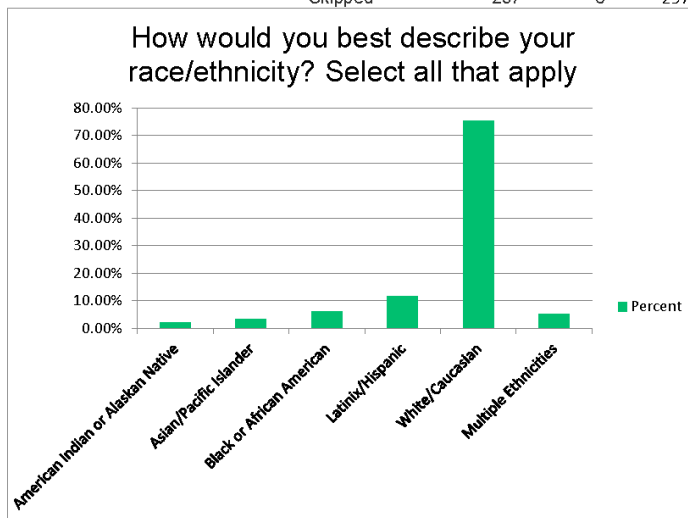
Answer Choices	Percent	English	Spanish	TOTAL
No children live in my household	44.37%	745	8	753
1	21.69%	354	14	368
2	24.04%	379	29	408
3	7.07%	111	9	120
4	2.47%	41	1	42
5	0.12%	0	2	2
6	0.18%	3	0	3
7 or more	0.06%	1	0	1
	Answered	1634	63	1697
	Skipped	297	18	315



Sonoma County Housing Needs and Opportunities Survey

How would you best describe your race/ethnicity? Select all that apply

Answer Choices	Percent	English	Spanish	TOTAL
American Indian or Alaskan Native	2.22%	38	0	38
Asian/Pacific Islander	3.38%	58	0	58
Black or African American	6.24%	105	2	107
Latinix/Hispanic	11.49%	122	75	197
White/Caucasian	75.16%	1285	4	1289
Multiple Ethnicities	5.19%	89	0	89
Not listed here (please specify)		35	2	37
	Answered	1634	81	1715
	Skipped	297	0	297



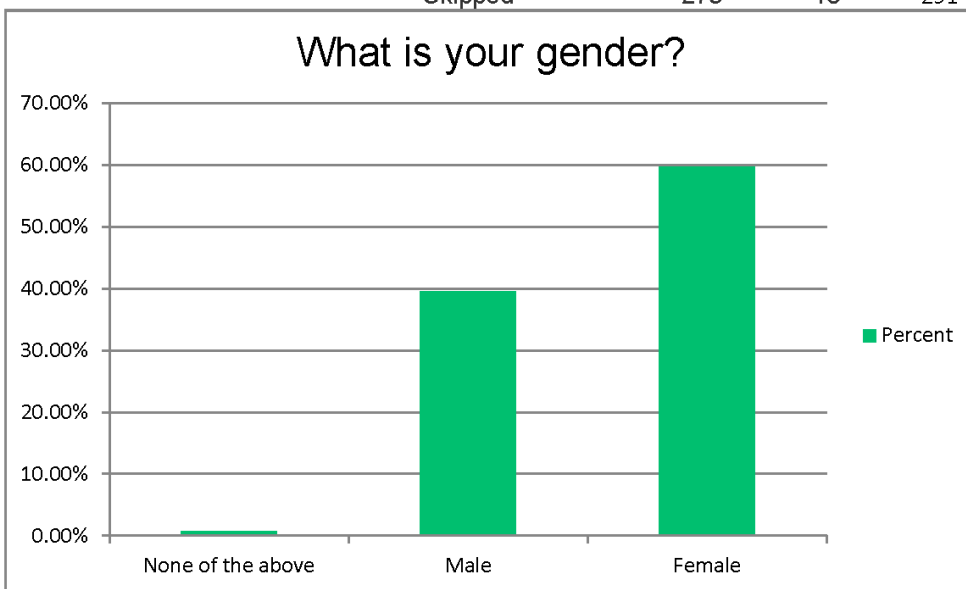
Not listed here (please specify)

- Indigena chatino **Chatino Indigenous**
- Y dos niños nacidos USA **And two children born in the USA**
- Latino
- Native of Sonoma County
- Jewish
- Not clear why this is relevant
- European/white
- Hispanic , British
- Jewish
- Hawaiian
- Family/children are mixed race and cannot afford to live or build here
- give it a break
- Latine/x
- Why?
- jewish
- Why is this important?
- White American
- Prefer not to state
- European background
- None of your business
- South Asian
- White and indigenous mix
- I am some of all those listed above.
- Prefer not to state
- American
- johnfarinha781@gmail.com
- And what is all this about bringing in and supporting illegal aliens??? Why are people being brought in that we have to support??? Where is my SSI going?
- European
- Irish/German
- Not relevant
- American.

It should not matter, prefer not to say
Scotch, Irish, and English!
My daughters family lives in our property in a granny unit. Thankfully we were able to provide this when the pandemic hit and they lost their incomes.
French
White/Portuguese
Portuguese

Sonoma County Housing Needs and Opportunities Survey
What is your gender?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	0.70%	12	0	12
Male	39.51%	673	7	680
Female	59.79%	973	56	1029
Not listed here (please specify)		8	0	8
	Answered	1658	63	1721
	Skipped	273	18	291

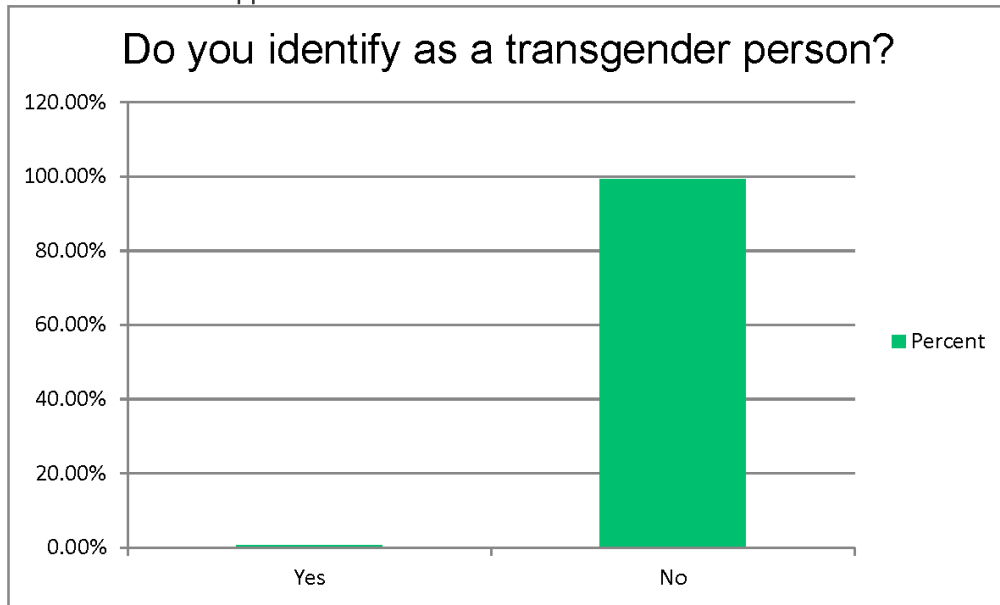


Not listed here (please specify)

- It's complicated
- Again, not clear why this is relevant
- why do you ask
- Why is this important?
- None of your business
- Non-binary
- Not relevant
- Female and male are not genders guys, come on. Man and woman are genders- female and male are sexes.

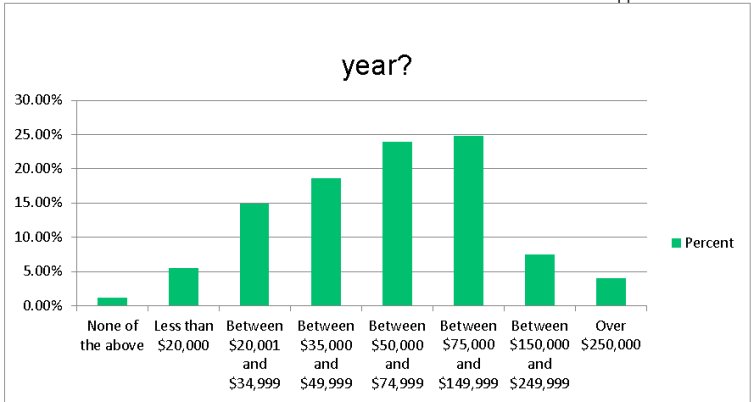
Sonoma County Housing Needs and Opportunities Survey
Do you identify as a transgender person?

Answer Choices	Percent	English	Spanish	TOTAL
Yes	0.70%	11	1	12
No	99.30%	1631	62	1693
Answered		1642	63	1705
Skipped		289	18	307



Sonoma County Housing Needs and Opportunities Survey
 What was your total household income last year?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	1.12%	18	1	19
Less than \$20,000	5.37%	82	9	91
Between \$20,001 and \$34,999	14.88%	233	19	252
Between \$35,000 and \$49,999	18.60%	298	17	315
Between \$50,000 and \$74,999	23.91%	394	11	405
Between \$75,000 and \$149,999	24.73%	414	5	419
Between \$150,000 and \$249,999	7.44%	126	0	126
Over \$250,000	3.96%	66	1	67
Other (please specify)		26	1	27
	Answered	1631	63	1694
	Skipped	300	18	318



Other (please specify)
 De \$25.000 a 28000 mil por año **Between \$25,000 and \$28,000 per year**

Currently, I am on SSI, but am planning to start my own Music Production biz, produce ongoing series known as Concerts for the Trees that will raise \$ for the Ancient Forest Protection Fund that will fund groups working to protect our last pristine Redwood Forests and the Oak Woodlands of SoCo. When the Concerts for the Trees gain in momentum, I will be financially independent of the government. AS WE WORK TO HEAL MOTHER EARTH, OUR OWN PROSPERITY OF HEALTH AND HAPPINESS EXPANDS EXPONENTIALLY!
 I always worked two jobs

My son and daughter-in-law are both working and earn between 150 and 250,000. My husband and I live on social security plus an annuity and earn between 20,000 and 35,000.
 Retirement income

We are living off our savings and retirement income.

Re question below about having a disability -- Age is a disability that keeps getting worse.

But I need to add that salary is because I work 3 jobs; one full-time and 2 part-time.

prefer not to state

That would be nobody's business, but mine and my husband's

retired

Prefer not to state.

Illegal immigrants are getting low income housing with income levels above poverty level and 50k cars.(I am Mexican so don't even try.)

N/a

I don't know

Private.

i'm not sure answering the question gives you meaningful information

Prefer not to say

Thanks to the school district !

Private

I lost my job due to COVID in 2020 and have to retool.

Not relevant

\$3,000

I prefer not to say.

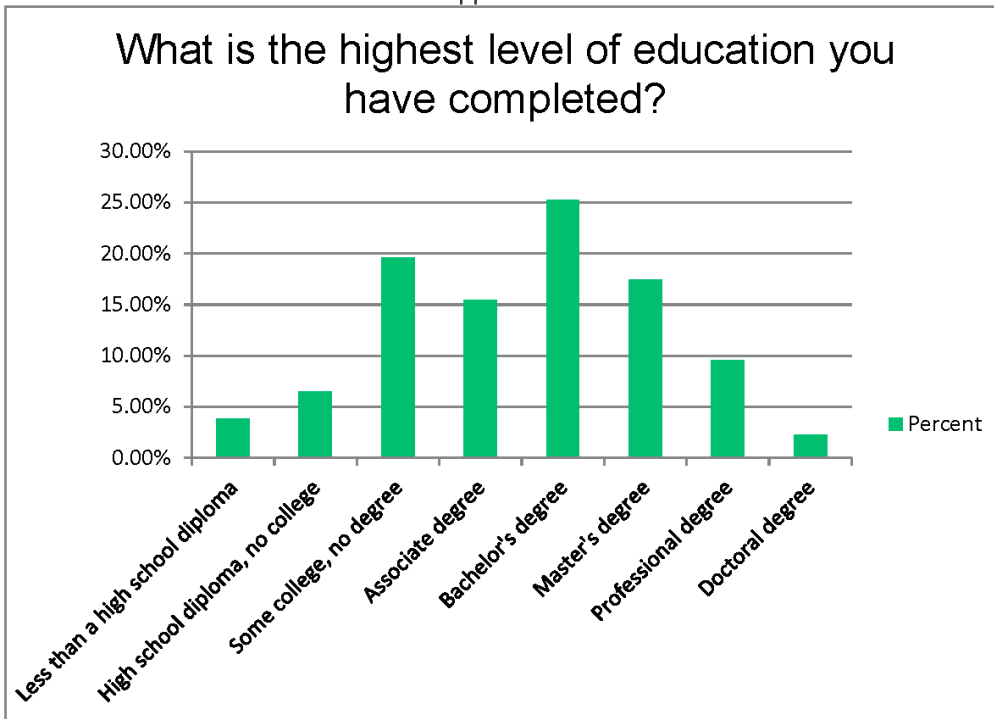
Pre pandemic income

Retired architect and wife is a retired teacher

State and county workers should have programs and incentives to help them buy homes since they are committed to CA and the communities they live in

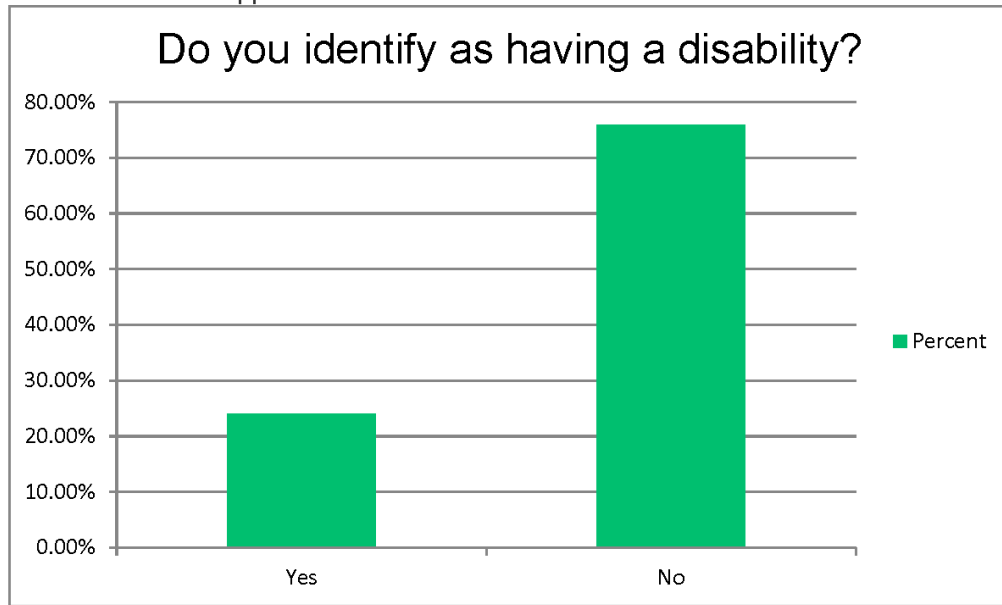
Sonoma County Housing Needs and Opportunities Survey
What is the highest level of education you have completed?

Answer Choices	Percent	English	Spanish	TOTAL
Less than a high school diploma	3.82%	54	12	66
High school diploma, no college	6.54%	84	29	113
Some college, no degree	19.63%	334	5	339
Associate degree	15.46%	261	6	267
Bachelor's degree	25.25%	429	7	436
Master's degree	17.43%	301	0	301
Professional degree	9.55%	162	3	165
Doctoral degree	2.32%	40	0	40
	Answered	1665	62	1727
	Skipped	266	19	285



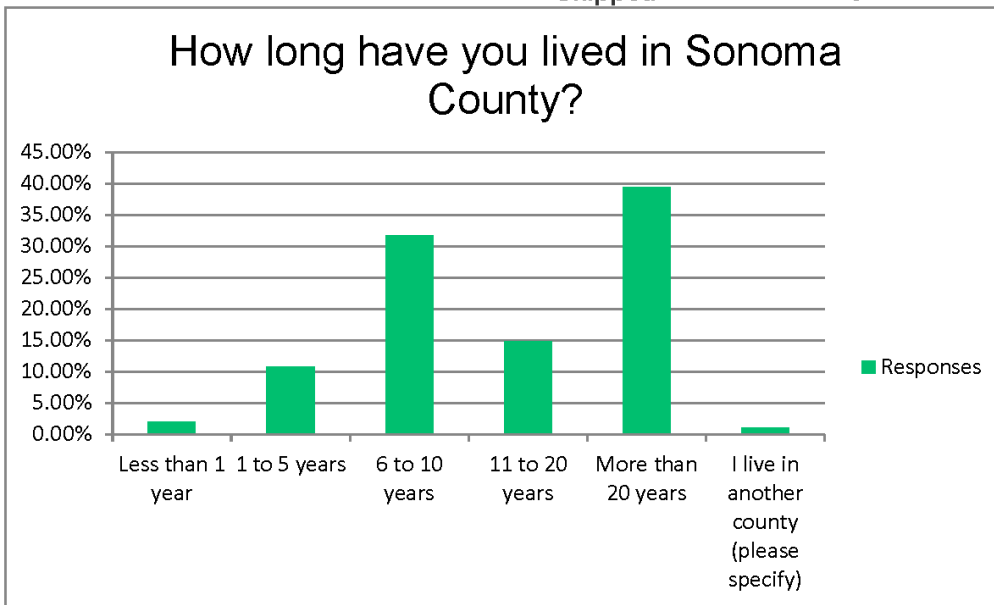
Sonoma County Housing Needs and Opportunities Survey
Do you identify as having a disability?

Answer Choices	Percent	English	Spanish	TOTAL
Yes	24.03%	414	0	414
No	75.97%	1246	63	1309
Answered		1660	63	1723
Skipped		271	18	289



Sonoma County Housing Preferences Survey
How long have you lived in Sonoma County?

Answer Choices	Responses	
Less than 1 year	1.95%	31
1 to 5 years	10.81%	172
6 to 10 years	31.80%	506
11 to 20 years	14.83%	236
More than 20 years	39.53%	629
I live in another county (please specify)	1.07%	17
	Answered	1591
	Skipped	8



Sonoma County Housing Preferences Survey
How long have you lived in Sonoma County?

I live in another county (please specify)

Butte

cary

I ii

I lived in Sonoma County since 1984 and recently moved to Marin County. However I still work and own property in in Sonoma County.

Kenya

marin

Marin

Marin

Napa California

Napa County

Navarro County, Texas

North Carolina

Over 20. Why does this survey not ask if over 50 years, or born here.

PONTIAC

San Francisco

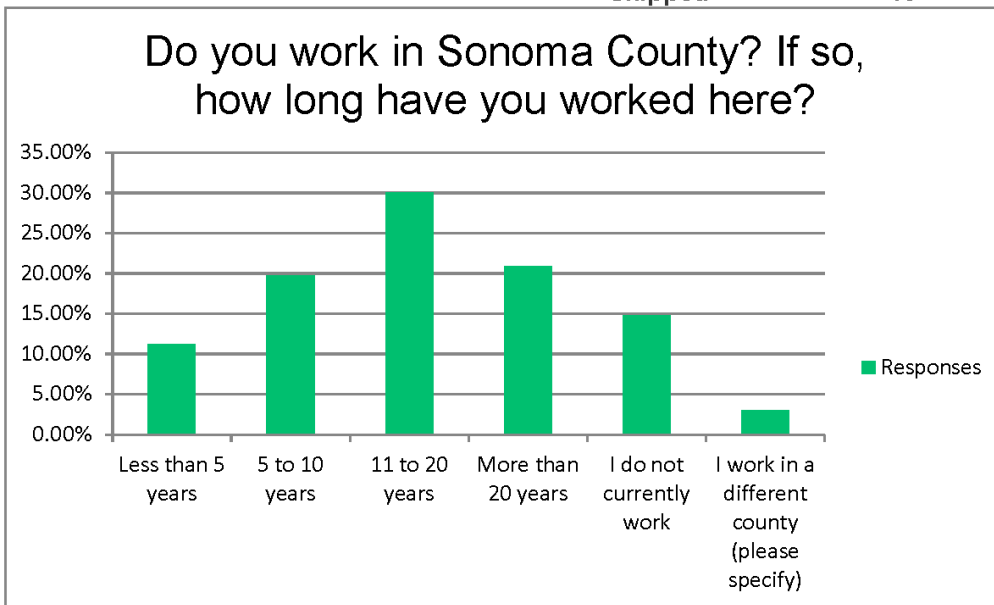
San Joaquin

Sonoma

Sonoma County Housing Preferences Survey

Do you work in Sonoma County? If so, how long have you worked here?

Answer Choices	Responses	
Less than 5 years	11.26%	179
5 to 10 years	19.76%	314
11 to 20 years	30.08%	478
More than 20 years	20.96%	333
I do not currently work	14.85%	236
I work in a different county (please specify)	3.08%	49
	Answered	1589
	Skipped	10



Sonoma County Housing Preferences Survey

Do you work in Sonoma County? If so, how long have you worked here?

I work in a different county (please specify)

Alameda

Alameda County

cary

Everywhere I work as a tour guide

I am retired but am working part time in Sonoma County for a B and B

I commute to Novato

I consult in several states.

I have worked in Sonoma County off and on from '92-2005, but since 2006 have worked out of county and currently work online out of county.

I work for myself, from home -- not sure how to answer this.

I work from home 2-4 days per week, and travel to clients all over the Bay Area 1-2 days per week.

I worked in the Santa Rosa 101 area from July 2016 to July 2020 (4 years). Then from July 2021 to January 2022. Over 4.5 years worked in Sonoma County. I was let go from job in January 2022. I am currently working part time in Marin County.

Jim Retired

Marin

Marin

Marin

Marin

Marin

Marin

Marin

Marin

Marin

Marin county

Marin County

napa

Napa

Napa

Napa

Napa County (Calistoga)

North Carolina

Oakland, but work from home.

PONTIAC

Retired

Retired from Agilent

Richmond

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

Solano

We

we are retired

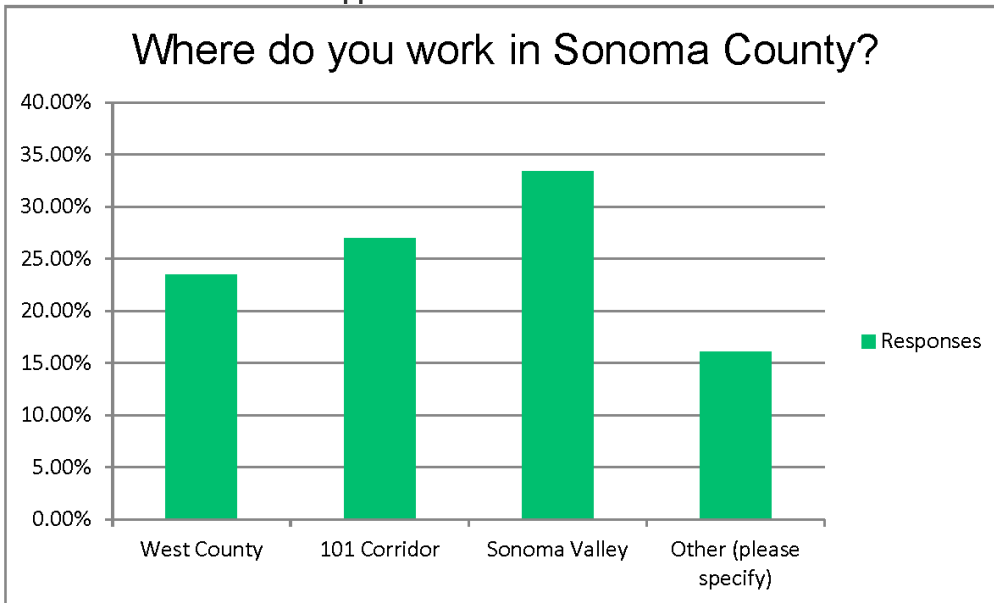
Worked 35 years in SoCo. Now retired.

Worked in Marin, retired last year

Yes I'm a site engineer

Sonoma County Housing Preferences Survey Where do you work in Sonoma County?

Answer Choices	Responses	
West County	23.52%	333
101 Corridor	26.98%	382
Sonoma Valley	33.40%	473
Other (please specify)	16.10%	228
	Answered	1416
	Skipped	183



Sonoma County Housing Preferences Survey
Where do you work in Sonoma County?

Other (please specify)

After 23 years in Do Co I've retired in SoCo

Airport area

All areas, as my work is project-based. Office is in west county

all county remodeling

All of Sonoma County

All of Sonoma county

All over

All over

All over

All over

All over Sonoma County

All over Sonoma County

All over the county. Construction engineering co.

all parts of the county except north of Windsor

at home in West County

At home. Sebastopol.

based out of Santa Rosa, but work all over the county

bennet valley

Bennett Valley

between Sebastopol and Cotati

Both 101 corridor and sonoma

Calistoga

cary

Cloverdale - Asti

County of Sonoma / 101 corridor Atherton to Santa Rosa / Napa to Monte Rio

currently retired

currently retired

currently retired - worked in Sonoma County for 50 years

Disabled

Disabled

Disabled

Dont work

Downtown

downtown Santa Rosa

Downtown Santa Rosa

Dry creek

Dry Creek Valley grape grower

East Santa Rosa

East Santa Rosa and Petaluma

east/downtown Santa Rosa

Everywhere
Formerly worked at Santa Rosa Memorial hospital. I am permanently disabled now.
From Home
From home in Santa Rosa
Glen ellen
Gratin casino
Have a long standing vested interest in the Geyserville area.
Healdsburg
Healdsburg
Healdsburg
Healdsburg
Healdsburg
Healdsburg (primarily work at home)
Healdsburg (primarily work at home) + at County Courthouse home
Home
Home Office
I am a Realtor, so the whole county and then some
I am a retired surgeon.
I am in school in Sonoma County
I am retired
I am retired.
I am retired.
I am self employed with projects in various locations around the north bay. I work from my home in West County.
I don't work
I don't work in Sonoma County.
I don't work.
I don't work

I live in Butte county and work remotely for various Sonoma county companies.
I work all over the county and Napa county, as I am a wedding floral designer. I also own an Air B n B in the Sonoma Valley.
i work in napa county
I work in SF county
I work out of my home
I worked for 25 years in Santa Rosa
I'm disabled
In SF
Kerra
Limpio casas
Loop
Marin

Marin
Multiple sites throughout the north bay
N/A
n/a
N/A
N/A
Na
na
NA
Napa
Near 101 and Old Redwood Hwy
Near Petrified Forest - Calistoga Rd and Mark West
No longer working, I am retired
North Coast
North County
north county
North County to Sebastopol, out to Monte Rio.
North of Sonoma
North side office location, but work at home mostly
Northern County part
Not applicable
Not applicable. I am retired.
Oakland
Oakland but work from home.
Office in Petaluma, work remote from home in Forestville
online teacher
Other
Out of county
out of my home
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove Elementary
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma

Petaluma Gap near Penngrove

Petaluma Valley

PONTIAC

PRMD

Remote

Remote-kenwood

Retired

Retired

Retired

retired

retired

Retired

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Retired

Retired

Retired from State service in Sacramento, and retired home to Sonoma County.

Retired State of California

retired, but worked along 101 Corridor for 40 years

Retired.

Retires

Richmond ca

Rincon Vallet

Rincon Valley

rincon valley

Rincon Valley

Rincon valley

Rohnert Park

ROHNERT PARK

Rohnert Park & Santa Rosa

Roseland

SAFEWAY Petaluma South

sales

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa airport area

Santa Rosa but live Sonoma. Too much gas.

Santa Rosa CA

Santa Rosa ca

Santa Rosa ca y sus alrededores

Santa rosa California

Santa Rosa downtown

Santa rosa, Ca.

Santa Rosa, near spring lake

Sebastopol

Sebastopol

see above

Seeking work since Covid job loss

Sonoma

Sonoma County

Sonoma county

Sonoma State University

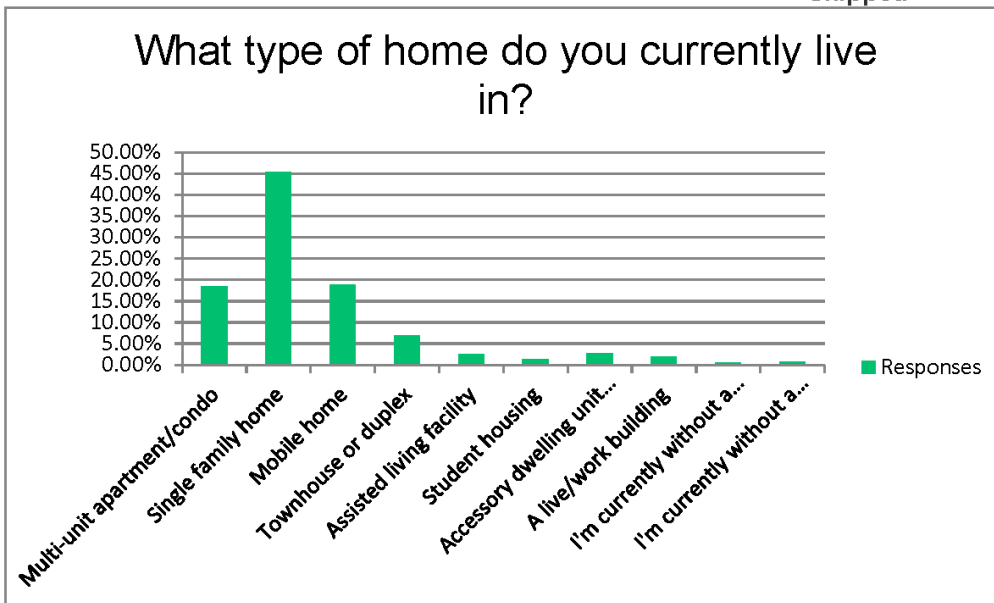
South Santa Rosa

Southwest

SSI
Supermercado.
surveymonkey.com/r/sche2
tele commute SF
The entire county
The private sector
Todo el condado
Travel to multiple cities
Various locations.
Veramons
West Santa Rosa
West Santa Rosa
Windsor
Work firm home near fair ground
Work from home
Work in Napa
Worked in Marin County
Worked in Sonoma

Sonoma County Housing Preferences Survey
What type of home do you currently live in?

Answer Choices	Responses	
Multi-unit apartment/condo	18.57%	291
Single family home	45.31%	710
Mobile home	18.95%	297
Townhouse or duplex	7.02%	110
Assisted living facility	2.55%	40
Student housing	1.40%	22
Accessory dwelling unit (aka granny or in-law unit)	2.87%	45
A live/work building	1.91%	30
I'm currently without a home, living outdoors or in a vehicle	0.57%	9
I'm currently without a home, living indoors	0.83%	13
Other (please specify)		39
	Answered	1567
	Skipped	32



Sonoma County Housing Preferences Survey

What type of home do you currently live in?

Other (please specify)

24' trailer

A tent

Agricultural property home

Condo

Country property with three homes that I own

Currently living with friends and son while awaiting confirmation with Section 8 to move in with my son.

granny unit

Home with ADU attached

House on ranch. Agriculture is being ignored in housing. VERY UNFAIR and maybe in conflict with state law to not allow ADU on ag property where they are so needed.

Having to call second unit ag employee house creates financing difficulties that government ignores. Do not run off experienced stewards of the land by making housing not affordable.

Housing Land Trust home

I live in a 5-bedroom house and we are 7 people, pure family, because you cannot live any other way with such high stakes.

I rent

I rent a house

I rent a house.

I rent an apartment

In a community

Lowincome rent, Sect.8

Manufactured home on a farm

My Sonoma County residence is a mobile home, having lost our cottage to fire.

Rent a room with 5 people in the home

Rent two Rooms ,in a share, in a single family home. Currently look for a 2bd apartment with a TBRA voucher that's about to expire before there are not many 2 bd apts with in the voucher amount (\$2285/mo) my voucher expires 3/31/22. If I don't find an affordable rental me And my daughters will be homeless.

Rented house

Renting a house

Renting a room

Room

RV homeless

Section 8 Senior Housing

Senior residence (50 residents in "cottages") - HUD affiliated

Shared Rental

Single family home with upstairs apartment

Studio

Studio

Studio with no laundry

supplemented rent 600 SF apartment

Transitional Housing

Transitional Housing

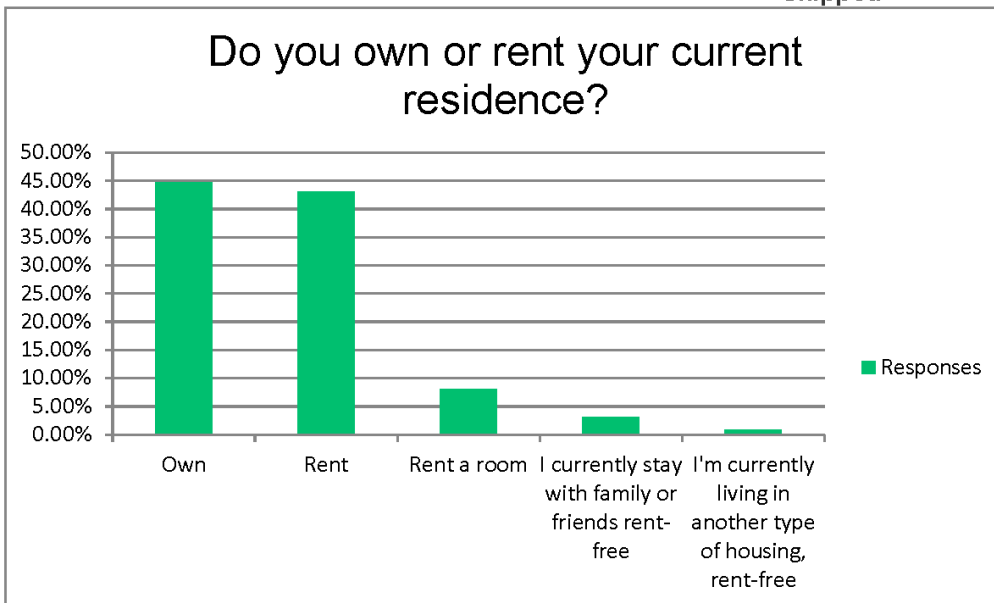
Triplex

We have doubled up with my in-laws. It's crazy but the only way we can all afford to
continue living here

with ADU

Sonoma County Housing Preferences Survey
Do you own or rent your current residence?

Answer Choices	Responses	
Own	44.83%	707
Rent	43.06%	679
Rent a room	8.12%	128
I currently stay with family or friends rent-free	3.17%	50
I'm currently living in another type of housing, rent-free	0.82%	13
Other (please specify)		27
	Answered	1577
	Skipped	22



Sonoma County Housing Preferences Survey

Do you own or rent your current residence?

Other (please specify)

30% if my monthly income

Community Land Trust property - I pay a monthly fee but have a 99-year lease.
Currently living in a rented house, paid for by State Farm, as we lost our home in the
Glass Fire.

Family land rural Sonoma county rent work trade and pay

Ground lease rental on Community Land Trust owned property

He paid for parking but it is very small and they charge a lot

House on ranch

I am part of a shared equity housing collective

I currently live in a mobile home owned by my grandmother. When she dies I will be
homeless as I cannot afford rent let alone moving expenses anywhere. No one helps
people like me.

I live in a 5 bedroom house

I live in this small apartment by virtue of a HUD housing voucher. Without it, I'd be
homeless.

I own the mobile home but pay rent for the lot - so you need to update this
questionnaire to allow for check marks in two sections.

I wish I owned my home but the bank is still in control. There is no true freedom when
we have a mortgage.

In my car

Live in Bfs house free of rent

Live on our licensed cannabis farm.

My family and I are paying rent

My tent

No home

Owe my home

own home, rent space

Own mobile home, rent space.

Own Mobile Home, renting space in a MHP.

Own the house, pay rent on space.

Unsheltered

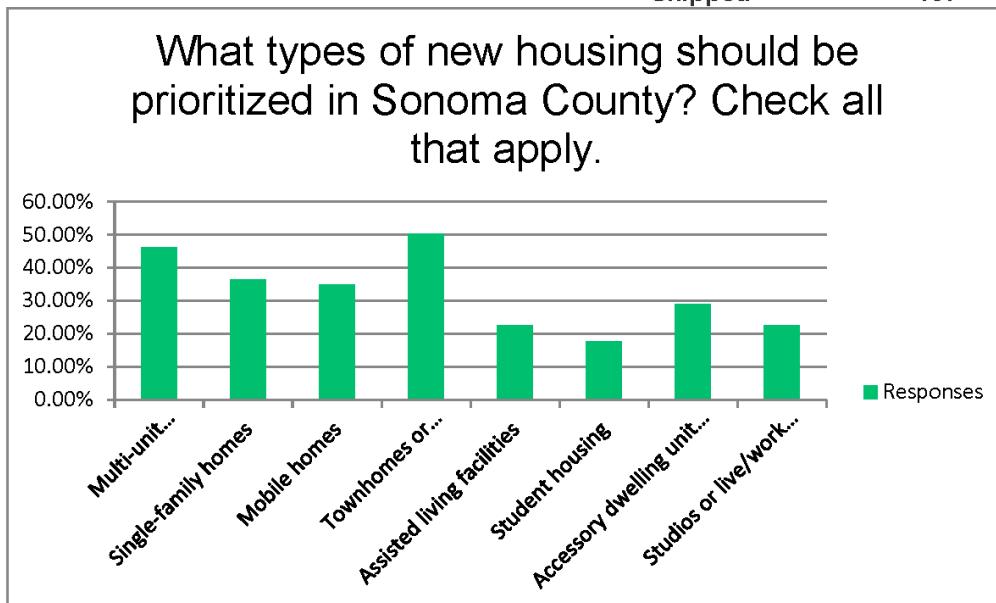
Vehicle

We are paying for a bunch of expenses for my in-laws as "rent"

Sonoma County Housing Preferences Survey

What types of new housing should be prioritized in Sonoma County? Check all that apply.

Answer Choices	Responses	
Multi-unit apartments/condos	46.12%	665
Single-family homes	36.55%	527
Mobile homes	34.81%	502
Townhomes or duplex/triplex homes	50.21%	724
Assisted living facilities	22.68%	327
Student housing	17.75%	256
Accessory dwelling unit (aka granny/in-law unit)	28.99%	418
Studios or live/work buildings	22.54%	325
Other (please specify)		156
	Answered	1442
	Skipped	157



Sonoma County Housing Preferences Survey

What types of new housing should be prioritized in Sonoma County? Check all that apply.

Other (please specify)

Other community housing situations like Cohousing or limited equity housing coops

"Stepping Stone" type safe parking with central community facilities. Good balance of trees and landscaping - not just a bare parking lot. For RVs and Trailers - so people on the move looking for work or needing to leave a former community can travel and find work and community before they invest in solid housing.

100% affordable housing

Accessible/affordable

Accessible housing built using Visitability method or universal design

Affordability! Rents are a ridiculous level here...might have to go elsewhere

Affordable

Affordable for low income single family homes with secondary dwellings on the property. And even lower priced condos/townhouses and apartments for the homeless.

Affordable for young families or multigenerational

affordable housing

affordable housing

Affordable housing both owning & renting

Affordable housing for local workers is badly needed

Affordable housing of all types, but given the housing mandate, multifamily should be the dominant product for several reasons.

Affordable housing should be a priority.

Affordable housing without so many expensive requirements. No one wants to be perceived as anti-fire safe, but do we really need to increase the cost of single story home by 5-10% with internal fire sprinklers? Keeping housing on existing long time agriculture businesses, farms, ranches, dairies. This means keeping the younger generation of on the property. It seems insane to have a property have second unit exclusions. Having a farm employee home covenant on the parcel means we cannot refinance with a conventional loan. We could have saved \$800 month if we did not have an ag employee covenant recorded on the property. It has taken so long to get the permits that now we may be unable to afford to build with an expiring equity line and have already lost out on the opportunity to refi at a lower rate. I realize the county benefits from higher taxes if long time residents can be driven out and the property sold with a new higher tax base. But the new residents tend to want a lot more services and come with higher costs. I am frustrated by some county PRMD attitudes that if building in the country you must be able to afford a lot. Long time families who have kept agricultural properties are usually not any higher income than other county residents and most I know are lower income than average and live in smaller than average homes without dishwashers etc. Vacation rentals: It seems backwards that an ADU cannot be used as a vacation rental. Having it near a primary residence seems like it would stop a lot of problems. And take some pressure off housing for those who only would build a second unit for a vacation rental as they do not want someone there full time.

Affordable Senior housing

Affordable single family housing for first time homebuyers.

Affordable smaller, hyper-efficient units.

Affordable units (low and very low income); assisted living for low or very low incomers;

Affordable work housing. There is no middle road it's either for the rich or super poor

Affordable, workforce housing should be located near services in an urban area, NOT a rural one without services, to cut down on commutes.

All dense housing belongs in incorporated cities, where services are available

All of the above are candidates, but it really depends on WHERE you are building. You don't want to do dense infill in the middle of a rural area. You want to respect the land & community, and what fits best and blends in...height, density, architecture should fit in.

All units that are affordable by design.

And tiny homes multi site residential areas

Any type of dwelling that is built in already developed city centers. There is ample opportunity for in-fill development on good sized parcels in already denser city cores.

Anything that could be more affordable! Also please look at allowing tiny houses and other dwellings that have composting toilets Basically, every type of affordable housing, to hang on to the locals who are being pushed out by the housing market and vacation rentals.

Campsites for recreational vehicles

City in-fill lots

Co-housing

co-housing or eco villages with farm

community land trust

Community Land Trust owned properties; specifically work force cluster housing

Congregate or individual housing as needed (e.g. for homeless people)

cottages, missing middle, garden apartments

Focus on in-fill development only! Preserve our rural and open spaces!

Habitat for Humanity

High density affordable housing, on infill property, near public transit.

high density and affordable infill in already developed areas, near transportation corridors like SMART Train. Also you need to consider water use infrastructure, to make sure water efficiency is optimized.

High density housing, on infill land, near services

High rise apartments downtown, working smaller as you work outward, eventually moving to single family homes.

Homeless accommodation

Homes for people without income who can be housed and then obtain income.

Homes where families with young kids or multigenerational families can live with gardens to grow food and/or flowers

Houses with accessible sale prices

Housing for vets, disabled, seniors and homeless

Housing specifically for families with children that have housing vouchers and not the best credit. For instance my voucher is \$2285 /mo my portion is \$150 a month. I don't pose a high risk of the rent not being paid but my credit is blemished by my mom not not payer her rent when she lived with me . Other wise I have never had a rental blemish

Housing that is affordable in all levels also create policy that private sectors to protect there clients in all levels and there employees .by madateing evaluation periods to be cleared by brhavioral health so the can place people in the right housing that addresses the issues and keep private sectors from allowing placement of mental ill just for a check.

Hud ,,,,not Burbank HUD tax credit Housing

I am in favor of prioritizing denser housing with attention to building in ways that foster healthy communities, reduce ecological impacts, and promote fire resilience.

I believe we should build a diverse housing market, and include urban gardens that are cooperatively managed between property owners and the various jurisdictions

I don't know enough about the housing needs of the county to answer this question. Don't listen to peoples opinion. Do the research. Make a decision based on facts.

I think the most important thing to consider is to make housing affordable and also not to expect people to live someplace that you would not care to live yourself (ie: tiny homes---not a good option).

I would love to see mixed use like in so many cities in Europe, retail on the ground level and 3-6 levels of flats/apartments above.

Walkable, high density with open space but energy and water efficient and maximizes the land to help preserve open space and ensure we have areas to build for generations.

I would prefer small gatherings of duplex/triplexes, then gatherings single family home w/in-law or no in law.

In my neighborhood, we have an older population with 1-2 residents per household who are no longer in the workforce inhabiting single family homes. I am older myself and a 2 person household, but because I work from home we utilize 1 bedroom as an office.

in-fill development, of any type of dwelling, in already developed city centers and town centers.

in-fill in cities, close to transportation

It is difficult to find housing for these people who already have more than 2 children.

It would be great to develop more housing options for people that don't fit the stereotypical "family" trope. Single occupancy, smaller, more affordable units for individuals.

legalize tiny homes

live work not studios

Low cost Senior housing

Low income assisted living, senior housing with gardens

Low income housing

Low income housing

Low income single family homes

low income to moderate income homes

Low to Moderate Income Housing, AFFORDABLE housing

Low-income / affordable housing

Low-income houses

Low-income/transitional housing

Mobile homes in a park. Revive one of the old ones that closed.

Moderate income housing

Moderate income housing

Modular/mobile homes on foundations with garages. Affordable Senior Living. Affordable/subsidized Veteran oriented studios/small apartments/tiny homes with pets allowed. Accommodations for medically and mentally at risk homeless. Not sure of the need for live/work.

More affordable housing for very to extremely low income, more temporary/permanent supportive housing for those coming out of homelessness, more ADA accessible housing

More low income housing and programs that do rent to own. Sonoma county is too expensive for low income ppl to get homes. Also this open housing for people still on the street they would be moving out of apartments into a house. More units for people on low income.

More places for short term tenants.

Multi age complex. Senior housing is too restrictive.

Multi house compounds(including tiny homes on wheels compounds). Cottage homes(not on wheels 700 to 1100 sq ft) grouping on a property - outside city should be large lots with land buffer from neighbors . in cities small lots like a tiny city lane but actually a communal driveway with park-let and near city services and transportation hubs. Different than the multistory apartment complex. This could be accomplished with duplexes.

multi-generational/extended family homes

Multi-use (Commercial-Residential)

My home with a mortgage

Need more small "starter" homes. Not all single family homes have to be large 2-4 bedrooms. Singles and seniors want to own a home too.

Need to construct homes that fill a variety of needs/lifestyles. Apartment life does not fit all families/cultures/needs.

No housing - keep the open space

No more building ! Santa Rosa has become congested , there are too many people. Quit building , and bringing more to live here .

NO MORE TOWNHOMES!!! Please build every unit as an accessible unit! Once you build a townhome with 2-3 stories, that apartment is forever out of the accessible housing stock for seniors (cannot climb stairs) and those with mobility impairments (wheelchairs, walkers, scooters). Sure you make the bottom floor accessible, but would you want to live in 1/2 or 1/3 of a house? What if you are a disabled parent with two kids? How does that parent raise children in the house where they are only able to be on the bottom floor? Or a family of two parents and three kids, but one child is a 6 year old in a wheelchair. Do you make the 6 year old sleep downstairs while every one else sleeps upstairs. NO MORE TOWNHOMES!

No new housing at the expense of open space and agricultural land.

None

None! The houses for rent now are so unobtainable that families cannot even rent in this economy. It should be a 5 year FREEZE on new development.

None.

None. Fill the existing vacant homes. In the city of Sonoma there are about 10K people and about 16K housing units.

Owner built home, small one and two bedroom houses for "starter" homes as were available in the 50's and 60's with reduced county costs such as park fee, road fee, school fee, etc. because these one and two person homes won't put as much pressure on services. Many sewer systems were not built for growth and with a majority of Fed. \$ that was bounded by restriction. Federal law trumps state law and the protection of these facilities must be upheld. If you want new growth, build new sewer systems and let the new houses bear the costs. There were county promises made that still apply.

Places for disabled

Please build anything and we everything. If a developer wants to build, please just approve.

Please don't build anymore over in Roseland. It is so crowded it's hard to move around. We will never be able to get out in an emergency.

pocket neighborhoods

Re-Assess zoning for streamlined lot line adjustments to allow for splitting 3+ acres parcels into 1 1/2 acre parcels. This would allow residents the opportunity to gift property to adult children allowing them to stay in Sonoma County to raise families. It is too expensive otherwise and granny units cannot accommodate a growing family.

Require universal design and visitability design (barrier-free entry, wide hallways, main floor powder room with wheelchair maneuverability. Age-in-place options.

Reuse of existing buildings at Sonoma Developmental Center for AFFORDABLE residential uses

Revamping RR zoning to allow for 1 acre, or even .5 acre lots, on shared well in the county when very near urban areas and where they are already pervasive. IE: We are surrounded by .5 and 1 acre lots 1.5 miles east from Sonoma Plaza but with 2.5 acres on well water, this land cannot be subdivided. With such a dire need for infill of housing this seems too restrictive. Water scarcity issue could be mitigated with gray water and xeriscaping in place.

RV living in appropriate locations, rural 5+ acres, not bothering the neighbors

RV Park let people stay in their home and stay comfortable

RVs and TINY HOMES

Seems to me we should be looking more at our existing infrastructure to insure we can handle extra sewer, water, road demands in our County!

Senior and Veterans affordable housing. Housing for teacher's that is affordable.

Senior housing

Senior housing

Senior housing - including "affordable" assisted living. Starting standard rate in SC is over \$4500 a month; this is NOT affordable for most people.

Senior living facilities and low cost affordable housing.

Shared housing

Shared housing

Shared housing.

Sheds. Tiny home villages. Safe parking. Tent Villages. Better, safer, long term shelters.

Single level, one story apartments and/or homes. Sonoma County is aging, so why did someone come up with the bright idea to go higher and higher? Planning on renting and selling to young adults and put seniors in the street?

Single-story, small single-family homes with 12-15 feet between houses.

smaller homeownership units

Smaller single family residences with one floor for seniors to free up larger single family residences.

Something affordable!

SROs/boarding houses - some folks just need a safe, secure room. This county offers scant, contributing to the homeless problem.

Stand-alone houses

subsidized senior housing

Sustainable communities with the best technologies for water reuse, rain capture, renewable energy and transportation infrastructure. Mixed use with work opportunities and business integrated.

The type of home depends on the location - multifamily housing in urban areas; lower density in rural areas, due to the lack of services.

There are very few places of mobile homes

Tiny (350-650'sq) house villages, RV parks, campgrounds, hostels

Tiny Home Villages

Tiny home villages or other ideas to house the homeless (like what SAVS has done). More addiction/mental health accommodations for CSU and other organizations. More safe parking places for the unhoused in their cars.

tiny homes

Tiny Homes

Tiny homes

Tiny homes

Tiny homes in policed and managed villages for homeless people.

tiny homes on wheels

Tiny homes or rooms for the unsheltered

tiny homes with composting toilets RV homes with compost, porta potty tank or sewer hookup *a home, RV home, Tine home, AUD that is serviced by a porta-potty tank should be permitted as the provider is safe, clean, professional. ALL new residences should NOT be allowed to be used as short term vacation rentals which is taking homes from residences. Short term vacation rentals must be trimmed back as they take vital homes put of residential use and are contrart to the housing element in our General Plan. We have hotels, motels. inns, bed & breakfast inns that provide lodging - if owners keep them up!

Tiny homes, safe parking sites, RV sites

tiny house communities

Too many requirements and fees for building an ADU .

Truly affordable housing for lower and middle income families. The homes built should be varied in size, type and location. units for homeless

Units that people who work here can afford without spending 75% of their income on housing.

We are in a Drought !! More new housing will make this worse !!

We need ALL kinds of housing but dense housing near transit should be prioritized

We need community controlled housing that is truly affordable, like Community Land Trusts.

We need housing for older couples, folks on fixed incomes, and single people.

What kind of questionnaire is this? Clearly If there is a housing crisis you have to slap a bunch of multi unit housing up in some industrial area for the poor who are not gonna be able to pay very much. The rest of it will take care of itself. Developers will develop what makes them money, not you. So when you want developers coming in to help you out forget it because everybody knows Sonoma permit reputation

Whatever the housing type, should focus on in-fill development near existing population centers. Preserve the rural character of the county should be a priority.

Whatever type of housing is developed, it should be in-fill development in city centers or already densely populated areas.

With our limited water supply we should stop building.

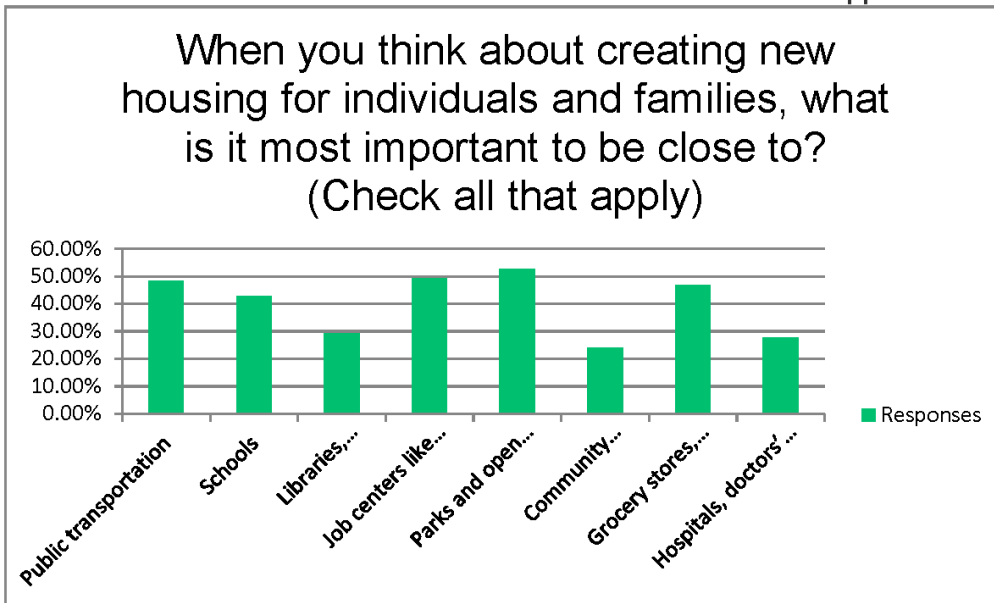
workforce housing

workforce housing of all types

Sonoma County Housing Preferences Survey

When you think about creating new housing for individuals and families, what is it most important to be close to? (Check all that apply)

Answer Choices	Responses	
Public transportation	48.52%	706
Schools	42.89%	624
Libraries, government offices, non-profits and other social services	29.42%	428
Job centers like cities and downtown areas in small towns	49.48%	720
Parks and open spaces	52.85%	769
Community gathering places	23.99%	349
Grocery stores, restaurants, and other businesses	46.80%	681
Hospitals, doctors' offices, and other medical centers	27.90%	406
Other (please specify)		62
	Answered	1455
	Skipped	144



Sonoma County Housing Preferences Survey

When you think about creating new housing for individuals and families, what is it most important to be close to? (Check all that apply)

Other (please specify)

I hesitated to check "public transit" because it's currently impractical to use due to infrequent schedules.

A community where one is welcome. Projects and community that one can contribute to.

access to first responders and adequate law enforcement, adequate infrastructure like water and roads, ingress and egress during fires affordable is the most important

All of the above

All of the above

All of the above. Given fuel costs & traffic congestion, analyze which factors can be best addressed by mass transit and rank the potential reduction associated with mitigating each of the other factors.

All the above

Another city in another county

Anything that you can't get done from home or off the internet.

cost of rent/housing is more important than any of these

Current public transportation usually doesn't even get you close to your work location. You need other wheels to take you the rest of the way.

Density, transportation access, and mixed-use buildings. AFFORDABILITY is key. But really, there are just too darn many people (on the planet, and in the county). Things are just going to get worse. I guess I feel like it's important to maintain the character of the county because I love it. But honestly, affordability AND rural-ness were a big part of what I loved and those seem to already be lost forever depends on age of occupants

Different people have different wants and needs. On ag properties housing for farm residents should be an option. Many work at home and it should not be assumed that job centers are in cities. It depends on where someone is in life and in health, children or not, retired or not, where they might want to be. I would rather live in a rural trailer than a large condo and some prefer the opposite. Grocery stores are a lot different than other businesses. I like to be within 10 miles of a major grocery store. Closer would be great but I make a point of avoiding trips if possible for environmental and vehicle cost reasons.

Entertainment venues, music and movie theatres in particular

Escape routes in case of fires. Ample water resources.

Fill VACANT homes. Do NOT build more. AFFORDABLE housing NOT *more* housing! JFC we don't have adequate water and other infrastructure as it is.

Having access to all of these are important however if you can barely afford rent it's hard to get to the grocery store and restaurants etc.

Highways

Housing should be located with the minimization of commute and shopping traffic in mind.

Housing should be near all these things... housing should NOT be built in the rural WUI on narrow (unsafe) roads

I believe neighborhoods should be diverse, functional, walkable/bike about, and that they should serve the whole community in a delightful, beautiful, mixed-use, but highly functional way.

I can not speak to the priorities of others

I don't think it matters the location. We just need more low income housing to get the homeless off the streets and everyone on the hud waiting list to me matched with a home.

I've lived in rural Sonoma County my entire life. There's no reason that housing would specifically need to be "near" any of these things listed. Envirotards will want housing clustered to reduce ghg admissions. All this does is snarl traffic and reduce quality of living. Build where you can.

Ideally close to (walking distance or public transit friendly) necessary amenities like groceries, hospitals n work.

In a rural county (comparatively) our ag and vineyard/winery workers need housing close to where they work - being close to schools and public transit may simply not apply even though in an ideal world everyone could be close to schools and public transit.

it depends - housing for families near schools; housing for workers near jobs; housing for seniors near transportation, doctors, senior center, grocery

It depends on your target demographic. Older individuals tend to have more health care needs and proximity to doctors and hospitals in areas where public transportation is available. Families need to be closer to schools and jobs.
Job centers in downtown areas in small towns, is a joke, it is a great idea, but a pipe dream.

keep open spaces open - we voted to preserve our greenbelts and not develop our mountaintops and we expect fidelity to those principles let us keep Nature around us, room to grow food.

Low cost apartments

None

none of the above - it is too relative to the individual

Not in this county.

only job centers in cities, our road system is horribly clogged already. There is a new aggressiveness and lack of following driving rules because of the frustration of commute time traffic. If we want something these days we rarely drive to SRSA...we order it from target or Amazon or Costco. We love to patronize local businesses, not chains but we are forced to compromise.

Parks and community places are essential to ones physical and mental health

places of worship

places of worship

price, price, price; no amount of amenities matter if you can't afford the rent, when people who make 60% AMI and less can choose to be near all the social goods, that will be great

Probably the most important item on that list of things it's important to be close to is grocery stores because people need to be able to get food and supplies even if they don't have transportation, IMHO.

Public transportation shall allow me to go to all these places. I love open public parks and trips to the ocean and cities where groceries might be cheaper

Safety is key

Should be close to where the person finds community. Rural Sonoma county has many community with very few homes available for their younger generations due to folks staying in their homes or vacation rentals. It's time to look at alternatives like yurts/small homes/cabins with features such as composting toilets and grey water systems. These are both low impact and add water saving elements
Social services, VA, SSA, all in one Place.

Take a look at the older sections of Santa Rosa - corner store or small shopping area (Town & County Center), little parks (North Park on North Street or Humboldt Park) on one or two blank lots. Large apartment complexes need to be near bigger stores (Safeway) so people can walk. Combining a school with a park is a great idea. Multiuse spaces, like San Francisco where there is an apartment above the businesses or apartments above light industrial spaces to lessen crime and increase use.
That they let more homes and all families qualify and they don't raise the rents

These are important for low income and homeless and elderly & disabled only. They are not that important to the rest of us who are dealing with the lousy transportation, poor infrastructure planning and declining services. These should NOT be a reason to deny a permit. This is a bullshit choice, In community centers and cities. Preserve farmland and natural resource. Do not disburse housing unless you understand the cost. Cost of disbursement bad, bad, bad.

traffic- you have failed to be able to manage traffic and evacuations. I know from experience.

Travel needs vary with age, health, occupation, etc. One shoe does not fit all.

Walkable neighborhoods

Water

water availability

Water availability. If it doesn't exist, we can't build.

Water demands. Impact on traffic.

We need housing that supports young families across the socio-economic spectrum. Children who grow up in welcoming, accessible communities with access to open spaces will be better equipped to make a positive contribution to their communities as adults.

Where is the water coming from? What roads will they drive and can we support that?

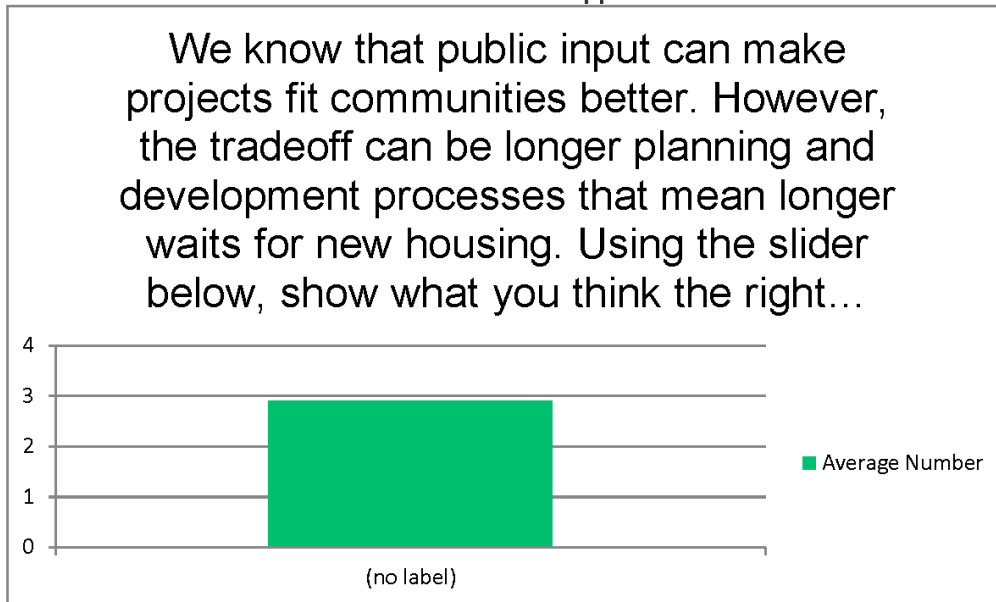
Within an urban area - near goods and services to reduce VMT. What do you mean by "downtown areas in small towns" - if these are rural villages - no. Housing needs to be in urban places.

You need to have the right public input, from The people most affected by having lower income

Sonoma County Housing Preferences Survey

We know that public input can make projects fit communities better. However, the tradeoff can be longer planning and development processes that mean longer waits for new housing. Using the slider below, show what you think the right balance is between robust public input opportunities and a faster planning and development processes.

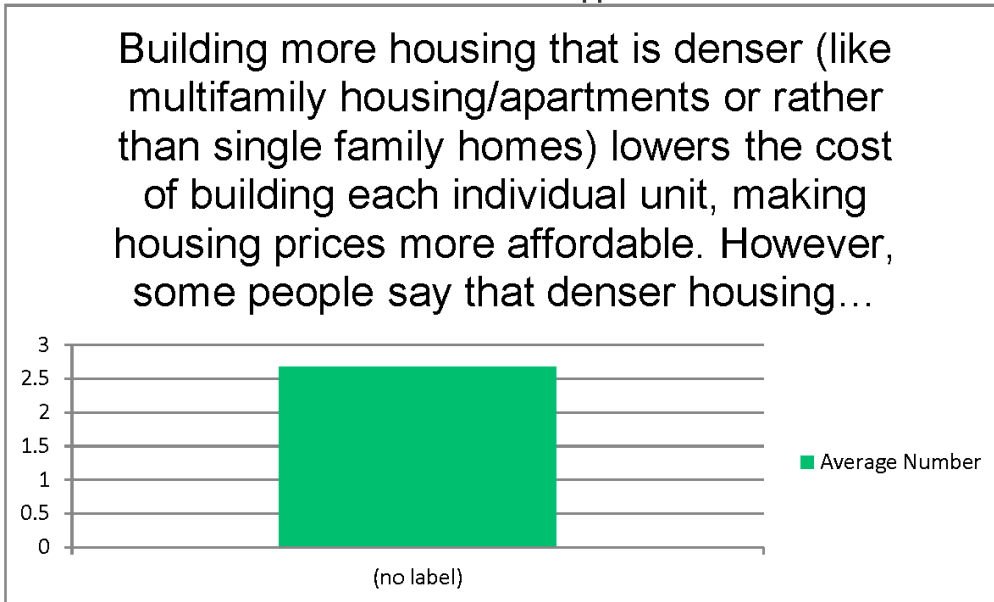
Answer Choices	Average Number	Total Number	Responses
(no label)	2.908288043	4281	100.00%
			1472
			Answered
			1472
			Skipped
			127



Sonoma County Housing Preferences Survey

Building more housing that is denser (like multifamily housing/apartments or rather than single family homes) lowers the cost of building each individual unit, making housing prices more affordable. However, some people say that denser housing hurts neighborhood character. Using the slider below, show us what you think the right balance is between building denser, more affordable housing and maintaining neighborhood character.

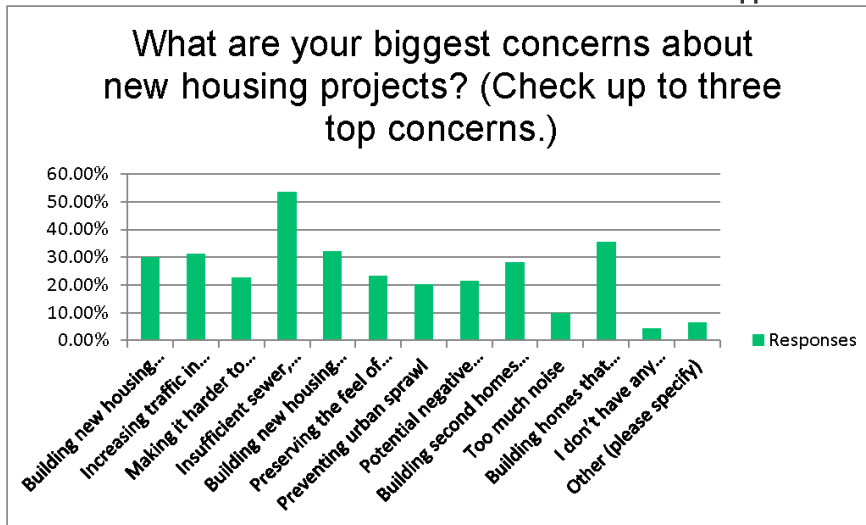
Answer Choices	Average Number	Total Number	Responses
(no label)	2.676712329	3908	100.00% 1460
			Answered 1460
			Skipped 139



Sonoma County Housing Preferences Survey

What are your biggest concerns about new housing projects? (Check up to three top concerns.)

Answer Choices	Responses	
Building new housing in areas that may be vulnerable to wildfires	30.03%	446
Increasing traffic in Sonoma County, making it harder to get around	31.11%	462
Making it harder to park in denser areas of the county	22.63%	336
Insufficient sewer, water, or other infrastructure to support new reside	53.60%	796
Building new housing in areas that may be vulnerable to floods	32.05%	476
Preserving the feel of rural areas	23.10%	343
Preventing urban sprawl	20.07%	298
Potential negative impacts on wildlife and the environment	21.55%	320
Building second homes or vacation rentals, rather than primary reside	28.15%	418
Too much noise	9.70%	144
Building homes that are too expensive for regular people	35.49%	527
I don't have any concerns about building new housing in Sonoma Cou	4.24%	63
Other (please specify)	6.46%	96
	Answered	1485
	Skipped	114



Sonoma County Housing Preferences Survey

What are your biggest concerns about new housing projects? (Check up to three top concerns.)

Other (please specify)

1. Wildfire areas are already regulated or in the process of 'best management', flood areas are beginning to be managed and insurance should be available. 2. Cities/county should be managing upkeep/planning for infrastructure. 3. Either you can build multiple dwellings or it is a 'rural area'. Not both. 4. Wildlife and the environment have 'watchdogs'. 5. I do not see how you can regulate second homes. Vacation rentals are a business. 6. Do not make streets too narrow for parking on both sides plus a very large fire engine to drive through. 7. Keep a minimum distance between detached housing. 8. Regulate minimum space around and parking for ADUs. 9. Promote underground wires. 10. Require front and back water saving landscaping to promote a greener environment. Hardscape is not a greener environment. Promote and share costs for parks/playgrounds.

25% of new projects should be for 'low income buyers'...

A variety of housing that offers different sizes and price ranges. Affordable houses are one way to decrease the number of homeless in our communities.

Add incentive for companies and public employees to telecommute.

Adequate transportation choices

Affordable low income senior housing

Again, bullshit choices. Sewer? Water? Roads? Farmland preservation.

All new buildings should be climate resilient, and help to solve the housing crisis of the poor, homeless and marginalized.

All these people from Marin county are moving here and pricing us normal workers who have to work out of our home county. They buy these houses as a weekend home, or work from home property since they don't have to commute during the pandemic. Meanwhile I have a master's degree and rent a room.

Allowing air BNB, VRBO

Allowing investors to purchase homes at higher prices and renting at higher prices that make low to medium households unable to afford. A percentage of homes sold should have limitations that buyers must live in the purchased home.

Any solution must include addressing the unhoused. I'd like to see an inventory of all county owned properties and put them into the redevelopment mix.

Are you kidding? Only three?

Building Apartments That Are Far Too Expensive For Regular People.

Building homes that are not truly obtainable to the low-income people who have no income and or credit and or means to obtain a home. Also, building these homes right on top of each other without space or outdoor space for people to get fresh air and have their own sense of ownership and privacy.

Building homes that teachers, essential service providers can afford

Building materials that are not climate-resilient - perpetuating the heavy impact of housing development on climate change and communities.

Building more market rate housing

Cities with UGBs need to start acting like actual cities, not feudal castles with moats. The County should begin to treat as hostile any jurisdiction that refuses to shoulder its fair share of our regional housing equity imbalance.

Clearly, developers & builders can build more & make more money with a more expedited permitting process. Fix that and the competitive marketplace will respond favorably. Affordable housing of multiple types is another matter. It will require the maximum County attention & creativity if the dearth of affordable housing is to be cogently addressed in ways that produce positive, measurable, immediate results that take into consideration each of the above-listed legitimate concerns without creating more county bureaucracy.

climate change adaptation

Community control of housing through Community Land Trusts

Concerned that the county will not provide the rights to having mental health .healthy environment and affordablehousing for all of our residence.to my wine crap in this county we need to focus on our children to grow up healthy and safe and happy
Cost, fire, water
creating more.safe bike paths

Demolition of historic or existing but viable buildings due to construction debris refuse and pollution
Developing land outside of the urban boundaries of the existing cities away from shopping, schools and other supporting infrastruture.
Doesn't matter what you do it will be opposed.
Don't loose the country feel!

Don't take this survey and then cater to NIMBYs!, most of the questions are designed to tease out NIMBY sentiments
Eroding the character of small historic towns and villages.

Fire concerns for sure , but we have no water. Our roads are congested. The infrastructure cannot support substantial growth
Helesx affordable living
Housing in neighborhoods with a lot of crime

I don't think Vacation Rentals effect the housing problem. Most vacation rental homes are larger and expensive. They cater to families that want to be together on vacation and not segregated in to small hotel rooms. They bring in tourist dollars to the area. Most large vacation rental homes would not convert to low income housing and would not solve any problems with the hud housing shortage or homelessness. We need more apartment buildings. We need to consider taking over hotels to get people off the streets for the safety of everyone. You want to talk about preserving neighborhoods though shutting down vacation rental, drive though a tent city and see how nice that is for a neighborhood. We have over decade of not building enough housing in California to match the population which makes rents too high for most working people and certainly too high for people on government assistant. You should use some of the money raised by vacation rental tax to pay to build more low income housing. Until there is no longer a waiting list for hud we need to make building low income house our first priority and stop worrying about where the houses are built. Just get it done. Busses will change their rote to accommodate large apartment complexes. Stores will pop up to service those people. Just build!!

I want to see housing for everyone in all parts of the county. I'm exhausted by NIMBYS.

I would love to see infill and development within townships such as Geyserville

In the 80's, third lane on 101 proposed, people said no, residents will come. They came anyway. Now we are completing the 3rd lane, when we should be finishing the fourth lane. The residents will come if you build for them and our 101 will be a parking lot once again.

Increased crime

It's time for new urbanism - *build* dense housing + walkable communities. Full stop.

Jarring effect of high density next to low density. Example of what I speak is Southgate subdivision in Petaluma. Densely packed two story houses next to farmland on two sides. Interestingly, the apartments and the adobe golf course homes did not have same negative feeling when passing them on the way to lakeville highway and the farmlands of southern Sonoma county. The apartments was because when they built them they were place on a large resort like property with the housing moved toward the other housing and away from the farmland, is walled, and had big Redwood trees allow the road facing the farmland. The golf course again created a more resort feel with some buffering from the farmland by the golf course itself and a preexisting major road separated them from the farmland. Southgate Subdivision should have had less density. Feathering the density of housing as you move from city center to rural farmland. As it stands this subdivision - screams more high density subdivisions are going in next door soon, we will slowly build in our farmland in southern Sonoma County. :(

Keep areas like Penngrove to larger lot sizes - over 2 acres - to preserve the open space and farm like atmosphere
Lack of a truly modern, 21st Century public transportation system, including a well-supported and connected rail component.
SMART reaching Cloverdale in '25 is too ridiculous. Get this done sooner!
Lack of emergency housing for homeless folks is never addressed or included in the planning.
Lack of multi-unit/condos for first-time millennial homebuyers. Without access to housing, the current pattern is nearly blocking an entire generation of homeowners locally.
Lack of sufficient water resources and adequate public and alternative transportation options (e.g. commuter trains, safe bicycle routes, bus schedules with enough service for working hours)
Lack of water
Letting corps and LLC's buy up all the housing

Like a theater or arena or farm, there are occupant capacities that should be adhered to for a variety of practical important reasons. I feel Sonoma Valley has more or less reached capacity-- at least in many parts and aspects. We are already facing major water restrictions for recent years and worse anticipated this year. Fire risks are also heightened. Crime is way up. Noise pollution and traffic are worsening. All of which is dramatically changing the nature of the place that used to be a peaceful pleasant place to live. At some point entitlement is a bogus notion- if there is a shortage of adequate homes, people can and should move elsewhere where there supply and resources are more amenable. I view much of the development proposed as short-term gain agendas and revenue streams for some but generally debasing the neighborhoods and community in which we live (in Sonoma Valley).

Maintain older neighborhoods. "The Greenest building is the one already built!"

MORE BIRTH CONTROL! This is a finite planet, a finite county. There is no room for infinite growth.

More crime

Most "affordable housing projects" are in the "bad" neighborhoods.

Multi Level and Multi Story housing that does not work comfortably well for Seniors or in a prone Earthquake zone.
Must be affordable., access to transportation desirable.

My concern is that here in Sonoma there is nowhere to live. The rents are very expensive, we live in a very small apartment, and we are cramped because we cannot afford another apartment since they charge very high rent

Need to enhance rather than disrupt Historical resources & districts, (including mid-century modern). One need only look to Petaluma and Sonoma to see the activity in these historic downtowns.

need to prioritize building that includes strong biking and pedestrian infrastructure and transit connectivity rather than car-centric planning.

new develop will lack affordable housing and/or ADA accessible housing, lack of housing to support homeless or those with mental health or substances issues.

new housing development will lack units that are very to extremely low income home/units built and not enough homes/units that are accessible to people with disabilities. Quality of affordable homes, they should be built cheaply with poorer quality material's

New residents from urban areas may want more services leading to higher taxes and more fees. Sometimes they don't understand agriculture. Maybe rental owners as well as real estate sellers should be encouraged to have Right to Farm warnings included in documents. I think second units should be allowed to be used as vacation rentals.

Not enough variety of housing types

Obviously you can't permit Development in flood or fire zones because there won't be any insurance available or affordable if it is available. The multitudes of people in Sonoma-county are poor, homeless, undocumented citizens, criminals trying to stay under the radar. Who are you kidding, developers are not going to come in and help out Sonoma-county with a hideous reputation permit management has in the county overall for gangs, undocumented people, & drugs etc.

Often, very little consideration is given to trees and balancing green space around housing versus structural and hardscape space.

It is vital to include landscaping, especially trees, to provide ecological balance. With multi-family and multi-use structures, green space could sometimes be on the roof and large balconies, as well as around and between structures. Each house or structure should be placed on a lot large enough to allow trees and other plants sufficient to balance the ongoing use of occupants. Ongoing use includes breathing, car and vehicle emissions, as well as cooking. I don't think it's practical to get too fancy such as requiring studies of the entire carbon footprint including manufacture of the building materials. Ugh. Important to consider overall for the county, and to keep in mind for helping to mitigate climate change, but not for each individual structure. Sonoma County is wonderfully resourced, with both the physical un-built space, and many areas of trees and green spaces, to be able to make conscious choices about this now. The biggest missing factor in permitting for planned developments and multi-use structures is "tree space".

Population density, causing air pollution, more crime, unemployment without enough jobs for a bigger population

Quality of housing - cheaper units can cut corners on sound and light proofing, diminishing quality of life for residents
Seeing buildings that are vacant and could be put to good use for those less fortunate.

Sense of Community needed for all citizens, with easy walking access to healthcare, groceries. A safe and assessable living option for the increasing lower class. Low income, displaced, poor, elderly and especially disabled, youth, those trying to buy a first house, and working class families who live check to check to check and struggle to save for any down payment.

Small communities of smaller affordable homes with centralized utility needs with public transportation.

Sonoma County has one of the worst public transit systems I have ever seen. Public transit needs to increase about 1000%

Spending too much money on consultants, rather than actually implementing something!!!

That they build more central housing and increase the rent because of that

The building of a hotel right in front of the medical building on Airway Drive is insane. We have so few facilities and need room for expansion. The cost of moving the county buildings downtown is utterly ridiculous. I have heard of no one who thinks this is even remotely a good idea.

The crime will increase no matter what. The Sonoma County jail cannot handle a spike with the amount of homes forecasted. Even bringing in 5000 new residential places you need to figure 20% have some sort of criminal record if not more and potentially on going.

the options provided above are too much in the 'framing the point' style

These questions ignore the elephants in the room-WATER, INFRASTRUCTURE, BLIND political ambition to take mandated federal and state money to OVERBUILD and turn Sonoma County into San Jose. Why is it we are supposed to feel good about building tiny apartments with unreasonable parking, adding to congested roads, encroaching on community separator zones voted on decades ago? Hard fact is we can't all afford to live in Malibu, Silicon Valley or Sonoma County without destroying it. Life ain't fair.

This county is getting ruined by overpopulation and dense housing p

This is where planning should come in- to address these concerns. That slider idea is total waste of effort! Put it in words! Even denser homes can be designed better, with adequate outdoor spaces for residents. denser housing should be pleasant with outdoor space, adequate covered parking, adequate security, adequate trash&recycle services; single family homes must be supported by neighborhood parks and quality planning and adequate off street parking (three vehicles) as our county has such a housing shortage there are multiple working adults in many homes. A good model is Frog Pond in Cotati. The condos are lovely, with a central small community area and pleasant grounds for residents, kids, veggies and flowers. Pets are accomodated. It was planned for people to live well, happy lives. These kind of communities NEED to be provided more attention by PRMD so people can understand them as options for housing. Much better than an outside investor building for a quick profit and investor collecting rents. What can county and PRMD do to promote planned, intentional, high density communities?? DO IT! That's how to get quality high density that makes sense! *Require ALL new building utilities provided underground to minimize wildfire risk!

Too many city people buying up homes and pushing out long time locals.

Too many homes in SC are weekend or vacation homes.

Too many vacation homes.

Traffic increases Water availability

Treating drug addiction as if it's a housing shortage by building cheap homes for the addicts will destroy our communities. What about building drug addiction centers instead?

We do not have water to support current population.

We need homes on larger lots that allow for ground water recharge.

we need more housing for single people, like small one bedroom houses or units

We need more in-law units, studios and ADU dwellings to provide an array of affordable housing options that is not just apartment/condo complexes.

We need to build all types of housing from affordable, high density to larger family homes to second homes to attract a robust work force and support job development, locally owned businesses, property tax revenue, sales tax revenue and visitor taxes. This includes vacation rentals which contribute to the economy.

We need to build up not out if we are to keep the agricultural aspects of the county that allow us to acquire locally produced organic foods.

We originally started homeownership in Sonoma County as middle aged apartment dwelling city residents who bought a Russian River cabin, because we were priced out of homeownership closer to our jobs in SF and the inner Bay Area. Our cabin/second home was in a historic visitor serving area of 1930's-1950's cabins that severely floods. Our cabin, like most on our street, was raised and took over 10 feet of water below. Many of our full time neighbors did not bother to remove items from their garages and storage areas during the big flood a few years back. The amount of toxic materials, furniture and household items that landed in our yard on their way to the river made me both incredibly angry and depressed at the same time. We have gone from 25% to 75% year round occupancy in river neighborhoods that were never designed for year round residency. Part of the reason this has happened is because there hasn't been enough affordable housing elsewhere. Part of the reason is the people who move there are older retirees, and those cabins make affordable "single family homes". Too many homes in areas that have historically never been vacation areas (ie Graton) are now gentrified and also have second homes/vacation rentals that reduce housing stock for locals. We should be looking at alternatives such as tiny homes with community gardens, etc. that would be attractive to the older single and couples population as well as younger folks to free up 2-3 bedroom single family homes for families. Our property is a lot larger than we need, but we needed space for our dogs and in tight housing market beggers can't be choosers. We won't make enough quickly enough. We are in a major crisis and need to build a ton to make up for the lack of building since '08 crisis.

Where are we getting water for all this new development

Whether the sound insulation effect is good

Wifi is not safe for some-- children and as a senior I have to shut it down at night to sleep .

Wildfires and floods have become an real issue but do we keep people homeless because there "might" be danger lurking around every tree or stream or maybe your neighbor will burn your neighborhood by accident or a pipe breaks and floods your neighborhood Ugly people
Wildlife corridors through Santa Rosa. Build second units on properties (grannie units)

Sonoma County Housing Preferences Survey
Optional: What would you like us to know about the barriers to building housing in Sonoma County.

Answered

793

Skipped

806

Imbalance between supply and demand

Imbalance between supply and demand

Build up! There are plenty of single story malls, big and small that could easily have a second story for residential units.

1. What is the maximum population our natural resources (e.g. water) can support and sustain? Does the Planning Commission know the number and take it into consideration?
2. Higher density will ruin the rural appeal of Santa Rosa and Sonoma County. Air pollution, traffic congestion, garbage and waste disposal issues, loss of premium, irreplaceable agricultural land, severe water shortages, increase in poverty and crime (no jobs available).
3. How many new units of housing has the City issued in the last 2 years (not county replacement of burned dwellings)?

1/2 of the homeless population doesn't want to be housed. They prefer the streets with no curfew. Stop building for them and build for working low income families.

A high vacancy rate means homes may be more affordable due to a looser market. A low vacancy rate means less and more expensive housing stock.

A lot of construction of affordable housing but only in areas with fewer resources

Abuse of affordable housing requirements (I'm glad to see recently mandated improved oversight by the county, and hope to see enforcement.)

Adequate evacuation during disasters such as wildfires, only building to the extent we can provide water (without extreme restrictions)

ADUs are a good idea. Make getting new septic tanks easier for potential builders in semi-rural areas considering an ADU.

Affordable housing goals should be target to workforce housing. Therefore the price points should reflect income levels. I believe Sonoma should raise minimum wages.

Affordable housing is built in areas where there is a lot of crime and it is not safe for our children

Affordable housing is not a half million dollar house

Against all odds

Allow ADUs and tiny homes.

Allow rural areas to build granny units and split their lots.

Availability of water from the aquifer should be a major concern, given that so much of it is consumed by vineyards. Wine is not an essential food, therefore wineries and vineyards should not be given special treatment over food crops or other more important needs where water is a necessity.

Balancing housing needs with management of wildfire risk, environmental and wildlife protection, traffic/greenhouse gases, infrastructure capacity, developing trust with communities through transparency and good communication and gaining community support

Barriers are minimal. The economics are the economics. The county can't change that.
Barriers are ok. That's the cost of building more homes in a full area
Be respectful of wildlife corridors. Once they are gone, that's it.
Better solve residents in temporary housing
Beware of oversaturation if the apartment market. Not enough duplex/planned single family rental communities. People leaving apartments wanting to buy a home need that middle missing step.
biggest concern - available water. we need to recognize the increasing likelihood of regular drought and lack of water, and how that impacts our ability to increase housing. Second concern would be keeping housing truly affordable and attractive for our middle class and under.

Bodega Bay needs affordable housing to manage the 6 million visitors and businesses that support the tourism industry that funds millions of dollars to county.

Both low-income apartments and low-income housing for families bigger homes/ dwellings should be built. There are many different types of people who require help. Not only homeless and mentally ill who need to have the chance to be homed without needing to income qualify and have additional services and resources on site but also families who are in need of services and support. Why do the low income housing facilities have swimming pools and outdoor parks? Why do they not have tennis courts and basketball courts? With City living and cramped living the way we have to build is up but we must provide access to the necessary fun outdoor activities for families and children.

Build in a safe area

Build in a safe area

Building area is not well controlled

Building homes that are too expensive for regular people

Building is too expensive for people to do alone, there should be easier and cheaper ways for people to build a home re: the permit process

Building more houses will lead to more jobs and help people have a place to live. I personally think building houses is very important

Building too dense, construction is more troublesome

Bureaucracy, millions of miles of red tape and regulations and ridiculous soft costs. If you want to know why there isn't enough housing in California, find a mirror.

Can the education problem be solved

Cancel the NIMBYs.

Class and ethnic barriers need *much* more attention.

Clearly just a lack of will- as there is heaps of land and heaps of people in need.

Code enforcement needs less funding and more transparency. Confidential complaints should not be an option. Code complaints are being used as retaliatory weapons and there is little to no recourse for tax paying home owners and virtually every property has violations of some kind.

Complete facilities construction

Complete supporting facilities and low price

Compliance costs with Sonoma County PRMD add tens of thousands to the cost. Suggested you offer pre-approved plans at a fraction of the cost if built on level ground.

Contractors are saying to build a single level one story units cost more than building giant multi level homes, are they lying to the public? Or has the Assessor's office gotten that ridiculous in permits?

Corporate ownership of residential properties and vacation rental industry is out of control-- this trend is hurting working families who should not have to rent. Building middle class wealth is dependent on ownership. The county needs to take a hard look at landlords' practices, rental prices, and the damage being done to communities across Sonoma County.
Cost

Cost and price for it too be affordable.

Cost and use of the proposed buildings

Cost do not disappear. You fail in sewer and water upgrades.

Cost is prohibitive

Cost of building homes includes so many code requirements now. Can we revisit some of these codes and reduce or eliminate?

Cost of land + building materials is far out of reach for individuals and families earning even AMI, let alone low-income. Access to mortgages for people with variable income (gig workers, seasonal workers, self-employed people).

Cost of land is too high regardless of how inexpensive the housing is

Cost of land, permitting and building materials driving up the price of homes to be more than the local population can afford.

Cost of materials has sky rocketed. Could the county work to lower the cost or broker multiple builders together for a better price?

Cost of the land; very slow permitting process; not enough focus on conservation issues - e.g., gray water systems, more need for solar and battery systems

Cost to develop for small 4 units or less so people not developers can add density while maintaining charm

Cost! Prefab housing will be needed. Plus 3 stories!

Cost. We have to construct prefab housing which cuts into a developers profit - sorry costs, plain and simple housing is too expensive for the ordinary person to make ends meet, I work two jobs (one for the county) and my rent is over 50% of my income, and my rent is less than most others, as I have lived there so long

csc

Current new housing is often out of reach for middle income families. They can't afford most market rate units but earn too much to qualify for income restricted affordable units. Fast tracking more market rate multi-family units (for sale not rental) may help in resolving this. Current poorly designed inefficient public transit is a huge barrier to people's ability to get to work from their homes. Roads are already congested and will become impossible if we are to keep up with housing needs. Currently protections to high income residents rather than most in need

Dealing with the Building Department is a nightmare even for those with experience such as contractors. The staff is not well trained and does not look at individual projects. Denser housing can cause more friction between neighbors due to lack of space, lack of parking etc. More frustration, more congestion. Destruction of natural resources. Difficulties in obtaining permits and barriers to construction by PMRD. Difficulty and expense due to housing planning rules.

Do not build houses with less than 3, 4 or 5 bedrooms, for families of 5 members or more. do not need urban sprawl
Don't take away the agricultural and open spaces. Stop building on good farm land

Don't turn Sonoma County into Orange County. Housing is expensive, the reality is not everyone can afford to live here. My wife and I had to leave Sonoma County due to the cost of living, but came back when we had better jobs to raise our family.
Don't wreck the history of country anymore. It's already too overcrowded. Build smaller house. Not McMansions

During the dry season in Sonoma, water shortages affect residents' daily use of water
Energy Efficiency, health and resilience of new and existing housing should be high priorities in housing in Sonoma County.
Ensure Goal Setting and affordability, as I personally have never qualified for low-income apartments and I can't afford an "affordable house" either as they are out of my salary range. Also on many occasions they ask you for good credit
everyone can at least own their own home, no matter rent or buy Many people cannot even afford to live in a house
Everything is expensive
Excessive damage to the environment
Expand public services outside the city to build and not affect traffic and saturation in the center
Expensive building costs and permit fees
expensive permitting
Failure to respect CEQA and effective and informed public engagement in planning and approving growth will lead to loss of trust in our elected and appointed officials, making long term progress more difficult.

Fees are too high; too many requirements (sprinklers, etc.)
FILL VACANT HOMES!!!
Financing is a huge barrier, especially for affordable housing.
Fire. Willowglen and new housing along Petaluma Hill rd could have buried PGE lines. Bit it was not done. Power lines should not be above these houses.
Fires, medical hospitals in unincorporated areas
Focus on hotels etc instead of housing - Also ignoring higher density in the past where city master plans now focus on single family instead of multi zoning
Frequent safety accidents break the green building of the ecological environment has become worse
Fully consider the needs of the people, reasonable construction
Give affordable housing priority to families with young children
Give preference to those of us who live here
Give priority to those who can not pay much
Government can only do so much to address housing needs. Addressing barriers to new development and incentivizing construction that matches strategic goals
Governments can only do so much to address housing demand
Greed of contractors and shortage of materials
Have never been able to afford to buy a home in Sonoma county. I work full time and make 50,000 plus but homeownership is out of reach for most
Have trouble parking
High construction costs, inadequate water supply
High construction costs. Lack of planning for higher density housing in urban areas.
High cost of construction, permits and fees, and way too many older "environmentalist" NIMBY's who have owned their homes for decades, complain about traffic, water, etc. and don't recognize they are part of the problem.
High Costs
High permit fees, excessive regulation..
Homes built should be easily accessible

Honestly if your a single individual trying to rent your own apartment is is 98% impossible you would need to rent a room and even then the rooms are 900- 1200 which is one paycheck and the other for bills leaving you with pretty much nothing to spare. It is a lose/lose situation. Making it more affordable would be nice this is a primary reason for low income housing but even then that program not keeping up due to inflation. Trying to own a home is almost like hitting the jackpot unless your married and have one more source of income. hope it is not too expensive for regular people
hope the price is not too expensive, and the surrounding environment is well
Houses that are too expensive can be problematic to buy
Houses with good value for money do not pay well
Housing in remote areas should be properly developed and public transportation should be guaranteed at the same time.
housing is a human right, sonoma county is the complete opposite.

Housing is becoming an unaffordable commodity - partially because it is being transformed into an investment opportunity- for the wealthy -
Housing is very expensive for the good people of Sonoma County who continue to be under paid and pushEd out of the market by prices in a bidding war in real estate which doesn't give much hope for the working people here.
Housing prices are a little high
How about start by allowing homes in LIA zones areas build more unites

How can you build when we don't have sustainable water. California was never meant to have 40 million people in it. Most of South southeast California was known as the great desert

I am especially concerned about the influence of wealth, particularly from outside the area, buying second homes and inflating the cost of housing beyond the reach of locals.

I am literally surrounded by Airbnb's. And people who have moved here from out of state or out of our county. We no longer have a place to live here. Long time locals are being displaced I am often frustrated that current land use or density policies do not mesh with stated goals to relax barriers to develop a wide range of housing.

I believe the NIMBY crowd has made it impossible to get anything done. It's time to see some progress, but in a smart way. Keep up with services, schools, parks etc. and do not create evacuation bottle necks. It's already bad enough. Took 2 hours to get from Rincon Valley to the fairgrounds in 2017. Let's be smart about our planning

I can walk to downtown. Multiple homes on deep lots means NO PARKING on the block !! You're taking a leaf from Silicon Valley LYING to people that overbuilding = affordability. It just ruins a town, drives away the natives, jacks up crime and lines developer pockets.
I dont know

I don't know much about the barriers, but I do know there should be a cap on vacation/airbnb residences so that members of our community can find affordable housing. I have two adult children that have moved away due to inability to afford housing.
I don't know the details very well. It's based on the needs of the public

I find it hard to always see there are neighbors who are more worried about their home value than providing help for those less fortunate, always wanting it somewhere other than their neighborhood. It has been shown that housing the homeless and providing homes to a group many times improves the neighborhood instead of lowering the value of homes.

I grew up in Sonoma County and love its rural character and slower pace of life. I would love to see these values preserved, however, it is also necessary to address the reality of the housing crisis with open eyes and a forward looking approach. It's difficult to chose from the "concerns" above almost all of them reflect my values. I hope that efforts to build new housing will be truly forward looking and consider creative approaches and alternative models of housing communities. A lot of work has been done on how to house people with more density, less ecological impact, and greater quality of life. Please seek out experts and developers who are interested in building for the future, not just making a buck.

I have concerns about builders located outside of California building low-income apartment complexes in the county that are not available for purchase; and also concerned that housing built as low-income is no longer sold as low-income housing after the initial buyer sells the house, thus creating the need for more low-income housing.

I have my own car, but it's not convenient to drive around, the roads are not convenient
I hope the price can guarantee the quality
I hope there are more single-family houses
I just want them to be accessible in terms of costs 🙏
I prefer housing construction in cities and close to traffic and services. Rural areas must be preserved. We must protect the environment.

I think that folks are not aware of how attractive affordable/low cost housing can be!
I think there is an elitist perception about the type of people that need affordable housing that is rooted in negative judgements. We need to move away from that by deliberately helping to change the narrative...the same concept is tied into affordable housing "ruining" neighborhood character
I think there should be more creative and robust opportunities for security and limited equity through the use of community land trusts that permanently remove housing and land from the speculative real estate market.
I think we should try to keep our green spaces outside of our towns n cities, but infill everything with affordable housing and housing for the homeless. We also need to put an emphasis on making homeownership accessible for black people first, then the Latinx community
I think when you build in Sonoma County you have to think about traffic and environmental issues, and comfort is very important for the residents

I want Sonoma Valley to get more diverse. I welcome new housing to go to people who don't already live in Sonoma Valley, given the tiny % of BIPOC people here.
I want to have better living facilities, supermarkets, hospitals, schools and other basic life security nearby.
I want you to know

I would think building a few larger complexes could increase housing opportunities for younger people
If there is construction of houses, they are too expensive and unaffordable, which are bought by people who do not live in the county, and they also build hotels instead of affordable housing.
If you're going to charge too much don't even bother building it. You're trying to keep everyone poor then.
Immigration status for home purchase.

In 1965 the cost of the lot, permitting, interest on the project was 10% of the cost of a new home here in Sonoma County. Now, according to Bob O'Neel, it is well over 50% due to the horrendous expense of permitting, paying experts, law suits and hours of meetings where the neighbors say they are not against new housing, just this project because it will increase traffic, disturb wildlife, is out of place, etc. etc. etc.
In fact, there are many such as hard set facilities complete construction

In listening to those who don't want development in their back yard, we need to hear their voices but be realistic. We desperately need affordable housing for all of the work force our county needs. It seems like most comments want to push housing "down the road" for placement of the unhoused and low income projects. This is not practical. It's like letting the public vote on expanding highway 101 leading to decades of delay...
In some unincorporated areas the cost of septic mound systems is prohibitive. And permits for ADU may be difficult to obtain.
In the Building Permitting & Planning Process that you assign one person to "guide" and "advise" the applicant through the various steps for approval. This would speed up getting a building permit.

In the past, often a developer would commit to building a fixed percentage of more affordable units, but city council and/or staff would let him weasel out of the obligation. That is part of why we're in the fix that we're in. Obligations should be enforced.

In the street of Yulupa and Hoen there are 2 lots that could be built a good amount of houses
Inadequate public funding for low-income units
Inconvenient transportation and poor drainage
Infill first, keep traffic concerns first when considering a new development, make acquiring permits easier and affordable

Informative programs and economic support for the housing of people with fewer resources
Inspection and permit process complicated and costly.
Instead of focusing so much on new housing please try to rein in the out of control vacation rentals that are taking away perfectly good homes that could provide homes to families here.
We have just watched many (WELL Omer 10%) affordable homes on our street switch from family homes to rentals
Investors and not home owners are making homeownership impossible.

It feels good

It is extremely expensive to live here. I am training as a psychotherapist and as I earn my hours for licensure, I've had to work three jobs to afford my \$1000/month rent. It would be great if you would legalize living in yurts. I would gladly live in a yurt to reduce my rent. It is time to stand up to NIMBYism and focus on liveable, walkable, affordable housing near transit and city centers.
it needs to be affordable

It takes far too long for multi family projects to gain approval and start construction. The county should fast track infill projects for underserved populations.

It would be nice for you to build little homes for people to buy not just rent!

It would be nice if the idea of going to permits Sonoma was a positive experience. Where there was a welcoming environment, rather than loathing or punitive forethought to the experience of obtaining permits.

It's too expensive for most people and getting worse.

It's always important to build a house, at least to provide everyone with a roof under which they can work and raise their own family

It's always important to build a house, at least to provide everyone with a roof under which they can work and raise their own family

it's easier to get a vineyard put in in this county than build homes. Records are often incomplete or not all digitalized. Some employees are helpful and knowledgeable - but others are not and some provide bad information. Also - we have a huge problem of substandard unsafe rental housing in Sonoma County that is seriously impacting people's lives and health - yet there is absolutely no where residents can get help! Leaking roofs, mold, rotted walls and floors, badly leaking plumbing, unsafe well water, electrical fires from wires arcing in walls, rodents are COMMON and renters live with it because the alternative is not having a home at all! That is a failure of the GP administered by PRMD. The health dept is no help, nor are fire departments and PRMD is also no help. If residential property is going to be rented, it should be safe to do so. There should be a provision for certification every five years that is inexpensive and easy to complete. And all residences on wells need affordable access to well water testing to ensure it's safe. too many wells have high numbers of fecal and total coliforms. PRMD needs to be far more helpful and accessible to residents. Currently PRMD has a role of uber-enforcer for \$\$\$ and not as a helpful partner to residents to improve lives. Why? County offices should be about improving quality of lives not restricting. There is no thinking outside of the box. There is no opportunity, ideas, possibilities. Yet the ok stamp has been placed on all these vineyards which HAVE caused changes and traffic and serious impacts to environment and wildlife - despite public outcry. What if some of those vineyards had been intentional communities instead? We'd be that much ahead on quality housing!

It's not about "barriers to building" (read: problems for developers and people who already own or control land), it's about having the political will to prioritize working people's needs - If sonoma county wants wine, restaurants, etc for the tourism industry, it must prioritize housing for the workers who live here and keep this community thriving with actual living culture and soul. Some ways to do this: 1) put laws and limits on real estate speculators and large rental corporations that gobble up land to turn a profit 2) tax incentives to smaller landlords who offer low rent, long term housing instead of AirBnB; 3) more help for first time home buyers; 4) shelter is a human right - prioritize immediate, stable, dignified housing for the most vulnerable; 5) reward developers for urban infill and rehabbing of existing buildings rather than creating new sprawl into the picturesque countryside
It's time to stop make wine country the priority making it safe for sex predators to run our towns in there wine making greed our land is not healthy and it shows
It's very difficult to find the right balance between keeping our rural feel and helping those who desperately need housing. That's why I prefer denser housing while keeping some open fields.

It's very expensive to build here because the cost of labor is so high. I understand why we have zoning codes, but a lot of the very detailed aspects of our zoning codes translate to more expensive development. At one point will the County take a step back and recognize, we are in crisis? Our housing crisis impacts every aspect of our lives here. Are setbacks more important than quickly and thoroughly addressing the housing crisis? I grew up on the east coast where 3-story row homes are quite common. Why can't we do that here? Or it at least allow the possibility for alternatives like that?

Just completed construction of an ADU and encountered SO MANY more requirements, expenses and fees than my neighbor that built theirs one block away in 2019 by the same contractor...even with the state mandated relaxing of roadblocks in Jan of 2020, REDICULOUS!! I hear from my contractor that the city keeps adding even more for other neighbors that hired him after seeing my project.
Keep as much open space in areas they are already dense.
Keep the country feel
Keep the country feel
Keeping up with safety issues as population expands

Keeping wildlife corridors, open spaces, rural feel, tourist economy are all very important to me. We need to be realistic about what our city and County can handle in terms of growth. Unlimited growth to meet every person's demand may not be possible or desirable.

Lack of parking and traffic is often a reason cited by opponents of any housing measure in our small city. But by bringing housing closer to jobs/schools/errands overall traffic can be reduced. Could developers be assessed fees according to commute time logged by prospective homeowners to the nearest job center that corresponds with the income needed to own those homes? e.g. if it's a million-dollar home, I likely need to commute to SF or Silicon Valley to afford it. Whereas if it's a 300k home, I can maybe afford it working locally. Lack of required water to support increases in water demand. If you find and provide more water then new housing can be developed.

Lack of sufficient utilities. Challenge of evaluation of densely populated areas.

Lack of understanding about the need for more housing and for what kinds of folks trying to afford a home in the areas they work, go to school, etc.

Lack of water

Land is more expensive

Less cost to get the projects done! Contractors are Leary of building in sonoma as there are two many cost & time to get through the process

LESS IS MORE!

Let there be opportunity for Latino families

Limits to growth are not sufficiently recognized...water, parking, crowding, fire safety, etc.

Also, impacts of encouraging "wine country tourism" are mostly negative! Second homes, large events, etc

Loan scale is restricted guaranty difficult

location

long permitting process, and no more casinos

Love is the problem not money. God is love

Maintaining the historic downtowns & neighborhoods must be prioritized. The denigration and destruction of a portion of an historic district for Caritas Village must NEVER be repeated.

make it accessible to the community, especially large families with very little income

Make it easier to build granny units for family members. Need a plan to use Grey water in housing and commercial buildings

Make it easier to have a home without having to wait a long time to have one

Make the process less cumbersome. Hold Staff accountable for "helping" a project to move forward as opposed to saying "no" from the start. Return phone calls and emails. Start with "How can I help you to succeed". Staff is supposed to work for use not block and make it so very difficult to succeed.

Make traffic inconvenient, noisy environment

Making Sure That RENT Control Is Enforced: And Section 8 Housing Is Strengthened By A Strong Process Of Cleaning Up The Old Waiting Lists That Misrepresentations Etc. EITHER: Of People Who Have Either Passed-On Or Weren't Documented Properly Plenty Of Times.

Missing courage in public officials to create housing for very low income individuals and families and currently homeless folks. Complete lack of the option of 'public housing' in any discussion around housing needs and planning efforts.

Money and land are needed

More about granny units and preserving the land

More consideration needs to be given to unused industrial/commercial complexes and turning them into housing instead of destroying open space and the environment to do so.

More densely populated

More housing for very low limited income seniors

Most people say permitting is what discourages development in Sonoma.

Most people taking up huge ranch houses meant for families are senior women who won't die or even get remarried. The solution might be it to build our version of Florida with exquisite senior resort living within financial reach of our aging population. I suggest building nice modular home parks in Ukiah, Hawaii, Idaho and Panama. That would solve our housing issue.

Mostly the Sonoma County Permit Dept.

Must be affordable to fixed income seniors. Need to be safe and accessibility to disabled folks

N/A

N/A

N/A

N/A

NA

Need more housing that our teachers, teacher's aids and healthcare workers can afford. They should have priority.

Need more tradespeople.

Need to address truly affordable housing that is suited to working class making less than 50,000 annually or seniors on fixed incomes as this segment continues to be missed while a lot of focus on LatinX and already qualified low to very low income housing for families.

Would like to see more options on Eastside and develop the former CalTrans property parallel to Hoen Avenue for folks living on Eastside.

Neighborhood opposition/racism, too expensive to build, fees on permits are too high. The impact fees on small homes and apartments are ridiculously high, while large expensive homes that only rich people can live in pay less per SF - furthering systemic racism. Need better infrastructure esp. sewer, reliable water, roads wide enough for evacuation. Abolishing single family zoning in areas served by sewer would be an important first step but it won't happen because the county will just keep pandering to rich white people

Neighbors should not be listened to. They do not own the land. People who have time to organize against housing are those who don't experience housing insecurity. Government needs to lead here, not nimby neighbors.

New homes of any size or shape are out of reach of the majority of unemployed and low-income family's. They are also the fastest-growing population in Sonoma County. Let's focus on getting them help FIRST.

New housing should be for local residents, not for outsiders who buy to rent

Nimby folks, prolonged approval process, focus on tourism versus families.

NIMBY people who don't realize that affordable housing keeps workforce here.

NIMBY-ISM is too powerful. Everyone has an opinion but that should not stop young people and low-income families from living here.

Nimbyism, lack of public interest until the housed are asked to share their neighborhood with affordable, denser housing. In new areas especially, mix the sizes and type of housing. In current neighborhoods, allow Granny units/home office units if the property is large enough. NIMBYism. Two points need to be made: higher density housing uses less water than single family development. Affordable housing reduces commute times, reducing overall traffic in county.

NIMBYs are the biggest barrier. Please ignore the NIMBYs and build everywhere and anywhere. We desperately need any new development.

NIMBYs, Developers "no \$ in affordable, low cost housing". Nothing for 1/2 population NIMBYs. Everyone says more housing should be built BUT not next to them. They'll cite water, traffic, fire but if you listen closely it's because they don't want anything to change. We can't let homeowners obstruct progress.

No building in the WUI. City centered and dense. Go "up". No sprawl.

No more second homes or vacation rentals

No obstacle wants to build as soon as possible

nonprofit developers cannot compete against corporate real estate to assist with affordable housing demand

Not enough jobs that will allow you to work fulltime and actually pay your bills. We need more housing vouchers, housing with 30% of your income. The working poor suffer so much and get hardly any assistance.

Not enough support for smaller low profit housing development companies that have lower overhead costs than large nonprofits or for-profit companies.

Not only are there barriers to building housing, but there are too many existing housing that is unoccupied, because they have been purchased as investment properties with no owner tenancy. There needs to be a way to inhibit purchasing homes with no tenancy. Okay, we'll talk about that later

On the one hand, it is the government's duty to help the poor. More people should be housed One of the huge barriers is the extremely high "Affordable Housing" fees for building new homes. This discourages construction of new housing.

One of the primary reasons I moved from Sonoma to Butte was the high cost (and high rate of cost increase) of rental homes. I now work remotely, spending money earned in Sonoma County in Butte County.

Onerous permit processes and entitlement fees, CEQA abuses.
Opposition to market-rate housing, which is how we have been housed for centuries. New housing frees older housing to be affordable.

Our economy discriminated against poverty finding ways to engage all people is a big lift
Outdated zoning restrictions for ADUs on large rural residential parcels. Lack of Grey water systems for irrigation.

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

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Overexploitation leads to environmental damage

People are inappropriately afraid of or disdain those who make less money than they do or speak a different language. They should learn that all kinds of people have something special and worthwhile to offer.

People are moving out of this county because they cannot afford to live here.

People are prejudiced against those who have less money and/or live in multi-family developments. They need to get over it. We need housing for all who work and/or live here.

People buying up rental properties and converting to vacation rentals or airbnbs, I know so many folks that are having to live further and further from their jobs just to find rentals.

People increase employment

People need to live with dignity even in "low income" or "affordable" housing. After this housing is still not affordable, and skimps on amenities.

Perfect some playgrounds, like a basketball court

Permit and utility hookup fees are way too high

PERMIT COSTS ARE WAY TOO HIGH! PRMD STAFF ARE MORONS.

Permit department works hard at being unhelpful.

Permit fees are generally too high for most working families and sonoma county hasn't enough water to increase building. Instead convert vacant buildings to housing

Permit process seems unreasonable and too costly

Permit process takes far too long and is far too expensive if we want more affordable and smaller housing built.

Permit process takes too long

Permit Sonoma does everything possible to stop granny units

Permit Sonoma seems like they want to slow down development by being so difficult. For example septic systems. Takes too long to get permit. The "recommendation" out there is to just replace it and pay fines later if it comes out because it takes too long to get a permit. It's a shame.

permitting too expensive

Permits are very expensive

Permits cost too much and take far too long to process. Streamline the permit process and cut the fees by 90%.

Permitting and taxes are extremely expensive. Possibly create a tiered cost and processing system that discounts and prioritizes residents who can show longest length of time living in Petaluma.

Permitting process is too long and too expensive

Personally, as a single mother, I have suffered a lot to be able to have a home because we do not make accessible homes for single mothers.

Planners have not used a fact-based approach. This is illustrated by the City's war on STRs. Wasteful, illegal, and not fact-based at all.

Planning Permitting Common sense

Planning & Zoning process for housing that isn't single family dwelling units takes too long, cost too much and is vulnerable to special interest groups blocking approvals, can Planning Depts. in act new zoning laws that encourage and support more multi-family dwellings being built, by right, at shorter approval timelines and reduced fees.

Please require accessibility to all houses, apartments, condos, 2nd units, etc. Build housing stock for the futures of everyone. Do not just ask for "visitability". We all get old and many of acquire disabilities. 61 million adults in the United States live with a disability. 26 percent (one in 4) of adults in the United States have some type of disability. CDC September 2020 <https://www.cdc.gov/ncbddd/disabilityandhealth/infographic-disability-impacts-all.html#:~:text=61%20million%20adults%20in%20the,is%20highest%20in%20the%20South>.

Political will. The concern is money and we always end up allowing big business to control building and prices encroaching on beautiful and very necessary landscapes.

Politically-driven decision making has resulted in loss of housing (thousands "converted" to vac rental businesses), environmentally wasteful construction of excessively large homes (occupants opposing housing for the rest of us in "their" neighborhoods), funny business with government funding allocations (you know what I mean!).

Politics

Population growth has ruined the quality of life and the affordability of housing in Sonoma County. I realize that the State requires us to build more housing units, but academic studies have shown that building more housing units does not decrease the cost of local housing. It just invites more population growth.

Potential negative impacts on wildlife and the environment

Potential negative impacts on wildlife and the environment

Preserving the rural character of the county should be nowhere near a priority. This does not mean such areas are automatically destined to face urban sprawl. Such claims are called slippery slopes, people.

Preventing urban sprawl

Price is too high

Price to build is high

Price, price, price

Priority to local people

PRMD must respond more quickly when permits are submitted, such as in 30-45 days. This is a big fail. This probably costs over \$100,000 for delays in the average house. Get rid of Z zoning. Try not to have unneeded expensive requirements such as soils engineering for driveways unless an inspector sees a very unusual situation. Driveways did not used to be engineered and I question how many ever had a significant failure compared to the cost involved. Sonoma County PRMD is known as the most difficult jurisdiction to build in California. If the engineered driveway requirement came about due to a lawsuit consider having recorded waivers signed for driveways that are not engineered.

PRMD septic regulations for homes in the county are out of sync with surrounding counties and unrealistic to support adding housing stock in Sonoma county..

PRMD will not allow granny units small houses on agricultural land under any circumstances

Projects are moving to slow.

Prone to fire and other safety problems.

Proper zoning laws

Proximity to the mountains is vulnerable to wildfires.

Public facilities are still inadequate

public resistance, for example to housing proposed for Fifth Street West in Sonoma, because two story buildings will block their view!

Public Transportation should be more available and more accessible in rural areas of Sonoma County

Question 8 is NOT mutually exclusive. Public input doesn't preclude efficient planning / development.

Realistically the barriers to building housing in Sonoma County are land cost, building costs, and real estate speculation. Land cost and real estate speculation are related. It should be noted that, since the Tubbs Fire, our population has decreased, while the number of units has increased. Despite this fact, housing prices continue to soar. It should also be noted that all building creates greenhouse gases--we should make better use of the buildings we already have rather than building new buildings.

Regulate the price of rents that are too expensive and have rights as tenants and owners

rent is so expensive, families can not save to try and buy a home, cost of living is so high, normal families can not make ends meet, let alone buy a house, do something about rents Renter's rights so that the landlord can't give you notice just because they want to increase the rent.

Robust public input = too many people with first world problems having too much influence in the planning process. Every project has reasonable design changes and mitigation measures that can be implemented. Beyond that, decision makers need to have the balls to approve good housing projects despite public opposition.

RR zoning close to urban residential is too restrictive at 1.5 acres per single family home - does not allow for moderate infill and leading to exorbitant prices most can't afford (see my comment to question 8)

Safe design and adequate parking

Security is the biggest problem

Seems like the permit process is so cumbersome and takes so long that projects lose funding or just give up. I understand that the building code must be met, but allowing for creativity and reducing the back and forth that happens when more than one planner is involved would help the process. And of course, simplifying! I imagine that buildings taking on larger projects, if they've worked in the County, know how to get through the process, why make it so difficult for them? The other is the NIMBY's - my GOD the "I'm all for low income housing, just not near me" there is a stigma to 'low income housing' and people forget that the 'low income' people are those who WORK HERE. I know it's often a losing battle, but more education is needed to squelch the NIMBY crowd. Or at least to gain support from those who aren't trying to shout it down. I'm glad CA law took away some of the NIMBY powers when it comes to building lower income housing. I'm all for rights, but for a very few to kill projects seems wrong.

Seniors need accesability

Sewer and water hookup fees are way too high. Cal Green is just a lot of hoops to jump through and cost but provide no value to the structure

Single family homes are attractive to families. High density housing is not. It has completely changed the character of the area. Larger lots and well planned neighborhoods are needed too. There has been little to no building of that type since the 80s. Homes with larger lots and lawns are being forced to give up their landscaping and rural character of Sonoma County to make room and conserve water for unattractive high density housing. This shift is changing the feel and look of the county and it doesn't look good.

slow approval process, financing

Smaller units may be less expensive compared to a larger unit, but that doesn't mean the value for the renter is there. What we really need is a higher quantity of units to bring overall costs down. We also need policies that allow developers to meet a sweet spot of density, cost of construction, and cost passed on to the renter/owner. We also should be focusing on infill if possible and utilizing processes like SB35 to encourage more building in the City and not in the County where there is room but not infrastructure or roads to support more people.

Some tall buildings block the sun from the low houses

Something needs to happen I rent and my owner is selling to get the same place I am going to have to pay \$1200 more a month, I am looking at leaving the area

Sonoma County should recognize the importance of different levels of homeownership opportunities. Homeownership is a big driver of wealth building and should be something that is available to all incomes, so that wealth inequality doesn't continue to grow and push the workforce out of the county.

Sonoma County wages are not high enough to afford housing

Sonoma County's concerns about building new homes

Sonoma has a lot of wonderful wild-life, especially along the river and mountains. More cars and construction will mean their deaths. There will be no return.

Sonoma needs balance. Should not favor the wealthy over the working middle and should have robust support for lower income. We need affordable housing for Argo and Service industry. Keep tourism healthy but monitor detriment to local wellness and quality of life.

Thank you

Stop any and all construction until we have the water to accommodate new housing

Stop building new homes. We don't have enough water to support them.

Stop construction in the wildfire urban interface. No ADUs in the WUI

Stop sales for vacation rentals...they are driving up prices for single family homes. They are businesses that are taking up homes for workers.

stop using the term, "affordable housing" people confuse it with housing for lower income families. Besides affordable is such a subjective term

STOP vacation rentals in residential neighborhoods. They should be reverted back to SFD/month to month rentals.

streamline the permitting process, other municipalities seem to have a more efficient process, and you did that with the fire rebuilds. The permitting process needs review and changes

Sufficient water supply for additional housing. Sufficient fire departments, police, schools and parking for 2 cars each residence

Take a look at how the system functioned in the 1970s versus 2010. If in doubt, get feedback from smaller custom builders to better understand some of the fundamental shifts that have contributed to the current status quo, such as it is. Then, recognize that the current shortage of affordable housing is critical. It will take unique solutions to be adequately addressed timely. Those solutions are out there. Crafting them into workable program guidelines will be very challenging..... a work in progress. Whatever you propose, recognize it will be imperfect. So create measurable milestones with the intention of continually tweaking the proposed county program to meet objectives without unnecessarily sacrificing those elements that make Sonoma County so attractive (e.g., the environment, its agricultural heritage, etcetera). It will take the commitment of knowledgeable, experienced, creative people working as a team to make it happen. Plan restructuring accordingly. GOOD HUNTING!

Temporarily no

That affordable housing has been

That rent costs are very high

That rent is cheaper

That the inhabitants who already live in the valley with housing problems be given an opportunity instead of increasing the population with people from outside the sonoma valley
That the rents are too high for people who have jobs that pay us the minimum and each construction they do the rent is too high

That there be programs for large families and that they can buy a house like a duplex. Multi-family homes are scary because of the parking lots, they are not safe, you don't live well.

That they accept us with more than 2 children because it is difficult to find rent with a large family

That they build houses for people who do not have resources and cannot pay very expensive rents

That they don't build tall buildings

that they start to build the apartments

That we need affordable housing

That when applying the owners or companies are not so racist

That you have more low income single moms and housing opportunities

The "market" is a barrier, market excesses and too high of prices; we need a gov't backstop to prevent market excesses, more socialism, more equity and justice, more subsidized units so the 50%of county people who make 60\$ AMI and less can spend 30% and less of their income in housing

The areas zoned for agriculture and even ag. preserve should be able to build enough homes for the progeny of the owners to be able to assist in carrying on agriculture.

The barriers are that housing belongs in incorporated urban areas, not in unincorporated rural lands. The County needs to work with cities to make this happen.

The biggest barrier is funding. Sonoma County probably has SSU students and faculty who could volunteer to do research into those communities in other counties and states that have been successful at building housing while retaining community and that are environmentally sensitive to climate change, pay attention to architecture and the need for opportunity to be close to Nature.

The biggest issue is that we are just not building. Too many regulations. Too much time wasted in permitting and talking rather than doing. Especially after the fires we need to be building at a much faster pace. The infrastructure will come to support it eventually. You don't need that in place first. The area will adjust. Don't think that over regulating vacation rentals, especially the more expensive ones are going to help solve the problem. Maybe a small studio but not the more expensive places. Just Start building!!

The challenges are to bring down the cost of housing by allowing more modular construction, focus on denser housing in downtown areas and protect the greenbelt. Having said that - our primary concern is water and infrastructure to support the new housing and residents. The concern of the community is that the county has allowed rents to rise too much in recent years

The construction time

The cost of permits, septic, engineering, digging new wells.

The cost. I prefer that there are more places for mobile homes for families because it's cheaper that way and I can buy, but most are for older people and they can't stay that way. Please do your best to make room for families.

The county needs to seriously consider assisting peripheral rural properties in connecting to city municipal services as needed to be able to add housing units into the property. For example, ADUs are a struggle to build due to very restrictive septic requirements, but those can be completely mitigated on properties that are close to neighboring city limits. The county needs to get these service agreements into place because people want to and are building ADUs, which helps the county meet their affordable housing allotment as required by law, but it leaves those properties in a vulnerable situation if the septic fails and there is no service to hook up to.

The county's budget

The disabled are always overlooked. There are no services to assist us with rent or other related expenses.

The diversity of Sonoma County's terrain

The drainage wasn't good enough, sometimes there were animals passing by, and the traffic wasn't very smooth

The environmental & infrastructure impacts must be addressed & resolved before building begins.

The floors of houses can be raised, but the number of houses also needs to be increased.

Many people cannot even afford to live in a house

The folks that oppose development have more time to complain. Hardworking low wage earners will be less loud at your meetings, but deserve to be championed none the less. Thank you for supporting everyone, not just the loudest complainers!
The geology of Sonoma County can be unusual, and building housing can be more difficult than usual .

The geology of Sonoma is unusual and probably more difficult to build than normal.
The house is a little expensive and it takes a long time to pay
The housing construction area is unreasonable if the connection is not well done
The housing problem is everyone's concern, I think the government should ensure that everyone can at least own their own home, no matter rent or buy
The income of those wishing to stay here.
The issue about traffic in a disaster is unsolvable in the short run. We must prioritize housing in my opinion and set infrastructure issues down the road
The local economic foundation is poor, it is more difficult to build
The natural barriers, such as fire and flood evacuation, and available jobs and services, which includes law enforcement.

The need to continue to have farm land, multiple use like land for horses and dogs, hobbyists, hiking, play, gathering, airports, need to provide enough wild environs for the local floral and fauna. Need to avoid building on flood plains and high fire risk areas at least with out respecting the spaces(not building dikes) - stilts or fire resistant building materials and lower density for those area. Build assume there will be water and there will be fire. makes sense? That is hard to do. We need to build leaving wildlife corridors and people need to manage their properties knowing they are living with bears, big cats, coyotes, deer, otters, Salmon, not just raccoons and skunks so as to reduce need to remove these animals as we move into their place. There is just a lack of land for all the people moving in if we want to keep our rural Sonoma County roots.
The new dense housing in Rohnert Park has created unforeseen traffic congestion problems through Penngrove. Denser housing projects should only be built near major highways, so the residents (mostly commuters) have a way out.
The only significant barriers to building housing in Sonoma County are the cost of land, and real estate speculation. The goal of making money is often not consistent with the goal of providing affordable housing.

The permit process is the biggest barrier to building homes in this county. We would love to build a home on our family land but over 50,000 in permits before even starting is ridiculous along with we would want an eco home. Recycled water, compost toilets and these it's need to be incorporated into the options for homes

The phrase 'Affordable Housing' is very misleading for those who have extremely low income
The population cannot support too many high-rise housing

The process and permitting is too long and too expensive. PRMD needs to dramatically change the process and attitude about development. The next big thing is construction cost and requirements. We need to make it easier to build modular and panelized types of construction, innovation and offsite construction can help lower building cost, time and impacts to surrounding residential and retail areas from ongoing construction traffic and noise. The quality and quantity of housing determine the development potential of a city, and building more housing is beneficial.

The quality and quantity of housing determine the development potential of a city, that is what we carried about.

The rent is expensive.

The rent is expensive.

The roads do not support much more building. Established long term home owners have seen our options for water decrease dramatically, so adding new homes doesn't seem logical at this time.

The single-story, single-family homes in the Roseland area are ideal walkable neighborhoods and are very affordable compared to most available housing.

the sometimes inconsequential permitting requirements and the Expense of permitting.

The special geological structure makes it difficult to build foundations.

The state ADU provision is viewed very negatively by some NIMBYs. I would focus on developing housing infill on vacant lots and obsolete properties like shopping malls in already urbanized areas.

The story begins here...as a Building Contractor, in 1978 I could build a 1800 sq. ft. home on 1 1/3 ac in Sebastopol for \$ 60 K. In Sonoma County today--its \$ 60 K in permit fees before a shovel hits the ground !

The transportation is not so convenient,

The working population works and pays taxes and never has enough to save enough.

The zoning and lack of affordable housing units. Although redlining and the problematic covenants are illegal, the decisions around zoning still carry the systemic inequities and barriers to the types of housing and places where the housing is made available.

There are about 7 billion people in the world that would love to live here. In my lifetime I have seen the population in Sonoma Co. squeeze in 10X more..we've imported poverty at a jet speed rate. How many people are we supposed to invite in before it becomes unlivable here? Maybe if you could just give us the end game...How did Marin County avoid it?

There are already too many homes that have too many people in them. The county should limit (and enforce) the number of people that can live in one dwelling.

There are few areas where houses can be built and floors should be increased as much as possible.

There are low-income families and we have a very high rent.

There are nimby's everywhere. No one wants their neighborhood changed, but we are a growing area and change is a must. Keep growth focused on the core downtown areas with 3-4 story apartments. Retired people like me would even be interested in moving to something like that which would free up a single family home elsewhere.

There are often small, bureaucratic details that hold up projects for months. Higher-level officials need to be ready and willing to move projects past these types of obstacles.

There are plenty of jobs but not enough affordable housing for workers.

There is a lack of awareness of reconstruction and a perception that reconstruction could bring economic pressure

There is enough housing now! The rents are too high, so its time for the developers to step up to the plate and sacrifice high incomes

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

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There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is no better

There is no better suggestion

There is no investigation or analysis being done (including by the Housing Element) for affordable housing in the Coastal Zone. It is a difficult question, but we cannot continue to shy away from it because it is too hard. It needs to be addressed.

There is opposition to new building in Sonoma County because people want to protect the land from further development. I am concerned about developers wanting to build in well known "wildfire corridors." I am also concerned about building in known flood zones- near the Russian River, Petaluma River, Laguna de Santa Rosa and other watersheds. We are in a drought. There are limited water resources and infrastructure available for "new" development.

There is too little affordable housing

There may be outdated permitting codes, that sacrifice climate change mitigation and financial affordability, vs a "perfection" that is too difficult for many to subscribe. An "experimental" category is needed for structures that are intended to mitigate climate change, lower building costs, increase sustainability, safer in fires or other disasters, affordability for retired people, working people, students, and recent graduates. The experimental category would allow some degree of permitting and safety oversight of cobb structures, tiny homes, pre-fab construction, and healthy community living. Being able to involve the permit dept would be much better than having to do things on the fly. It would be better than living constantly in fear or the current culture of "hiding - it's ok as long as no one sees you". What a horrible ongoing message ! The current "complaint based system" - in effect for construction, public space utilization issues, and other projects - really sucks. It allows people who aren't even really neighbors - they are sometimes nosy people who like to overly involve themselves - to file anonymous complaints. And also for revenge filings if a tenant or distant neighbor wants to bring someone down. "Differences of opinion" could be discussed in some kind of mediation meeting, that would openly hear what owners, builders, neighbors, occupants, and permit dept representatives need, come to a consensus, and resolve or reach reasonable compromise on actual safety or aesthetic issues - instead of fear-based thinking.

There must be ways to lessen or alleviate concern about projects "penciling out". There is too much emphasis on making money from construction projects.

There needs to be a good amount of new housing that is affordable for those in the very-extremely low income range and new housing is accessible to people with Disabilities. Public transit in new develop will need to be reliable and community services, shops should be in close proximity and easy to get to. This is important because some people with Disabilities rely on public transit to get around town/county and having services close with reliable public transit will make it much easier for people with disabilities to access these services and get around town and the county. This will be especially true for the unincorporated parts and more rural parts of the county such as Sonoma Valley.

There needs to be an easy to understand process - step a - z on the building process, process/permits/cost estimator. If I want to upgrade my water heater xyz needs to happen, if I want to build a granny unit - enter address and first step appears.

There's ugly nasty arrogant selfish people you know who that don't want to breath the same air as you or me or my unsheltered friends the elected folks that shake in their boots afraid to lift up their heads and open their eyes and stand up against said people but bitch and complain bitch and complain seems to be the only action I've seen the last 22 years

They are not high enough.

They hinder mobility

They must build more houses so that there are more because rents are very scarce and expensive

They want security in housing

This is a barrier "8. We know that public input can make projects fit communities better. However, the tradeoff can be longer planning and development processes that mean longer waits for new housing. Using the slider below, show what you think the right balance is between robust public input opportunities and a faster planning and development processes."...When people with money can create a barrier to housing in their neck of the woods and communities with less money have no say...there is no equity. We need to have the same priorities for all races, ages, income levels, and abilities. This survey seems like a tool to be used to combat the people who are against all development as opposed to actually planning the right thing to do.

Those of us with housing voucher often lose the housing voucher because we are only given 120 days to find an affordable home within the voucher amount that is lower than what rental are going for these days. So then will cause you families to become homeless. To build affordable housing requires affordable land of which there is none in the rural areas. Therefore city center growth is best as taller structures can be built near existing infrastructure.

Too many restrictions.

Too much government

To the extent that the County can coerce cities to build denser, multi-storied housing, it should do so. Looking at you, Santa Rosa.

Too many limits on rural land owners prohibiting them from getting the full benefit of ownership

Too expensive

Too expensive to get permits. Rules are too strict.

Too many expensive homes and not enough affordable housing; high costs of rentals

Too many fees associated with ADU

Too many NIMBYs in this county who cannot seem to understand that the people already exist and now we need to house them long-term. We are not building anywhere near enough housing, anywhere in this county. The situation is dire.

Too many strict county rules. Permits are too expensive. Large properties like ours need to be especially able to build for relatives like us who are getting too old to maintain our property.

Too much dedicated "open space"

Too much inventory of short term rentals which have affected available inventory for residents to work and live in their community.

Too much noise

Too much noise

Too much Santa Rosa city red tape

Traffic and too many people, keep Sonoma county from ruining its appeal

Traffic barrier

Traffic is major concern. I love off Kawana Springs Rd and traffic is already bad, and we have two huge multi-unit complexes going up with no improvements to the roads or signals.

Traffic on main county and city thoroughfares has been getting bad the last 5 years. Increased populations need to be planned with the ability to permit comfortable travel supporting life.

Traffic to work

Transportation and supporting facilities

Transportation and the price of inconvenient housing

Transportation cost, engineering implementation

Understand the needs of the masses and respond

Unique mix of urban, farmland and natural areas should be preserved, don't follow pattern of south bay or Sacramento, concentrate housing along developed transit corridors, build more trails and bike lanes, fewer roads, move away from subsidizing autos, protect and enhance the natural environment and access to it that makes for healthy happy populace.

verexploitation leads to environmental damage

Vulnerable to wildfires, there are safety concerns.

Want to get the government's support policy and relatively smooth process

Water might not be available due to climate change

Water scarcity. Fire danger. Government not acting fast enough.

Water shortages!

Water supply system ensures convenient transportation

Water supply, grid-lock during emergencies (fire) needs to be factored in.

WATER Water water WATER

Water ☹️ shortages ALREADY

Water, water, water. I seriously want to know where all the water is supposed to come from to support all the building. Regardless of use. We are constantly told we need to cut back on usage, yet the county keeps allowing for more waste of a clearly precious resource.

We are a young family of 4, and we make good money, but with housing as it is it is unlikely we will stay in sonoma county much longer. I've noticed that many residents are much older and that will soon effect the well being of this area as more young families move out.

We can't compete with these rich SF/Marin people pricing out the working class people who've lived here for decades. We loved nature and our quiet life.

We don't have a housing shortage, we have an affordable housing shortage. Building "market rate" housing will not house county residents, only increase the number of second-home and work-from-home wealthy migrating to the county. With the state and county population declining as people vote with their feet, the call for "growth" is the business community's smokescreen for bringing in higher paying clientele and letting its essential workers go find somewhere else to live -- and commute to work.

We have a few significant barriers, the cost of standard construction is one of them. The process is another, we don't have the best reputation for timely and affordable permitting process. Often a lack of capacity in old infrastructure is used to deny more housing like lack of sewer plant capacity. Zoning more properties for affordable higher density projects would help and smaller unit size would be great.

We have intractable water, power and sewer issues here. The state is driving these housing construction quotas. They MUST resolve our water/sewer constraints first! Likewise, our power grid will need to be reconstructed and substantial new power plants will need to be funded/constructed to support nighttime EV charging and the conversion to all electric households as mandated.

We have, can, and should, continue to push the edge of the envelope on building more beautiful, diverse, multi-use communities. Living closer together and to our work and services, including in our homes (I've worked from my home office for the past 20 years). Trees, landscapes, and nature (urban "forests") like what we have in many parts of Santa Rosa, should be promoted. Protecting our built environment from fires is an ongoing issue for all of us. The house I lived in Coffey Park, burned to the ground in the "Tubbs Fire. And the first house that I bought when I was 18 years old, in East San Diego County, was burned to the ground in the "Laguna Fire" in 1970. And my inlaw's homes also in East County San Diego, burned to the ground in the "Cedar Fire". So my family is no stranger to fires. We just have to learn to be ever better cognizant and stewards of protecting our forests and property in each County where we live and own/manage properties.

We live in a world class tourist destination that is expensive. If you decide to live here, understand that it will take sacrifice and more income. If you are unwilling to pay the price, go somewhere you can afford. It is not up to the hard working residents to bankroll your desire to live here.

We must consider starter homes for families. Consider parking - the reality is that there are ALWAYS multiple cars. Making houses without adequate parking ignores the reality of the SC residents way of life. A goal of high density, walk/bike friendly communities is fantastic but that will take time (decades). In the mean time, cars are a way of life and building without parking creates real issues.

we need an effective zoning commission

We need housing diversity! My biggest concern is the lack of adequate roads to accommodate it.

We need housing for medium income families

We need new leadership at Permit Sonoma.

We need to build temporary shelters for the homeless like we have at Los Gulicos in all the distinct neighborhoods of Santa Rosa, Petaluma, Windsor, Healdsburg & Cloverdale to spread the responsibility of housing fairly in the county.

We need to push through all the NIMBY reactions, especially about affordable housing that is dense near transit and services. Also we need to de-emphasize parking in TOC dev

We should always balance the need for housing of all types against the need for wildlife corridors, active agricultural lands, open spaces and park lands, neighborhood character and rural feel, and intrinsic natural beauty. Once developed, the rural feel and natural beauty cannot be recaptured, and this will hurt the tourist economy. Sonoma County, and Santa Rosa, do not need to have endless growth.

We shouldn't be packed in Roseland. More crime, more traffic, unsafe neighborhoods. It's unfair to family who have lived in the neighborhood for years. Traffic is horrible, street torn up all over here. Go to the other end of town and see if they will like it! Heck they didn't want the old Sutter building develop because it will be too crowded. They might not be able to get out in an emergency. We will never get out here in Roseland and thousands more homes are going in. Makes no sense.

We want more affordable housing

Weaponization of CEQA. Too much local zoning control + NIMBYism are all barriers. The cost of building is also stupid-high. Focus less on the culture-war issues around gentrification/vacation rentals -- these are red herrings from a data perspective. Build -- figure out how to create the conditions of possibility for affordable, sustainable building that prioritizes people over cars.

Well, both small and large houses are occupied here, the most important thing is to help on the rents that are very expensive. One says yes, more houses are nice, but with what one earns, the rents are sometimes higher than what one earns. Here a quarter is already a thousand for a single mom. It is expensive and a large line of 6 people. A house rents \$3,000 here, and that's why in Sonoma one eats or pays rent, because the husband's budget is not enough for me, in my opinion. I hope you see first the budget of the rents that are very expensive

What welfare institutions are there

When will there be a moratorium on new building and hook-up to infrastructure? When will Sonoma County wean itself off of the addiction to growth and 'be-all end-all' of discussion?

Whether the sound insulation effect is good

Whether the surrounding safety facilities can be implemented in place

Who is going to underwrite it, and fund it? Developers don't do this for charity, Sonoma-county permit is so backwards and corrupt nobody will work with that agency

Who wants to be a landlord? What incentives are there for individuals or developers to build rental housing for tenants? The math is difficult to pencil out.

Why are there no efforts to designate areas and put in infrastructure to attract potential builders? Chan ate might work

Why do we continue to have a housing shortage which drives up prices?

Why do we continue to simply build without comprehensive infrastructure studies? I understand that the State does require the County to provide additional housing but that said and from what I understand is that our infrastructure systems simply will not be able to keep up with this ever expanding population

Why not convert places like the Petaluma K-mart into housing. Same for other vacant malls. With a large local population, construction is difficult
Without the
Would it be affected by the topography
Would love to see more flexibility/options for a second granny unit on properties more than 2 acres.

You encroach on our agricultural appeal, our diversity of what we are. Wanting to just go all Willynilly with building will offset the balance of cars to farm land we have. We do not need apartment skyscrapers. We do not need to become a mini San Francisco or Daly City. You want to push for a bigger market go to another county. Solano seems to have more taste for it being a more major commute artery between Sacramento and San Francisco.

You, PRMD, are a barrier to building housing. Stop listening to rich people who have owned their property for years and start listening to younger people who didn't create this mess

You're allowing building without improving the travel lanes. Petaluma Hill road is 2 lane - yet you're building thousands of homes to use that corridor. Residents cannot even get around their own town. You NEED to travel thru Penngrove - especially between 7am and 9am .. and .. 4pm and 6pm. Ridiculous what you have let happen !!!!
You're not doing enough to support developers who can keep costs down, especially high overhead nonprofits.

Zoning to allow more mobile home parks is the quickest way to build affordable housing.
Lower the cost of sewer and water hook ups for ADU housing will remove a major barrier.

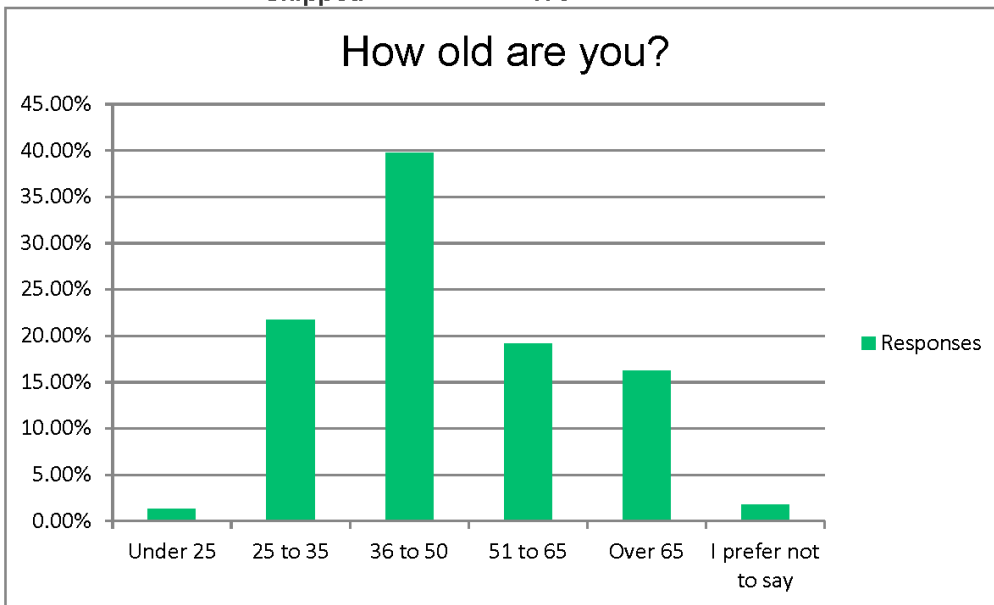
Sonoma County Housing Preferences Survey
What is your home zip code?

Answered	1347
Skipped	252

Sonoma County Housing Preferences Survey

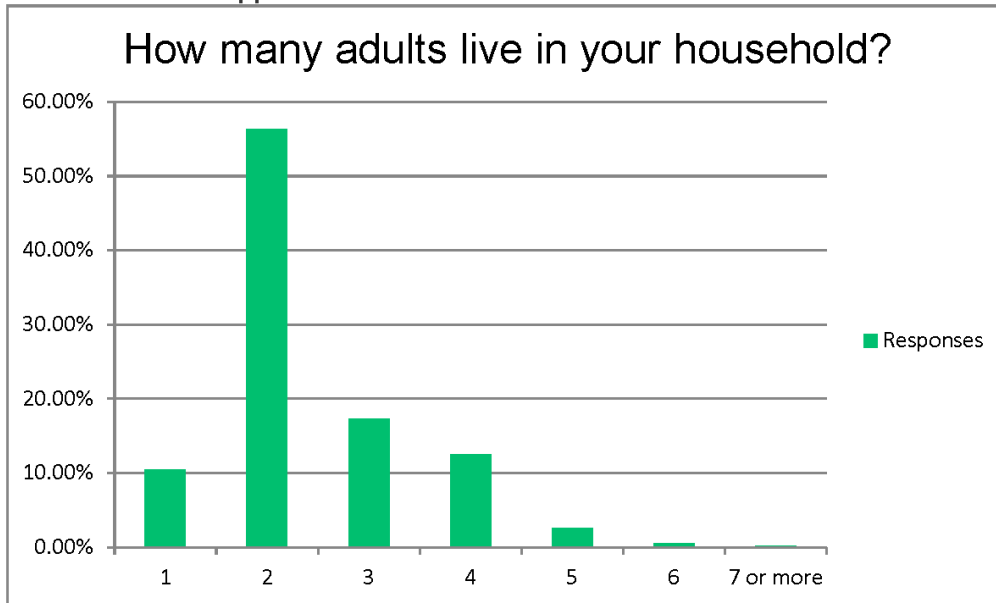
How old are you?

Answer Choices	Responses	
Under 25	1.33%	19
25 to 35	21.77%	310
36 to 50	39.75%	566
51 to 65	19.17%	273
Over 65	16.22%	231
I prefer not to say	1.76%	25
	Answered	1424
	Skipped	175



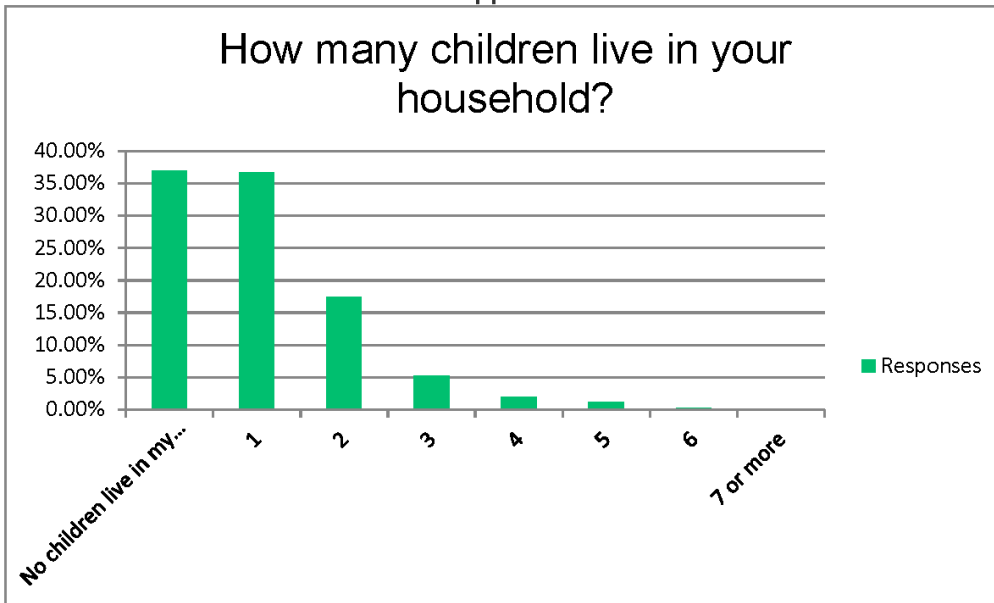
Sonoma County Housing Preferences Survey
How many adults live in your household?

Answer Choices	Responses	
1	10.49%	148
2	56.34%	795
3	17.36%	245
4	12.47%	176
5	2.62%	37
6	0.50%	7
7 or more	0.21%	3
	Answered	1411
	Skipped	188



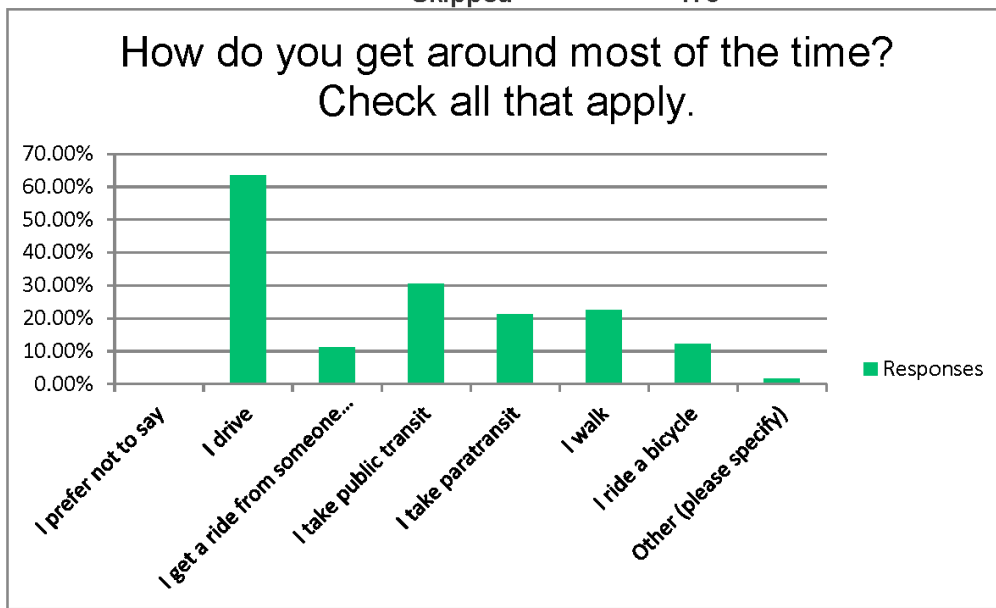
Sonoma County Housing Preferences Survey
How many children live in your household?

Answer Choices	Responses	
No children live in my household	36.91%	506
1	36.76%	504
2	17.51%	240
3	5.32%	73
4	1.97%	27
5	1.17%	16
6	0.29%	4
7 or more	0.07%	1
	Answered	1371
	Skipped	228



Sonoma County Housing Preferences Survey
How do you get around most of the time? Check all that apply.

Answer Choices	Responses	
I prefer not to say	0.42%	6
I drive	63.55%	903
I get a ride from someone else	11.19%	159
I take public transit	30.61%	435
I take paratransit	21.39%	304
I walk	22.59%	321
I ride a bicycle	12.24%	174
Other (please specify)	1.62%	23
	Answered	1421
	Skipped	178



Sonoma County Housing Preferences Survey

How do you get around most of the time? Check all that apply.

Other (please specify)

A motorcycle is my primary mode of transportation.

car pool when possible

disabled

Family

Give me a 3 foot wide bike lane into the central area of every community.

I HAVE AN ALL-ELECTRIC CAR.

I own a plug in hybrid. My next vehicle will be all electric.

I walk to work

I work from home

I work from home and am a proponent of remote work.

I would take public transit if it didn't take an hour to get downtown.

mainly drive but cycle too, its fun!

mix

My wife and I are partially disabled.

One on occasion will drive to Santa rosa for necessary grocery shopping or doctors visits.

Only because public transportation in Sonoma County is terrible.

public transit is a joke in this area

Ride a motorcycle

SR City bus service is terrible and takes so long, not reliable

walk, get rides. Too hard to take a bus it takes too long

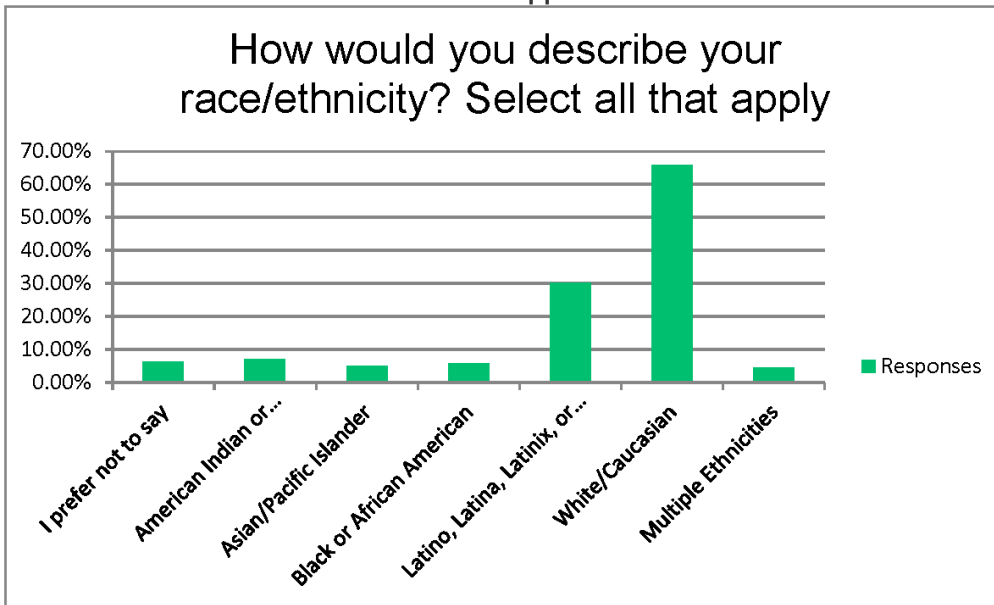
Walk, tractor, or ATV

would bike, but not safe

Would prefer to use public transit, but poorly planed in Sonoma county. Unable to get anywhere !!

Sonoma County Housing Preferences Survey
How would you describe your race/ethnicity? Select all that apply

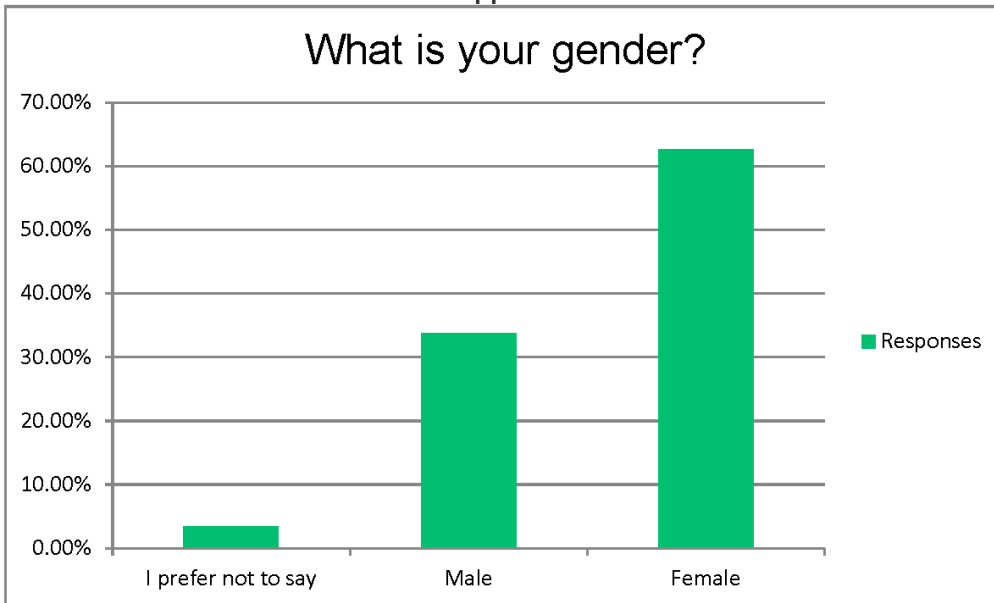
Answer Choices	Responses	
I prefer not to say	6.28%	88
American Indian or Alaskan Native	7.00%	98
Asian/Pacific Islander	5.14%	72
Black or African American	5.71%	80
Latino, Latina, Latinix, or Hispanic	30.26%	424
White/Caucasian	65.74%	921
Multiple Ethnicities	4.50%	63
Not listed here (please specify)		24
	Answered	1401
	Skipped	198



Sonoma County Housing Preferences Survey

What is your gender?

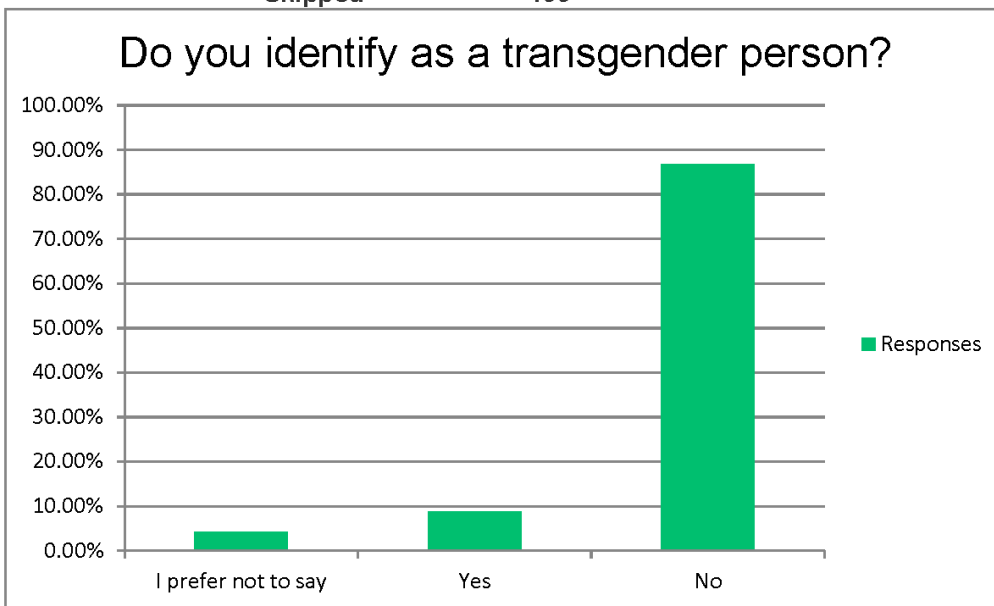
Answer Choices	Responses	
I prefer not to say	3.47%	49
Male	33.83%	478
Female	62.70%	886
Not listed here (please specify)		5
	Answered	1413
	Skipped	186



Sonoma County Housing Preferences Survey

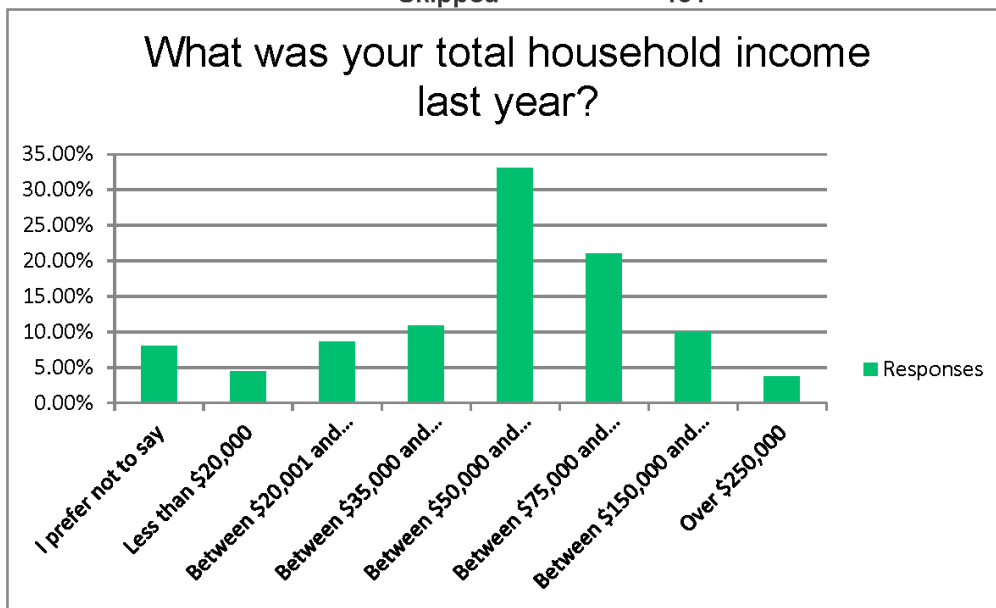
Do you identify as a transgender person?

Answer Choices	Responses	
I prefer not to say	4.29%	60
Yes	8.86%	124
No	86.86%	1216
	Answered	1400
	Skipped	199



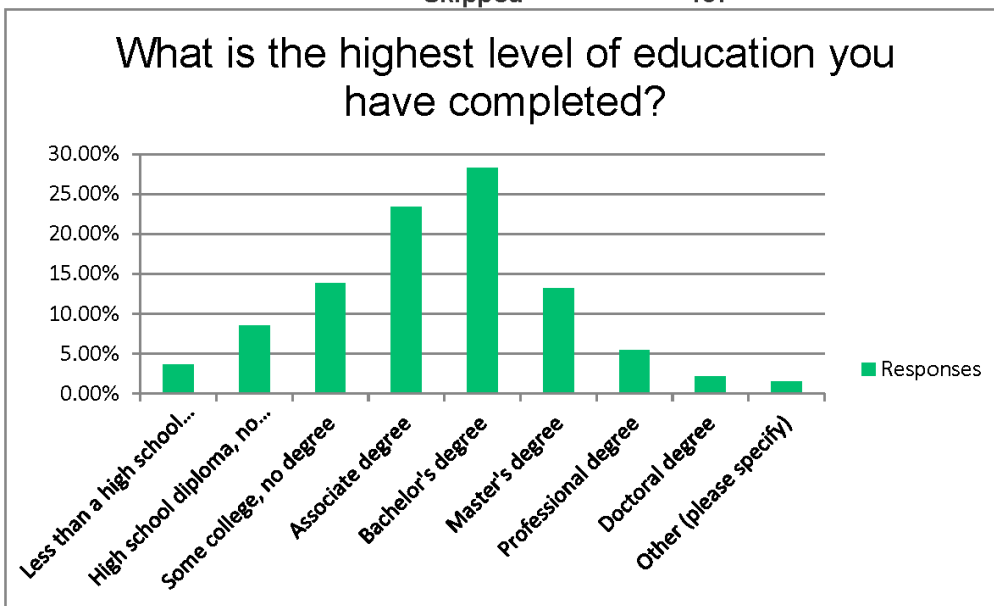
Sonoma County Housing Preferences Survey
What was your total household income last year?

Answer Choices	Responses	
I prefer not to say	8.04%	114
Less than \$20,000	4.44%	63
Between \$20,001 and \$34,999	8.67%	123
Between \$35,000 and \$49,999	10.93%	155
Between \$50,000 and \$74,999	33.07%	469
Between \$75,000 and \$149,999	21.09%	299
Between \$150,000 and \$249,999	9.94%	141
Over \$250,000	3.81%	54
	Answered	1418
	Skipped	181



Sonoma County Housing Preferences Survey
What is the highest level of education you have completed?

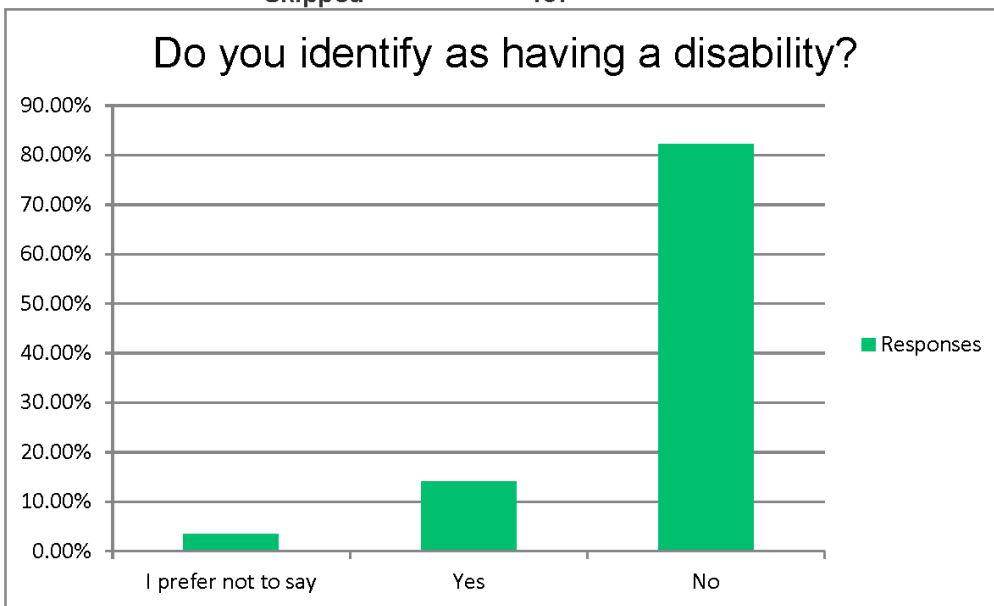
Answer Choices	Responses	
Less than a high school diploma	3.61%	51
High school diploma, no college	8.50%	120
Some college, no degree	13.81%	195
Associate degree	23.44%	331
Bachelor's degree	28.33%	400
Master's degree	13.24%	187
Professional degree	5.45%	77
Doctoral degree	2.12%	30
Other (please specify)	1.49%	21
	Answered	1412
	Skipped	187



Sonoma County Housing Preferences Survey

Do you identify as having a disability?

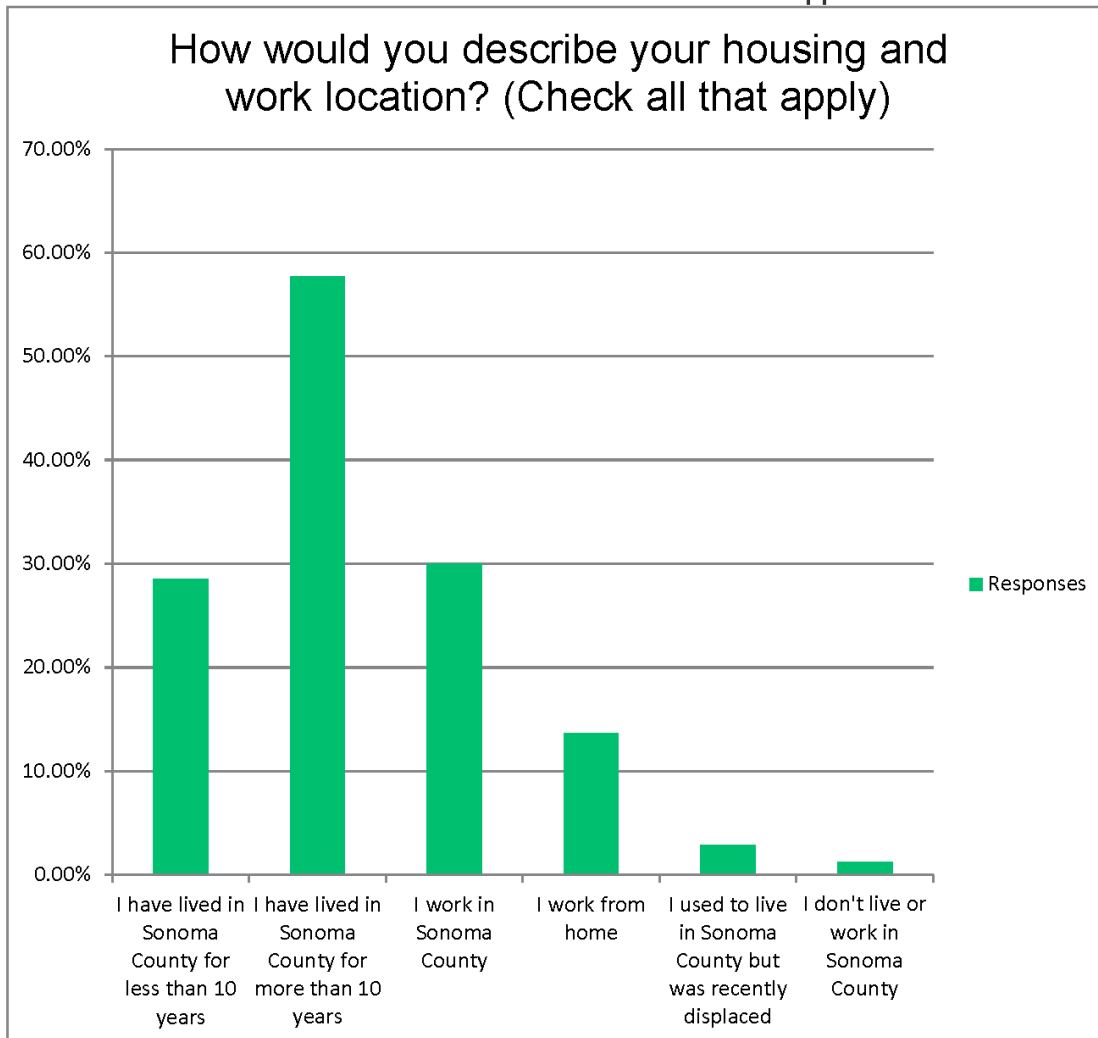
Answer Choices	Responses	
I prefer not to say	3.54%	50
Yes	14.16%	200
No	82.29%	1162
	Answered	1412
	Skipped	187



Sonoma County Housing Policy Survey

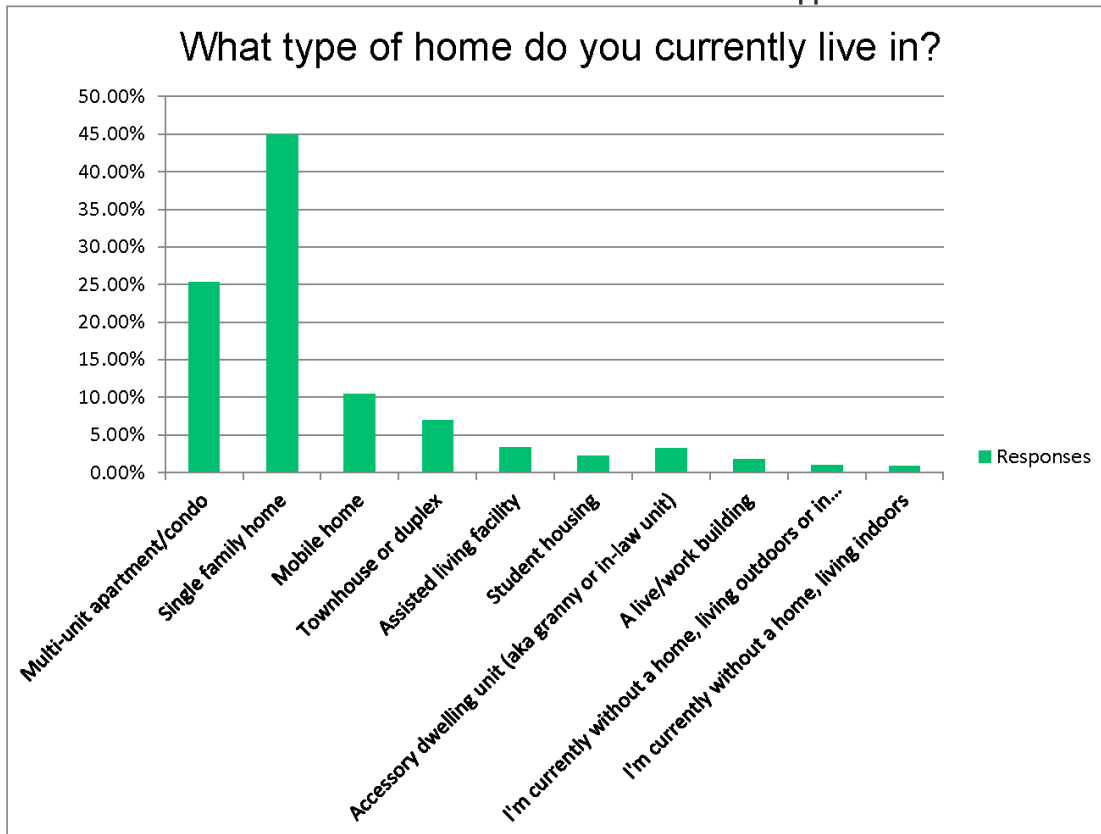
How would you describe your housing and work location? (Check all that apply)

Answer Choices	Responses	
I have lived in Sonoma County for less than 10 years	28.51%	789
I have lived in Sonoma County for more than 10 years	57.75%	1598
I work in Sonoma County	30.03%	831
I work from home	13.66%	378
I used to live in Sonoma County but was recently displaced	2.86%	79
I don't live or work in Sonoma County	1.23%	34
	Answered	2767
	Skipped	12



Sonoma County Housing Policy Survey
 What type of home do you currently live in?

Answer Choices	Responses	
Multi-unit apartment/condo	25.32%	696
Single family home	44.96%	1236
Mobile home	10.44%	287
Townhouse or duplex	6.91%	190
Assisted living facility	3.38%	93
Student housing	2.18%	60
Accessory dwelling unit (aka granny or in-law unit)	3.27%	90
A live/work building	1.75%	48
I'm currently without a home, living outdoors or in a vehicle	0.95%	26
I'm currently without a home, living indoors	0.84%	23
Other (please specify)		44
	Answered	2749
	Skipped	30



Sonoma County Housing Policy Survey
What type of home do you currently live in?

Highlighted
responses
are translated

Other (please specify)

I live on a farm
Doubled up with in-laws
Single family home, but with two families

The rent where I live has increased \$300 and I have already had to borrow to make my rent payment every month, as I only have my Social Security Retirement money to live on. It's very stressful not knowing how I am going to make rent every month. I have applied for the section 8 lottery, without being chosen. Full rent is literally killing me as the stress has caused many health issues.

Vivi en casa de un familiar.

Rento casa

Income based apartment

Renting a room for to mush .□

Would love to have my own place that I can call home.

I'm in transitional housing

employed as a resident property manager with housing included

I am the onsite property manager. I live in one of the units. I do not rent. The unit comes with my position. It is a townhouse style unit.

Rent a house

Ranch

Rent a room

Rent

I have a grandson who is special and I need a low-income apartment so that he can have a place to live.

On JRT

I just separated from my wife. We have 3 children. We share custody. I stay three days a week with them and I don't have a comfortable place for them. My mother rents the room for me when my children stay over.

House in very poor condition

Good morning if anyone can read this. We need housing regulation in Sonoma County because rents are very expensive or low-income houses are needed, but we also need an investigation into low-income housing because people who are not low-income have their own businesses and live in those low-income houses

Both indoors and outdoors depending on county I find work in or have to go to to avoid issues.

Tax credit property

I live in a room, of a house with some families

Manufactured home on foundation

Living at my partners place where she rents a room. I am paying a small rental fee but have to living space or storage to my own.

Ranch home. This survey is flawed to only ask more or less than 10 years if asking at all. Should ask if born in Sonoma County. Should go by decades of residence. Guessing the survey writer is a newcomer.

I'm homeless and living in my motorhome

Single family home with attached JADU and separate ADU built using AB 68

home w detached granny unit

I moved out of the area so that I could afford to purchase a home. I now live in Willits, CA, although, I still work in Sonoma, Napa, and Solano County

rent a very small cottage on complex with two two-bedroom homes

5 acre property with three homes (one primary, two rentals).

5 people in a 2 bedroom apartment

Multiple families living in a single family home

I live in a house that we rent

I am sharing a single family home with multiple families (McKinney-Vento).
w/ an ADU

Ranch

I live in a home that has 2 tiers with one being unoccupied due to lack of funds to renovate meeting the standards and codes that are required by California's state mandated laws .

Multi family home ranch

We are doubled with family in a single family home. No one can afford it otherwise

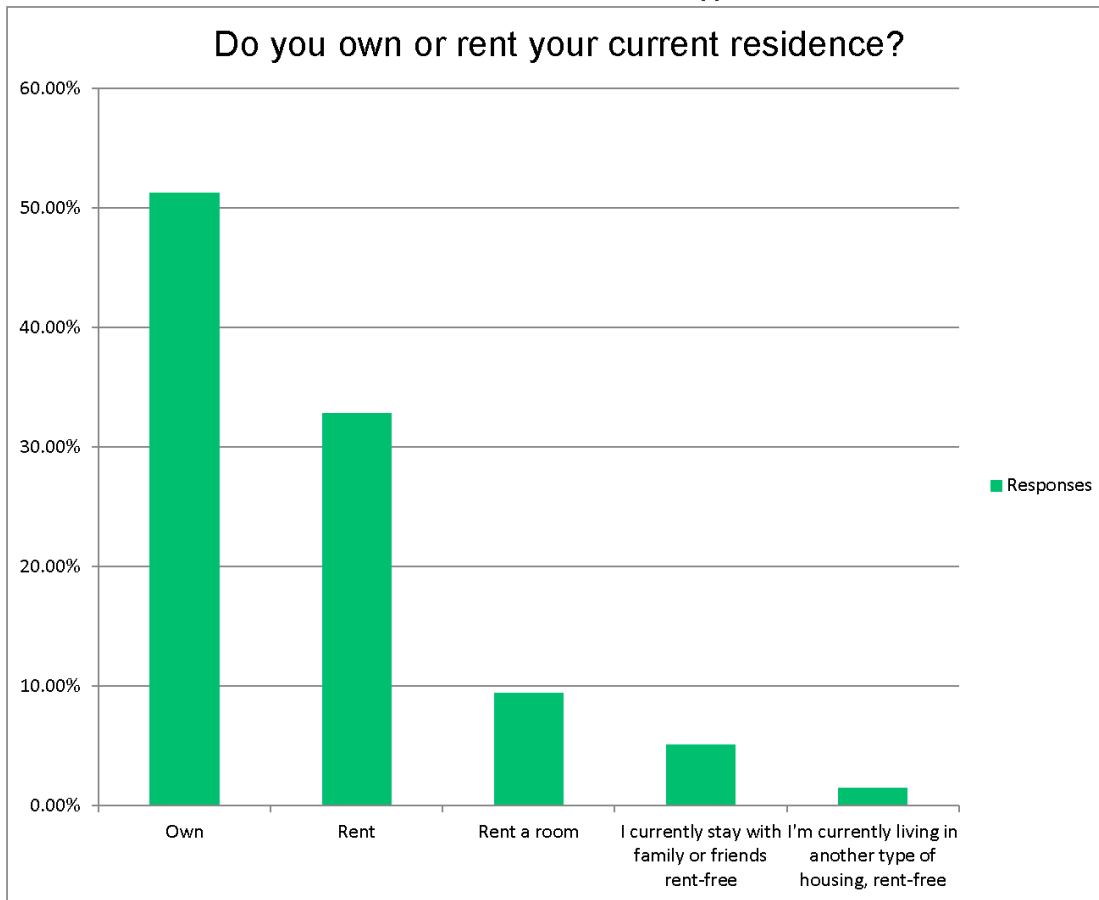
Courtyard detached units

My rental burned in 2020

Over 50 years ago, after having 3 children, I thought "how will I build savings, stability, and plan for my future?" That is when I entered real estate as a career and advocacy for all.

Sonoma County Housing Policy Survey
Do you own or rent your current residence?

Answer Choices	Responses
Own	51.24% 1409
Rent	32.84% 903
Rent a room	9.42% 259
I currently stay with family or friends rent-free	5.05% 139
I'm currently living in another type of housing, rent-free	1.45% 40
Other (please specify)	22
Answered	2750
Skipped	29



Sonoma County Housing Policy Survey
Do you own or rent your current residence?

Highlighted
responses are
translated

Other (please specify)

living with roommates

We pay a bunch of their bills as rent

I truly need help! I am a Senior citizen, living on social security alone. Rent has surpassed my ability to pay.

Apartment manager with free housing

I am the onsite property manager. I live in one of the units. I do not rent. The unit comes with my position. It is a townhouse style unit.

Live onsite as part of job

I manage the complex I live in .

Own a mortgage

JRT

I rent the room

I pay rent

own with multiple people

I live in an intentional community - shared equity non market related.

But because of a divorce I can't stay safely in any of the houses

Living at my partners place where she rents a room. I am paying a small rental fee but have to living space or storage to my own.

Own renting out a potion of my home to help make the mortgage payment

I own my home and rent my space.

5 people in a 2 bedroom apartment

I "pay rent" via financial contributions to the household - groceries, utilities, etc.

I own the house but pay space rent on the lot where it stands.

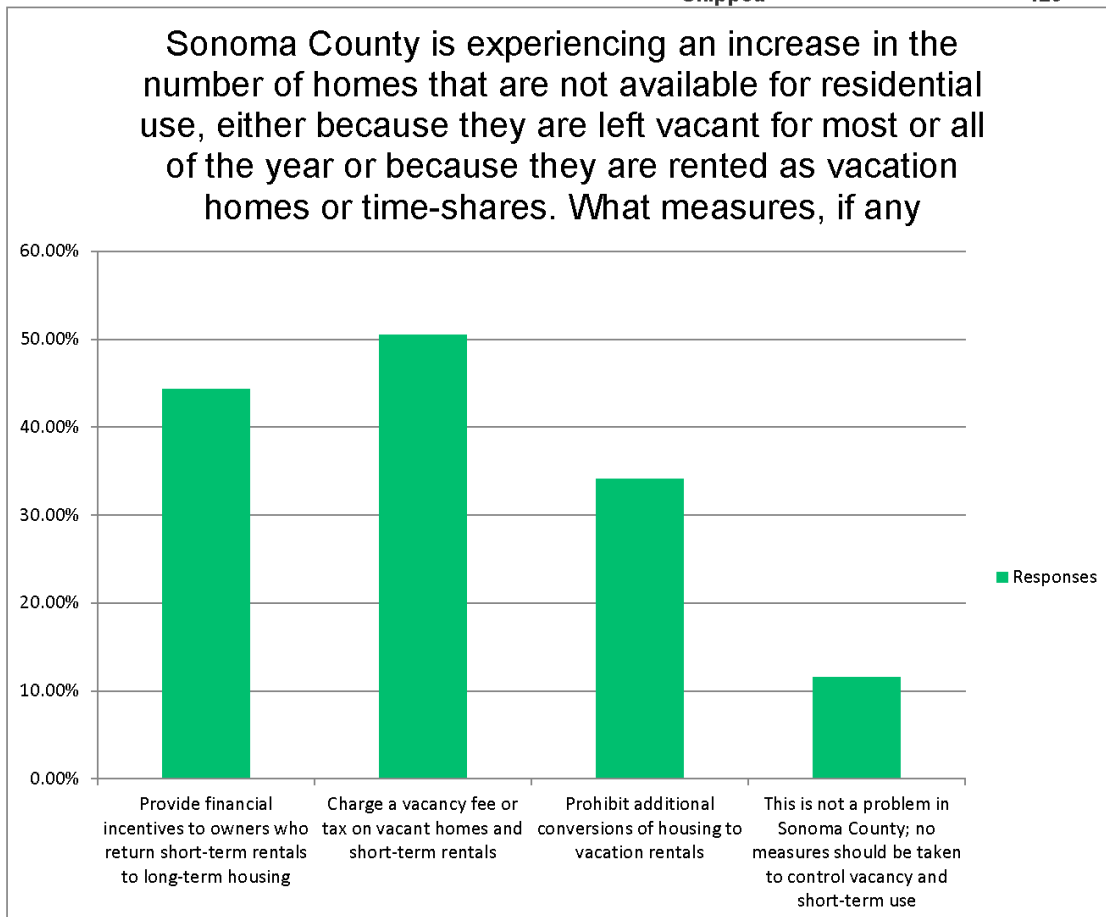
We pay for utilities and other things as rent/helping family/us make it

Housesitting also sleeping in my vechicle

Sonoma County Housing Policy Survey

Sonoma County is experiencing an increase in the number of homes that are not available for residential use, either because they are left vacant for most or all of the year or because they are rented as vacation homes or time-shares. What measures, if any, should be considered to encourage owners of residential properties to either occupy their units or rent them out on a monthly basis? (Check all that apply)

Answer Choices	Responses	Count
Provide financial incentives to owners who return short-term rentals to long-term housing	44.35%	1178
Charge a vacancy fee or tax on vacant homes and short-term rentals	50.49%	1341
Prohibit additional conversions of housing to vacation rentals	34.15%	907
This is not a problem in Sonoma County; no measures should be taken to control vacancy and short-term use	11.56%	307
Other (please specify)		158
	Answered	2656
	Skipped	123



Sonoma County Housing Policy Survey

Sonoma County is experiencing an increase in the number of homes that are not available for residential use, either because they are left vacant for most or all of the year or because they are rented as vacation homes or time-shares.

What measures, if any, should be considered to encourage owners of residential properties to either occupy their units or rent them out on a monthly basis? (Check all that apply)

Highlighted
responses
are translated

Other (please specify)

Condition 2nd units and/or ADUs that they cannot be rented as vacation homes or time shares. Both upon permitting construction and/or registration. Registration should be required in any case, with square footage, number of bedrooms/baths, parking and use restrictions.

limit vacation rentals to homes where the owner is present and lives full-time in that residence.

County oversight to regulate how many homes investment firms and corporations can buy and an increased tax on those organizations for holding homes vacant or flipping them

It should be the owner's decision, not the County's.

Provide State TX Deduction and locally provide a break on property taxes for units that are rented. Instead of 1% they can use .8%

Property tax increase 30% dedicated funding for rental assistance of short term rentals for individuals struggling to find a home !

Capture owner occupancy rates in Sonoma county!

I definitely think something should be done as I know this is a problem here. However, I don't know which of the 3 alternatives has proved most effective in other communities. I am in favor of whichever is/are most effective.

If owners are illegally turning properties into short term rentals there should be significant financial penalties or fines. Too many owners are subjecting their neighbors in the unincorporated areas to living next to a "party house". Vacation rental regulation needs to be addressed.

Property and housing owners should be able to use their property as they see fit. Sonoma County needs to build more affordable housing!

encourage homeowners to provide short term (3 mos) leases giving people time to find more permanent housing also allowing for owners to see the benefits of longterm rental properties.

While this IS a problem, I do not think it is fair to tell people what to do with their homes. I dont think you could incentivize them with more than they make renting the units out. I also dont think a vacancy tax is appropriate, what would that money be spent on?

I genuinely do not think there has been an appropriate solution suggested yet.

Do no allow more than 1 Airbnb in 1 square mile. They are horrible and there's no way to keep in check who comes through the neighborhood

Some of the vacant homes in my neighborhood are huge second homes that sit empty for months on end. I can't imagine they'd be reasonable to rent, except to very rich people. They also can't be used as vacation rentals because they are in an X zone. They are essentially a big waste of space. Just an observation; might be worth talking about some kind of solution at some point.

Limit owners of short-term rentals (such as Airbnb) to two units, the second only if the first is attached to or within the owners primary residence. My understanding is that this limitation has been implemented in various cities (not sure, but Atlanta, GA, might be one).

Owners have the right to use their properties as they wish. If you want to encourage more affordable housing, repeal all restrictions on things like in-law units with kitchens, garage conversions, grossly high and prohibitive permit fees, and other things like this.

Allow rezoning for appropriate properties. We own a duplex at 1129 Baird Road Santa Rosa. With rezoning or allowance we would build either more units or a SFR for rental purposes only. We are seasoned landlords who own multiple rental properties in Santa Rosa which our kids will inherit since we are financially secure without selling. We rent to section 8 as well as non-section 8. Have a reputation for keeping our rents somewhat below market and not raising rents in an effort to maintain affordability and longer term tenants.

PLEASE NOTE: THE INCREASE IN HOMEs THAT ARE NOT AVAILABLE FOR RENTALS IS ALSO MEASURABLY DUE TO LANDLORDS SELLING AND REPURCHASING RENTALS IN OTHER STATES. Just ask the realtors.

Build social housing.

Homes own by a person, should be a personal choice, not be penalized if they choose to not inhabit the house. Private ownership.

I don't support incentives or taxes on vacant or rental homes; we need to find a way to make it worthwhile for developers to build affordable housing by reducing taxes and fees and reduce the time and bureaucracy involved in getting permits implement a fee on short term rentals and earmark the revenue to affordable housing development

This is a big problem on Russian river

Provide significant financial incentives for the construction of workforce housing, remove regulatory barriers and eliminate entitlement and permit fees for workforce housing. Ensure projects so developed remain workforce housing with deed restrictions.

If someone owns more than 2 homes, that sit empty for more than half a year, tax subsequent homes 100% of their value. No one needs 3 houses.

I think you need to differentiate true vacation/seasonal rentals (i.e. waterfront houses, mountain cabin, etc.) versus homes in residential neighborhoods.

Public education about the disastrous environmental impacts of workers being out-competed by investors and vacation rentals.

and eliminate all current vacation rentals □

Put tight restrictions on short term rentals

Provide incentives instead of roadblocks for owners to rent to others

I just think that the owners would benefit from offering senior citizens the ability to afford their rent.

Charge and apply money to programs that allow for families to rent affordable homes not just apartments

Existing short-term rentals in residential neighborhoods are commercial operations in residential zones. I don't understand why they are allowed.

Even if you get more people to return their vacation homes to rentals they will be too expensive to rent. The cats already out of the bag in Sonoma County. Check out the vacation rentals online. They are large luxury estates many of them which also brings in tourist dollars. There is no way that is going to solve housing issues.

I think the cost for a vacation permit could be much higher and more intensive. And they could be denied. Limiting the number allowed in a given zip code, etc.

Not allow people to write off (receive any sort of tax break) from the value of real estate investment. Keep some sort of tax break for primary residences but eliminate all other tax breaks for secondary and investment real estate. □

Also, don't allow foreigners to purchase real estate that people otherwise would live in (apartments or houses). □

Only allow in cases where the homeowner also lives in the property

Additional fees to owners to discourage only short term rentals.

The lack of occupancy is an issue, but it stems from the number of 2nd or 3rd homes

Not the governments place to regulate this, whether you believe it to be a problem or not. You should not have a say what people do with the homes they own

Charge higher fees and property taxes for commercial use of housing and second homes.

Heavily tax investment schemes like Pacaso. They brag in their p.r. about being investment schemes in highly desirable areas, and take valuable housing stock off the market while raising market prices - intentionally.

Live with my parents.

build more affordable housing

I think if someone owns their property they should be able to do what they want with it and use it how it best suits them.

Educate owners about section 8 voucher programs so that they are informed about the benefits of accepting vouchers.

Maybe offer incentives to them as well.

Don't have a qualified opinion.

Put a ban on purchases of 2nd homes or corporate purchases. Give sellers and incentive to sell to first time homebuyer families.

Work with the state to allow additional homes to be built on Williamson Act properties and waive permit fees for those houses to be below market rate rentals for first responders.

This is a much bigger problem than you are making it out to be. Homeowners cannot rent their homes because of all the legal issues they face and the taxes we have to pay. If we rent a home we are then forced to take depreciation which eventually will be taken out of our final sale. There are laws to protect the renters, not the homeowners! Once you rent then you risk the tenant suing you or taking you to court for any issue. The laws are not in favor of homeowners. If we rent we are stuck with that tenant forever. There are no laws that allow us to evict a tenant and the tenant has all the rights. Maybe if you considered making it more feasible for homeowners to rent and decrease the complications, laws, and penalties against homeowners then they would change their mind.

Ban corporate ownership of homes. Ban new purchases of more than two single-family properties within Sonoma county (existing ownership grandfathered in).

1) No body's right to use their property as they wish should be infringed! It is protected by both the US & California constitution!

2) 99% of such laws ultimately cause the opposite of their supposed intention!

Several owners have been fined huge sums without prior notice for renting out their homes. The county always has a law to fine the owner and hinder access to the low-income population.

Fee or Tax on short term rentals (not vacant second homes) to discourage ownership as income generating investment that isn't creating long term housing.

People should be able to do whatever they want with their property, especially considering the cost of housing in this county. Many of us would like an additional source of income in order to stay here: rent out our garage, adu, room in our house.

They, not the county, own their home so why should we care if they live in it part-time.

All non-shared STR should have all of the above. Shares should have exceptions.

I clicked on the middle one, but I don't think you should penalize vacant homes, the issue is short-term rentals.

Owners of short term and long term housing need NO incentives.

More outreach to homeowners to inform them about the benefits of renting to Section 8 voucher holders.

Stop ALL permits for short term housing for ALL units not owner occupied. Any existing should be sunsetted over 2-4 years. Most here are investment llc's and contrary to the well being of our communities. We must have housing available for families, individuals, of all income levels and abilities. Without plenty of good affordable housing, there are not enough people to support tourism and local business. The motels, hotels, inns, real bed and breakfast inns can handle the visitors - they have vacancies. Short term rentals are killing our communities as they are everywhere else. Only owner occupied should be allowed and on a limited basis.

Temporary limit new home sales to own occupancy only. No vacation homes or someone's second home for maybe ten years

Property owners have the right to use their property as they see fit as long as it does not disrupt others. Long term rentals are often in disrepair, short term rentals are very well kept and are truly rarely "party" houses. In fact owners fear parties because they obviously damage the house. Build more homes, there is miles and miles of open space and we are all fighting over the same old junk houses. Build more there is tons of room. Don't make it a pain to get a building permit.

Dar ayuda de préstamo para el down payment

I don't think vacation homes should be limited but taxing them as well as vacant homes seems like a good idea.

1. Be sure to update policies so that companies such as Pacaso can't get around the intent of Sonoma County's vacation rental regulations. A company like Pacaso can afford to buy up local property, and then put it on the market at a much higher selling price - each "owner" that buys into these properties pays less for their part-ownership of said property. This creates impossible hurdles for a local buyer to overcome, as they are now competing against investors who are able to pay substantially more for investment purposes, and thus price them out of the market. We really do need to make sure that local housing is affordable, and this isn't the way to do it.

<https://www.northbaybusinessjournal.com/article/article/fractional-home-ownership-startup-pacaso-sparks-controversy-in-napa-sonoma/>

2. Assembly Bill 3182 creates a new Civil Code that impacts HOAs and PUDs, by changing the ways in which rental regulations in those developments are allowed to be implemented. Unfortunately, despite the bill's best intentions as a means to increase rental stock, it can have tremendous negative impacts by allowing investors to buy and rent out units without ever living in them, thereby removing housing stock from the market. For example: A local unit was recently bought up by an investor who could afford to pay more, pricing out local home buyers; that investor immediately put the unit on the rental market for \$3,400 per month (the prior homeowner rented it out for \$2,700 per month); so now, a home that a family could afford in Sonoma County is not only priced out of their reach, the rent is so exorbitant that your middle-income family cannot afford to live in it. I'm not sure how the Housing Element can mitigate such unintended consequences, except maybe to set standards for how high rents can be charged in the county? Regulate how much local housing stock can be owned by outside investors? (i.e. Set priorities to focus on local ownership and affordable rentals.)

<https://patch.com/california/pleasanthill/new-california-law-has-huge-impact-hoa-rental-restrictions>

The minimum wage should be raised to \$25/hr.

What is the actual data on this? The homes that are vacation rentals, time-shares or left vacant, what would they rent for if they were put back into the rental housing stock? What would they sell for they were sold? What are the actual numbers? Charge a tax on vacant homes because they are not actively adding to the commerce or health of the County. Vacation homes, rent most of the year bring in tourists and contribute to the well being of the County.

What percentage of homes are in this category? Until I know that, I don't know if there is a 'problem'. You cannot try to force people to rent out their vacant homes with a vacancy fee. That is ridiculous.

Que sea de costo más razonable, porque las rentas...de cualquier tipo: son excesivamente caras.

Just back off out of people's lives. Let the market and capitalism do it's job. Don't grant any favors to developers like taxing for the roads they want etc. Let them build elsewhere just along the freeway. Stop taxing property so much so the rents can come down. Stop selling off our water and power so it can be cheaper for existing tenant housing. Cut the gas tax for Sonoma or pay it for us. Give food card recipients 300 a month gas stipend statewide because of the driving needed so we can afford rent. Pay owners 300 per tenant per month for each six month or more residential lease. Carrots and no sticks for landlords. Give away fast wifi from all county buildings and points of contact with wifi. Do a media campaign to rent to tenants, just like it's expected to unrealistically make people afford electric cars, or get the vax, you can at least try to change the owner greed by mind control and encourage virtue signalling of providing housing, to do what's right

Some vacant homes in Sonoma County may require excessive repairs and upgrades to comply with permit requirements and would be cheaper to tear down and start over. The owners may not have the funds to do so thus the house stays vacant.

I think each of these solutions sounds too simple and doesn't take into account the reasons why homes are vacant or vacation rentals. Are there other reasons long-term rentals do not work for owners? Like because no tenant can afford the rent an owner has to charge in order to keep up with expenses? Maybe consider doing a Sonoma County specific "section 8" type plan that provides cash to tenants to pay market rent? There are probably many other issues here and potential solutions.

Build more homes both affordable and market rate.

A home is a residence for a family. The residence, be it a single-family home, condo, townhouse or anything similar should be occupied by a family; not, by a corporation, LLC or other investment party. Taxes or fees or similar should be assessed; and, then, the non-family owner should be required to sell.

All short term rentals in residential neighborhoods should need a paid license/permit AND a nightly TOT tax.

Allow ADU development in all zones (no "z" designations) as long as they have water and sewer/septic ability.

I rent half my home as an Air BnB (3 bed, 2 bath) and live in the other half (also 3bed, 2bath). It helps me pay my mortgage and utilities as I am retired. It also allows me the freedom to book out the property so I can have my grown children come stay with me when ever I want. I would never rent to someone on a month to month basis and have a full time tenant or take in unhoused people no matter what incentives I received. I would sell or allow my home to be foreclosed if it was no longer a short term rental and I don't think you understand how many owners feel the same way. So, assuming Air BnB will automatically convert to solving the homeless problem is flawed assumption I keep hearing over and over. Maybe it's possible a studio, or 1 bed room but not larger more expensive units like mine which takes in nearly \$10,000 a month. My mortgage, taxes, insurance and PG&E alone come to nearly that amount and I could not make that much as a monthly rental. I would have to sell or loose my home that I have lived in for 24 years. I have rented for 11+ years and NEVER had a complaint from any neighbors as I live on a large secluded property. You can blanket all short term rentals together and assume they will do what you want. However, the reality is, not enough affordable housing is being built and you are punishing Air BnB owners by assuming they can fix that problem rather than incentivizing more building of Section 8 housing. My sister was on a waiting list for section 8 for 5 years. Even when she was finally approved they gave her a very short period of time to find placement and she could not find an open unit anywhere. More section 8 housing has to be built. Yes there are complaints of parties at Air BnBs by people who are very vocal but I don't believe there are as many as people would have you believe. As I mentioned, we have never bothered our neighbors. We get a lot of families with small children, many of whom are traveling from all over the country to come together in Sonoma for a wedding. Parents, grandparents, small children who want to enjoy staying together, cooking family meals, sitting in the yard and visiting. They can't do that in the same way if they are separated in small hotel rooms. We offer cribs, high chairs, toys and other things you can't get for families with kids. Taking this option away from travelers would be so unfair and hurt tourism. I pay thousands of dollars a year in TOT tax. It is insane the amount we are taxed and you are talking about raising it even higher. Why, just to punish us for not wanting unhoused people live in our homes with us? Please switch you emphasis away from punishing and restricting and over charging Air BnB owners and start to put pressure on builders to do more developments that could actually solve the problem.

charging any fees or tax on 'vacant' properties is likely unconstitutional or enforceable.

Vacation rentals are happening more due to problems having longer term tenants and not being able to get the house back. Fear of tenant biased and rent control regulations are some reasons to go to the work of vacation rentals. What seems really backward is not allowing second units to be used as vacation rentals when the owner lives on or adjacent to the property. People who would like a second unit for visiting family but need some income to afford it. Maybe allow second units build for the stated purpose of vacation rentals to be built. No grow rooms in vacation rentals, or problems getting the property back.

The chronic influx of undocumented immigrants is the single largest pressure on our cheap housing market. Most people that need housing in our community could not afford a monthly rent that a vacation house would require if it were available long term. No action should be taken.

Somehow restrict the amount of AirBNBs, etc, that are being used currently. AND open more hotels, if possible.

Do You want an uprising from the home owners who have owned for decades. □

Do you ever want to encourage developers from out of the area to invest in Sonoma County. ? □

Not going to happen if you tax law abiding home owners in favor of the drug and addiction problems Sonoma County alone has created by their lax laws regarding same. Not to mention the historic incestuous County government, Council members and lawless police and sheriff departments that operate the drug distribution and created this problem long long ago. Nothing has changed. So let's tax the law biding people who have invested in our county long long ago before it became so corrupt internally.

I am now a retired nurse. I have worked hard for many years and I saved up to buy a home in Sonoma County as a vacation home. I can't live there full time because of family issues at my main residence. But I love the time when I can get there. □

By renting out my home when I am not there does have benefits. It brings tourism dollars and jobs to the area. We already pay huge fees for taxes and renting it out. The little town I live in benefits from the extra people that come to this area, restaurants, shopping and winerys. Please do not limit this or charge us mor. Thank yu

While I don't endorse wholeheartedly prohibiting conversions of housing to vacation rentals, I do support limiting such conversions and retaining long-term rentals. Providing incentives such as tax credits or reduced tax liability for long-term rentals, increasing taxation on short term rental units, limiting permits for short-term vacation rental units, etc. should be explored to support renters who CANNOT afford to continue to live in Sonoma County due to dramatic housing inflation, rental scarcity, and renters' insecurity in this area.

Change Zoning of parcels to allow more multifamily units in designated areas and limit Short term vacation rentals to 10% in other designated areas. Instead of limiting the use of people's fee ownership, and hurting the income produced by tourism, fix the actual problem which is lack of housing. Also reach out to HUD and extend any relevant programs that can be given to investors who develop land for multifamily. Streamline entitlements for projects that include 15% BMR or Section 8 housing in these projects.

I think if you specifically limit this type of income for landowners there is fewer travel dollars spent in this county.

Correct a grievous error by holding property owners to the letter of zoning regulations: Revoke all permits for vacation rentals. They are commercial operations serving tourists. They have NO place in neighborhoods zoned for residential use. The county went along with this idiotic, invasive idea to cover the fiscal gap which occurred during the housing bust when homes fell into foreclosure and property values plummeted. We all know how the real estate industry pushed this plan for sheer profit. We who live here have paid the price for more than a decade - even driving some into homelessness.

Dishonesty, greed, and disregard for quality of life prevail to this day as underlying factors driving this "policy."

Limit the number of permits for short-term rentals to two per individual

Allow neighbors to veto vacation rental permits.

Let owners do what they want with their own private property

Sonoma County history is rooted in tourism and its housing policies should continue to encourage the unique tourism experiences that defined the towns and communities that now exist.

Make Junior ADU and ADU permitting much easier and less costly.

This is way more complicated than the provided solutions but I think there should be some sort of limitation on vacation rentals. Some sort of tax on the rentals sounds reasonable and enforceable restrictions on noise.

Property owners have the right to do with their property as they please. Often government policy is the source of the problem and not the solution to the problem.

Enforce consequences for the illegal short term rentals.

follow zoning codes for no business is residential neighborhoods and/or make rental licenses available by lottery to be drawn every year. make it costly. enforce the rental rules. make it so the owners need to meet with the neighbors every six months, make it a pain. □

Many houses are now advertizing as 30 day minimum to get around short term rental controls, restrictions and fees. We have several in our neighborhood that doesnot allow vacation rentals. Change def. for vacation rentals to 2 months or something to discourage thois practice.

Charge a tax added to any rents to be applied to homeless groups, not charge vacancies unless unit is permanently deemed a short term rental

I am not familiar with current Sonoma County occupancy/use taxing, but it is not uncommon to tax different uses at different rates. Practically speaking, it is important to avoid policies that might be construed as unconstitutional; plus, the impact of these uses on the dearth of affordable workforce housing & homelessness is relatively minor.
Set up a maximum percentage of vacation/short term rentals per square mile or other geographic unit, and require permits from local governments (county in unincorporated areas, cities and towns in municipal areas). Charge bed tax on all vacation rentals.
Owners of short term rentals already pay TOT and other taxes to the city and county.
Sonoma county is a tourist destination and should consider proper zoning that delineates between full time residential zones and tourism regions, similar to Hawaii.
Put locals first!

Home owners should be allowed to do what they want with their homes - no matter what they choose to do... to live in them, to keep them vacant, to rent them short term or rent them long term. Offering an incentive for long term rentals offered at reduced market rental rates is a good idea. But do not penalize those who choose to do short term rentals. Build and fast track more housing dedicated to long term residents. Simply and streamline permitting process to build multi-unit properties.

The county does not build enough housing, full stop. If it did, there would not be a debate about the existing inventory.

I do think there should be some prohibitions in place, but I'm not sure what to suggest to make it 'fair' □
As a vacation renter, it's nice to live 'among the locals' for a time, but as a person that needs housing, it's frustrating when 'simple' homes/housing is reserved for vacation rentals. Obviously, those needing housing should be priority - it should be a right to have decent housing. There just isn't enough of it, which is why this problem persists.
Zoning changes to where people can build: high fire areas which is most of rural Sonoma County, should be off limits to any new development. The environmental destruction, loss of habitat and biodiversity, threats to watersheds and the cost of infrastructure and fighting fires can never be recovered by property taxes and occasional occupancy. If people can afford second and third homes, they can afford to pay hefty property taxes to the county and annual fire protection and fighting surcharges for buying existing homes in fire areas. □

As a property owner with more houses than family to occupy my problem has been with irresponsible or difficult renters. I think there should be rules allowing a property owner to enforce strict occupancy rules and be able to remove a tenant easily if they don't comply. These rules can be standardized, and I am talking common responsible tenant behavior. Current tenant oriented "rights" create a disincentive to rent excess housing.
Allow property owners to do short term or vacation rentals .AND charge a hefty tax. Incentive to create permanent housing OR help fund affordable housing development. Or both.
Family rentals in neighborhood being rented to college fraternity/sorority's makes rentals too expensive/competitive for families. It's also dangerous as they have SO MANY cars coming & going you never know who belongs or who's there vandalizing/stealing.
Place a limit on the number of short term housing rentals any one person or company can have.

I think we need vacation rentals as they are helpful for our tourist based economy but if the County wants vacation rentals we need to limit the amount that can be added each year and increase our housing goals to make up for the loss.

Make a mandatory review of those who bought houses with government credits who do not rent them, who live in them, do not do business with the houses

I would also apply incentives to rentals who remain with an average of \$1000 per room for rentals. The rent is ridiculous in this area. There needs to be more control or incentives for affordability in the county. □

Additionally, landlords and property managers don't care about their tenants. Their needs to be more accountability for poor living situations for rentals. Someone needs to be able to report poor living conditions, overcharging, unsafe rentals etc. □

there are not enough protections in place for tenants.

These are separate issues. Homes are left vacant for various reasons. This is the right of the homeowner, NOT the County. Vacation rentals are different, they should be limited to certain areas and regulated.

There should be support to get a house

This is a really biased survey.

Vacation rentals often exist because folks want the flexibility to enjoy their own property as well as receive some income. The reality is that it is not a profitable enterprise. I owned a very successful vacation rental and I make far more money renting my homes month to month- I just wanted to use it for my family for many years.

Housing is an issue in Sonoma County, but not because of any of the above reasons nor will the above solution solve the problem. You have to be honest with yourself if you want to solve a problem.

Build more housing units. Reduce red tape and obstacles to building, make building more attractive to developers, treat landlords fairly and balance tenant protections to make it more attractive to homeowners to rent to long-term tenants. Limit conversions to a percentage of an area's housing stock. A new conversion can only happen after another in the area has converted to a fulltime rental.

I think this is a complex issue - too many short term rentals disrupt community, so a maximum per neighborhood or something along those lines could help maintain community. Also, there are people who can use their home as a ST rental a portion of the year which helps offset the cost of living in Sonoma County (ie, when they travel for vacation or work). Personally, I think people should be able to do what they want with a home once they buy it, BUT, I did see where a company is putting several families together to buy a second home and think this is a great model - instead of 5 homes sitting empty 10 months of the year, those 5 families can buy 1 second home and share it - leaving the other 4 for primary residential use. Instead of trying to charge fees or send taxpayer money to people with extra homes, maybe the county could establish a team of people to work with owners of Sonoma County vacation homes to help them put these shared homes together.

if financial incentives, should be limited to TOT taxes they would otherwise owe for, say, 6 months or so OR be a permanent return (ie next owner can't do it) / deed restriction. □

Prohibit corporations buying housing to airbnb.

The problem is not short term rentals; those rentals bring tourists and tourist dollars to support our local economies. Sonoma needs to make infill development easier and quicker.

This is a big problem, but I don't think any of the 3 options are feasible and none would increase available housing by enough to make the difference necessary. About #1, who would pay? how much incentive necessary? #2 may not be legally possible and how do you monitor vacant of second homes? a nightmare! #3, Instead of a prohibition of new v rentals, set a limit. Raise tax on vacation rentals at a rate that covers the services that the county provides. That won't stop vacation rentals.

If they have the money to let it sit vacant, then they have the money to pay taxes.

Please consider the fact that a percentage of the vacant homes in Sonoma are due to lack of funds to rehabilitate up to code and property management for homeowners living out of state that are unaware of the

The rent on many homes is beyond the reach of those looking to rent. The real problem is the lack of jobs that pay a living wage. Stop legislating how owners use their homes!

Get smarter about your zoning. Our ranch has three residences. We have raised grapes on 9 acres at a loss for the past decade. We retain the grapes for fire protection. Our property is ideal for vacation rentals in that there are no close neighbors and it's conveniently located just off 101 between Cloverdale and Geyserville. We have tried repeatedly to be allowed to do a vacation rental to help pay for taxes. Other LIA zoned properties are allowed to offer vacation rentals because these properties applied at a time LIA land allowed short-term rentals. Sonoma County needs to address these unfair and stupid rules. Our property is on the market but who wants to buy a 110 year old 5k home with expensive vineyards, as beautiful as the setting is. Another suggestion is for the county to buy our property, which is easy walking distance to bus stops on Asti road, for a low- income housing development. There's some food for thought.

I do not agree with the basic premise of this question. I do not believe that owners of residential properties should be in any way coerced into using them for some reason. I do, however, believe that the shortage of truly affordable, residential housing IS a problem in Sonoma County.

Require that someone live on site at short term rental locations.

The County should build on existing CEQA exemptions that have recently been part of state law reforms and reduce the cost for approval and construction of new housing.

The people who can't find housing are not going to be able to afford these houses. We need affordable housing. Low income is the issue. The rent is too high for the average renter.

Require a property survey of existing and future VR permit holders to prove require onsite parking so owners of neighboring lots aren't forced to go to civil court to reclaim colonized property. □

Require current and future VR permit holders to show proof of fire safe clearance AND invasive plant clearance (ivy, scotch broom, pampas grass) not only of the situs location but also for the neighboring lots that they own. (this is a HUGE problem on the lower Russian River narrow roads) This should be before granting permits and require yearly compliance. □

Require that VRs have a BUSINESS license and are ADA compliant. This would reduce the incentive to turn home housing to mini hotels. □

Eliminate plus 2 overnighters, eliminate plus 6 daytimes visitors. Require that bedrooms be proper bedrooms not just "sleeping areas" that have been allowed/counted by □ PRMD in the past. At the very least the extra occupants should be figured in for onsite parking requirements and actual daily septic load. This should be retroactive, especially in area that poor condition narrow roads, steep terrain and few, if any, reasonable emergency evacuation options. This is just another way for the county to shut down our area. There is no issue with vacation rental homes. This is our community lively hood.

The number of bookings of Short Term Rentals have indeed increased due to online options. But there has been no evidence provided of a significant increase in Short Term Rental units on the coast. Coastal properties are (and historically have been) majority vacation homes, minority primary residences. Owners of vacation homes do not buy a vacation home just to tie it up in a long term lease. Otherwise, why have it at all? And only the very wealthy can afford to keep a vacation home and not rent it out when not in use by the family. Short term renting allows normal families to hold onto vacation homes passed down to them and to buy a vacation home in the first place. By restricting STR's, vacation homes will be sold off to the wealthy who don't need the supplemental income. Local workers won't be able to afford them. And they will not become long term leases if purchased by the wealthy. Keep in mind, too, that increases in vacation rentals provides much needed support to local economies on the coast. Work force housing is in short supply on the coast but STR regulations will not help add to work force housing stock. Only the State's ADU regulations will help with that. Please turn this discussion to the real issue: work force housing. Property tax rebates for owners of rental units

I don't like any of the above proposals. Don't pay people to switch from short-term to long-term, what about the people that never converted to short-term in the first place? Don't charge a vacancy fee, what if someone is just in transition? Don't prohibit some from enjoying the benefits others get just because the others were first. Lastly, it is a problem. What the County should do is require a business license for short-term rentals and charge a fee plus an occupancy tax that is substantial enough that only some folks choose to operate short-term/vacation rentals.

Sonoma County has a long tradition of modest summer houses, in the river areas and hot springs areas particularly. Many of them were converted to year-round residences as far back as the 1970s. The artificial piece at work now appears to be the widening gulf between rich and poor. People can't afford their homes here anymore so they move to a cheaper area and rent the home to rich people who can afford to vacation here. Get to the root of that problem if you want healthy communities.

The only reason the County allows short term rentals is to receive the generated taxes. County double dips by property tax & short term rental tax. Why doesn't Napa County allow it?

There should be stricter short term rental guidelines. 1 per every 5 square blocks and NO Airbnb. Too many in our neighborhood and guests often are horrible

The homes used for short term rentals would not solve the housing issues- they typically are higher end homes. Bringing in guests for short term rentals bolsters the economy, and often allows the owners to afford to live here.

Encourage the use you want, but do not penalize homeowners for using personal property the way they want.

Is this really a problem? I'd like to see numbers on how many real residential properties (not people's vacation or weekend homes that would otherwise be vacant) are involved.

Have a higher property tax rate for vacant homes or short term rentals than for full-time occupied properties.

This is a biased question. Vacation rentals are drawn from the vacant housing stock, not "converted". You guys are way out of control with the ideological bullshit driving the discussion.

Instead of incentives for vampire squid landlords, the county should spend on universal basic income for low-income residents

Impose and Enforce tax on vacation rentals NOT vacant property. Put those taxes to work offsetting building costs of affordable housing

Tax on short-term rentals (but not vacant homes unless owned by a corporation or habitable and vacant for a long period of time).

STR's are already taxed at a high rate. Most vacation rentals are unlikely to be rented as long term housing. The root cause of our housing crisis is decades in the making. Provide financial incentives to lower and middle income buyers as is done in Napa County. Who wants to be a long term landlord these days? Provide incentives to both owners and long-term housing companies.

don't provide cash incentives to these already rich assholes.
98374

The economics need to be understood. By all elected and those who have jobs. Housing needed to be built, approved, and not fought by neighbors, or non-owners. Private property rights need to be protected. Don't assume empty houses mean greed or hoarding of assets. It might be personal circumstances only. The economics of the value of a house must set the "highest and best use for the land the house sits upon." ECONOMICS

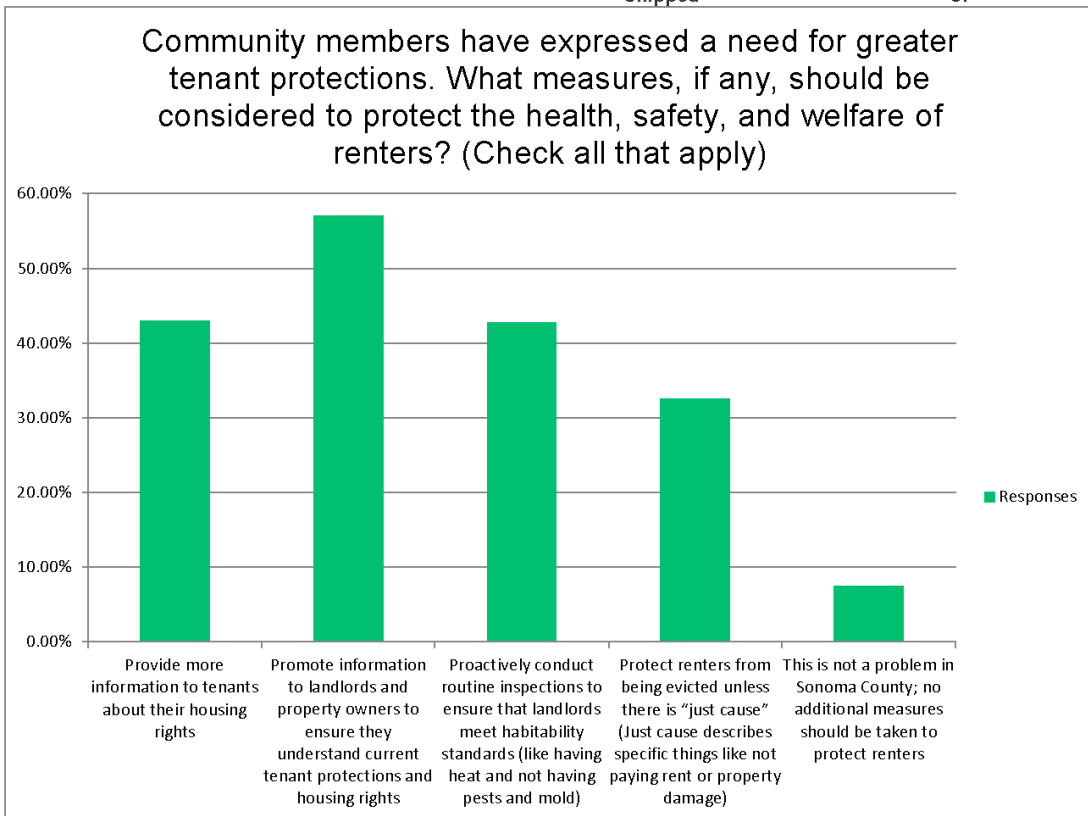
Incentive builders to build, reduce construction permit fees.

I can't speak to if this is truly a problem, but I do think Permit Sonoma should stay out of it. It's not their business to tell people what to do with their property.

Sonoma County Housing Policy Survey

Community members have expressed a need for greater tenant protections. What measures, if any, should be considered to protect the health, safety, and welfare of renters? (Check all that apply)

Answer Choices	Responses	
Provide more information to tenants about their housing rights	43.02%	1158
Promote information to landlords and property owners to ensure they understand current tenant protections and housing rights	57.02%	1535
Proactively conduct routine inspections to ensure that landlords meet habitability standards (like having heat and not having pests and mold)	42.72%	1150
Protect renters from being evicted unless there is "just cause" (Just cause describes specific things like not paying rent or property damage)	32.54%	876
This is not a problem in Sonoma County; no additional measures should be taken to protect renters	7.47%	201
Other (please specify)		103
	Answered	2692
	Skipped	87



Sonoma County Housing Policy Survey

Community members have expressed a need for greater tenant protections. What measures, if any, should be considered to protect the health, safety, and welfare of renters? (Check all that apply)

Highlighted
responses
are translated

Other (please specify)

Rental agreements should include information to both tenants and landlords to be signed by both at the time of rental.

Create legislation to introduce a cap on multi unit housing to make renting more affordable
Furnishing tenants, owners and property managers with the current applicable law. The Tenant Protection Act of 2019 is available at no charge from the State of CA.
Limit how many houses can be bought by corporations especially those outside of Sonoma County
I'm assuming a lot of properties are under Property Management expertise and those annual inspection are done according to rental contracts.

I owned a rental property in Sonoma County in 2020 and sold it because the laws favored the tenant. I could not financially take on the risk of the renter not paying rent during the pandemic.

limits on rental increases is greatly needed. evicting long term tenants in order to raise the rent should have dire consequences

Is there a way to ensure landlords are charging reasonable rents for their properties? Affordability is a problem that seems to only be tackled from the subsidy side for landlords, and not by addressing wages of the people who are experiencing housing insecurity.
RENT CONTROL!

Routine inspections are sometimes not welcomed by renters. As a landlord we would like renters to understand that these annual or semi-annual inspections are important.

IMPORTANT: a landlord may want to upgrade to eliminate a problem from arising, where the home would not be identified under renter rights as livable, versus upgrading after when it is forced and then not having opportunity to give a tenant a longer term relocation search such as 3-6 months.

I don't support spending taxpayer dollars on tenant protection; education for tenants and landlords should be done by non-profit organizations

Give long term renters first option to buy if house goes on Market and they can make a reasonable offer.
Hold classes or encourage not for profits on how to be a responsible tenet
More on site inspections for senior renters in large apartment complexes.
I own my mobile home in a senior community
More housing needed, not more rules for landlords or potential landlords. Add more rules & you'll LOSE more rentable housing stock.
See SF.
Rent control.
Have maintenance in house that every thing works and it's properly working.
Mandate landlords lower rent if the number of homeless in the country exceeds a certain rate. Starting immediately, all landlords must lower rents 10% each year until homelessness falls below a certain rate.
Also, make public the amount of government subsidy landlords receive so that they're shamed and can't argue they raise rents because of the freemarket. All the pandemic funding went straight into the landlords bank accounts.
It's not even easy to evict a tenant who doesn't pay rent lately! How are landlords expected to cover mortgage and taxes?
Tenants already have FAR more protections than they need. It's nearly impossible to get a tenant to leave, which is why our rental is off the market and will stay that way.

None of the above. Tenants already have MORE rights and safeguards than landlords. I know this from working in rental assistance for over a year. No one wants to rent their home in CA because of the regulations on landlords and tenants can screw them over at every turn. Landlords have to spend a great deal of money and go through horrendous legal battles with tenants. It's not right. Stop this attack on homeowners. It's ludicrous. Tenants have more rights than should be allowed already.

Instead of routine inspections, create a complaint system where informed tenants can report issues and get accountability from landlords.
Protecting tenants on normal treatment to ease pressure on utility bills
Tenants' rental conditions eased, rent halved
Implement corresponding welfare policies for tenants to encourage tenants to move in
I feel these measures are already in place. Tenants have many rights. If anything, landlords are having their units abused many times without much that can be done.
Renters are too protected. Tenants have more rights then owners.
Information to our tenants (I work in affordable housing) is always provided. Inspections are done at all properties. Renters have never been more protected than during the pandemic. We are already "just cause" properties.

Too many laws favor tenants. I know many people that eliminated or reduced their rental units due to lack of representation for property owners.

There are already substantial laws protecting renters. What about laws protecting homeowners? Some landlords are terrible but most landlords are very good and the reason houses are sitting empty is because people don't want to deal with the horrible laws put in place to protect terrible renters. It is not fair!

Create a system wherein renters can background check landlords. (How many properties do they rent? Renter reviews? Etc). Tie rent increases to county minimum wage increases.

Cap rent!!! Since the 2017 fire rent has nearly doubled in Sonoma co. As homeownership becomes out of reach for young people, rental price is forcing them to move away. Fixed income people cannot afford today's rentals either.

There should be a clear distinction between landlords who own one or two rental properties and larger landlords. We are landlords of a single unit and the property is BARELY cash-flow positive. If restrictions/rent control/other measures become more severe, we will end up selling the property and it will go out of the rental market altogether. Be careful what you regulate, in other words: it could be counter-productive in terms of providing more housing.

All subsidized housing should have inspections by third party. Random letters to tenants who can report conditions would be best.

1. Freeze rents. 2. Reverse rent increases.

I am not a landlord, stop  forcing landlords into selling

We suffered living in an AUD with extremely contaminated well water, black mold, leaking roof, plumbing, no heat and a non functional stove for nearly 20 while saving for and trying to buy a home because we could not find another rental. I cared for my mil there as she died. We did not know how bad the water was until the landlady died and it was put up for sale. Though there was visible dirt and debris in the water we were told it was safe and that Weeks thought it was because the filter changes monthly. There is NO help anywhere for tenants and we tried finding help. When the property was sold we learned the well tested 98 fecal coliforms and 137 total coliforms! Plus black mold! It made us very ill over the years and seven months since we moved, we are still ill and trying to recover. It's criminal negligence we are told but there was no one in county who cared. Many just act like tenants are scum - and zi can call the same departments now, as a homeowner, and be treated better. We managed to buy our own home that we can keep up and keep safe. The septic and water on the old rental were not up to standards / water ran off from the garage into a well head in the actual garage floor, carrying chemicals into the water also, including weed killer, gasoline/oil residue (MTBE), etc. It was inspected and passed in 1987! We also had three fires in the walls due to bad electrical wiring. No one should have to live like that! But we see these stories often and tenants are afraid of retaliation if they need something repaired, it is a very tight housing market that's directly contributing to this situation,

Renters are already taking advantage of the total lack of accountability as far as paying rent. You cannot steal from one person (the property owner) to give to someone else. Rents and home prices are high because people don't earn enough and we don't build enough.

Require landlords to provide information as part of a rental agreement that covers things such as:

1. Informing renters of how much a landlord can raise the rent.
2. Provide tenants with a phone number to call, to help them find the resources to resolve tenant/landlord issues.
3. A number for them to call if they are evicted and have nowhere else to live.

Tenants have so many protections that landlords are reluctant to rent if they need to sell in the short term, or use for a family member.

How will you distinguish second homes or homes purchased for retirement?

only at request from the tenants: Proactively conduct routine inspections to ensure that landlords meet habitability standards (like having heat and not having pests and mold)

Provide information to tenants and landlords about rentals rights.

It is my hope that if a tenant reports their rental as being uninhabitable swift action would be taken With the landlord to correct that.

There are already protections in place. Educate people. Hold them accountable. There should also be more protections in place for the landlords who are left with a mess when people trash the place and leave. It goes both ways. This is why people leave their homes vacant.

Let the lawyers sift through the cases. There are plenty of laws covering every single aspect of tenant rights. More laws will further discourage people from becoming landlords. You need to protect landlords if you want them to offer housing. Just the opposite of what you guys think. You want a rent hike just hassle landlords some more. Get people to enjoy being a landlord, not hate it.

Who is looking out for the property owners and what incentives do they have to rent in this county. If they can't make a profit why do it? Is it worth all the headaches dealing with tenants?

Consider financial assistance to owners of modest means to keep their rental properties in good condition.

Educate the renter and landlord with their responsibilities. I have witnessed the renters union take all responsibility off of the renter and not focus on making sure the renter is following rules and regulations. Not all landlords are bad and they want to put all landlords in one negative box. My landlord is such a great person.

The issues work both ways, you have bad tenants who take advantage of landlords and bad landlords who do the same. I certainly don't blame landlords for turning their property into vacation rentals...less hassle.

Provide more opportunity for developers to build multifamily units near transit, above commercial, near places of employment.

California eviction law is already greatly advantageous to renters so it would be unacceptable to add to that.

Making too hard on landlords means fewer properties will be available for rent.

A property owner should be able to give a written notice to tenants if they need to move a family member in or to lease or sell as they want.

I and others in my family are landlords of inexpensive housing rental units and we have been for decades. The knowledge for both sides of the contract is widely available. I have seen a dramatic increase in renters who don't think they should have to work at all or believe they should only have to work part-time and the government should pay for their housing. □

I BELIEVE IT IS THE SENSE OF PERSONAL ENTITLEMENT, large daily payouts to Starbucks, professional manicures, concert tickets, etc. that have become priorities to folks who will not live within their meanswhile demanding property owners make up their shortfalls. Nobody is going to provide housing for free.

Do not allow for evictions

More low cost housing, rent control

The tenants are always favored in any unlawful detainers. The courts already dump the responsibility of the County's drug addicts onto the home & property owners who get stuck sponsoring the tenants who refuse to pay rent & utilities. The county is just trying to move their vagrant & drug addict problem onto the homeowners and lawful tax payers. What developer is ever going to come in and develop Sonoma county when it has become a lawless county down to it's own infrastructure and management. □

75% of the County cannot even work in the wineries because they can't pass the drug test. □

You can't have druggies working in the wineries with heavy equipment. How about fix the drug laws in Sonoma County and CA. Get the middle men out of it, the County legislatures. How about building rehab centers instead of housing and enforcing the laws and mandating the drug addicts are housed in a rehab facility on 2nd offense.

I think the first 3 statements are important and should be available to all. But inspections should be reserved if a complaint is lodged. create programs that create more housing for lower income individuals. Don't force people to rent their homes for less or not use their properties the way they want, just create more homes and let the increase in supply solve the problem.

In more advanced communities such as Marin County units can neither be rented nor sold without a passing grade from jurisdiction housing authorities. Here we have people paying to live in squalor due to county and landlord greed, tenant fear of reprisal if seeking help, county dereliction of duty.

Consider targeted rental property inspection in troubled areas, "slum lords", or f/u of citizen complaints.

Have more enforceable consequences and tenant recourse for landlords who violate rental agreements

Most landlords are not rich. They may own a few units so California needs to be a little more equitable and think about BOTH parties.

Property owners should have broad rights in the use of their property.

Inspections should be done if there is a complaint. □

A landlord should be able to evict a tenant quickly if no rent is paid or property damage, or being a nuisance tenant/drug use, etc.

not evicting someone to turn it into a vacation rental. □

Again, reducing the scarcity of suitable housing should create competition for renters, thereby reducing current predatory practices. Keep your eye on the ball; avoid hindering the needed housing achievement targets by getting too sidetracked with the current situation brought on by years of poor policy decisions & convoluted oversight.

Rent control, like SF and Berkeley.

Provide protections for property owners / landlords too. The property owners are the ones who pay the mortgage and taxes, are responsible for upkeep, etc. and yes, sometimes need to sell their property. I've seen several property sales fall through because renters won't allow entrance, have trashed the rental, won't leave at the end of their lease - yet all I hear is protection for renters. Without the property owners there would be no rentals - and while they do need to be good landlords, without them it will all be up to the cities/counties to provide and we all still pay for it.

Also tough. People who rent are at the mercy of their landlord, some are better than others (both renters and landlords). For those eking out a living, they are in especially precarious situations where they are paying a large portion of their income for housing and/or have to make decisions between what to pay - housing, food, medical. □

Landlords need to make upkeep and repairs to property, those funds have to come from somewhere (just like when homeowners have to do the same). □

Again, lack of housing of all types, but mostly 'affordable' is exacerbating tenant/landlord relationships.

Landlords should have the right to sell their properties as they choose but they should be required to give significant notice - 6 months or more. □

Prohibit rent increases of more than X% per year (rent control)

Would owners who decide to sell their rental property be prohibited from doing that? Or penalized in any way? Would the new owner have to keep the property as a rental? Or have to keep the current renters? □

Per my answer above...I believe if land owners feel free to express the real reason for their hesitation in renting it is the fact that tenant "rights" have become over extended. Regulating further would be counter productive...Landlords simply will forgo renting and leave desirable spaces vacant, it isn't worth it.

By protecting only renters from being evicted, you penalize owners. Some owners depend on timely rents to be able pay their own mortgages or financial obligations. I have considered buying rental properties but the current environment is so anti-owner that I would not dare purchase rental property. I could end up with a non-paying tenant. The county has no care for protecting the owner- only tenants. It could be financial ruin for an owner, so we decided to not purchase rental property in Sonoma County.

Una linea directa de abogados que protejan a personas desalojadas injustamente

There also needs to be some kind of cap on deposits. How can anyone afford first, last and deposit?? It's crazy. Even a \$2000 rental could cost someone \$6000 out of pocket off the bat to rent.

It is a problem, but I feel only slumlords/ habitual offenders should be punished. The average person who has a single rental and adheres to the rules should not be punished for habitual offenders to be held accountable.

Kick renters out when they don't follow rules like having a huge party and block the driveway fire lanes on the first day of mandatory lockdown

again.... the above solutions are not the answer. It will only create more future problems and not solve anything.

The measures proposed above disincentives property owners from renting their homes long term.

Rent Control!

I believe tenants already have adequate protection they just need to know their rights.

Instead of conducting routine or random inspections, get the word out for tenants to know how to report issues easily.

prevent LLC/companies or investors from buying and evicting.

I hear far more about the erosion of landlords rights, than tenants rights. Virtually every landlord I know (not corporate) are selling off all or a portion of their units because its too expensive to keep them as residential rentals. Most of those units are being purchased as either second homes or vaca rentals. Make it easier to be a landlord, provide accurate easy to access information, and rental units will increase.

Leases and rental agreements are for a specific term. If renters want to be guaranteed that their tenancy will continue, they should negotiate multi-year lease agreements.

Sonoma County "needs" to create a rental registry implementing the Ellis Act. To not do so simply gives landlords a trump card in all evictions, notwithstanding the Tenant Protection Act and other state-level reforms. The County imposes the burden on low-income tenants to demonstrate that a landlord intends to take the property off the rental market, an almost impossible burden to carry even when the landlord is lying.

Home owners need protection from tenants who unlawfully and create their own lawsuits by not maintaining their rental. Tenants need to be aware that homeowners have rights and exercise them. The more protection laws that are for the tenants, the less housing will be available.

Tenets should be held accountable for their actions. Not paying rent, destruction of property and not keeping property clean.

Limit rent increases. We are in a SFH and our rent goes up 10% every year. Finding a new less costly place is very hard with no assurance that the price won't jump, but we are being priced out of the county. Rent increases should be limited to no more than average wage increases.

work with local organizations that help residents with these issues to promote information on rights, and other protections. Also work with local orgs to find/learn about issues that the county may not be aware of.

Put some teeth into the existing laws and then, more importantly, enforce them.

Rent control

Also, build more affordable housing.

although I am in support of rental rights and understand there are some bad apple landlords who should be identified and measures taken to rectify those situations, going too far will discourage good people who would consider renting to the community.

rent control

Additional funding for Fair Housing and other groups that help tenants determine and exercise their rights (as a landlady I will say that they're fantastic for homeowners too).

In your routine inspections you should check for adequate insulation, ventilation (including attic) and COOLING so the tenants don't die from heat stroke. The summers are HOT.

assistance with rent, as its so high

Educate renters how to work, take care of the places they live in, and how to own their own destiny.

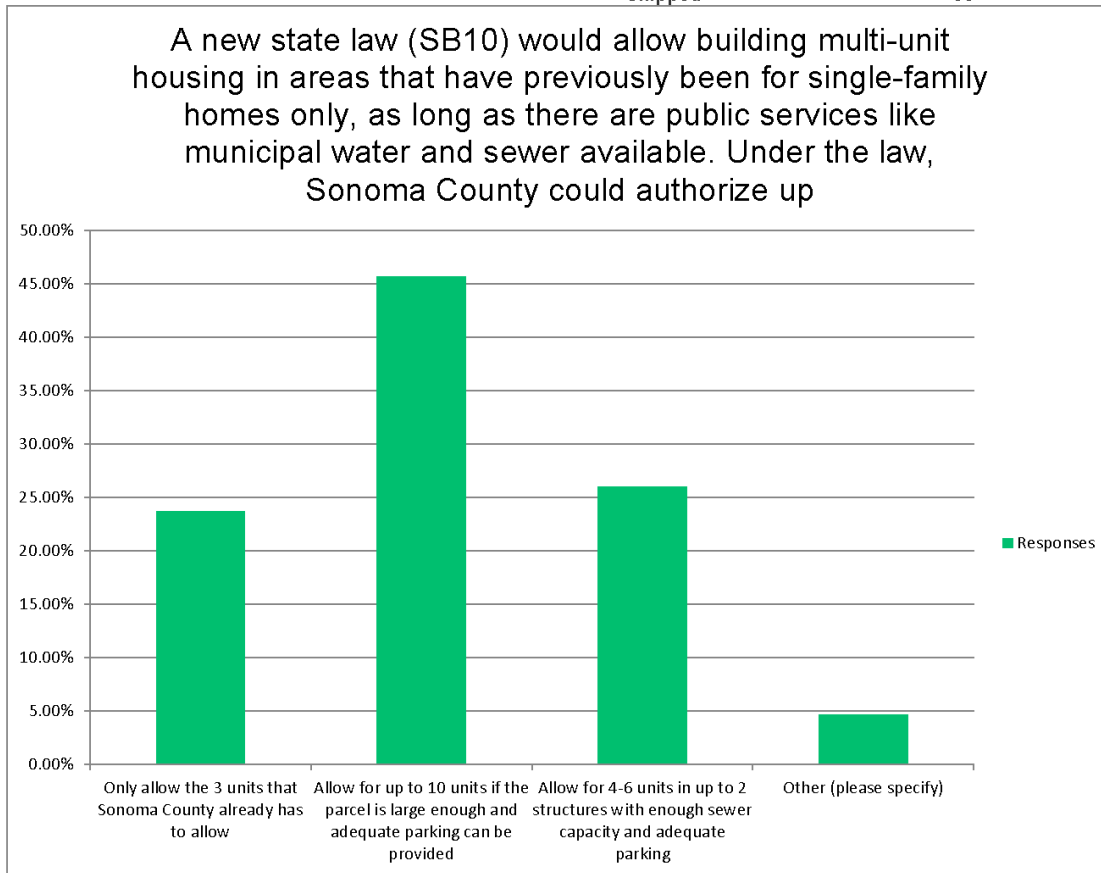
When greater restrictions are placed on landlords the less landlords there will be.

Sonoma County Housing Policy Survey

A new state law (SB10) would allow building multi-unit housing in areas that have previously been for single-family homes only, as long as there are public services like municipal water and sewer available. Under the law, Sonoma County could authorize up to 10 units with less governmental review on a single-family parcel instead of the 3 units (main home, accessory dwelling unit and junior accessory dwelling unit) that are currently allowed.

How many units should the county consider allowing under this law?

Answer Choices	Responses	
Only allow the 3 units that Sonoma County already has to allow	23.68%	638
Allow for up to 10 units if the parcel is large enough and adequate par	45.66%	1230
Allow for 4-6 units in up to 2 structures with enough sewer capacity an	26.02%	701
Other (please specify)	4.68%	126
	Answered	2694
	Skipped	85



Sonoma County Housing Policy Survey

A new state law (SB10) would allow building multi-unit housing in areas that have previously been for single-family homes only, as long as there are public services like municipal water and sewer available. Under the law, Sonoma County could authorize up to 10 units with less governmental review on a single-family parcel instead of the 3 units (main home, accessory dwelling unit and junior accessory dwelling unit) that are currently allowed. How many units should the county consider allowing under this law?

Other (please specify)

Highlighted
responses
are translated

Site specific analysis to be sure all necessary resources and infrastructure are available to accommodate the increased density.

Sonoma County should authorize up to 10 units with less governmental review on a single-family parcel, without the parking stipulation.

Extend this provision to Farm Family housing--there is not enough of this, and it takes up other housing in the community. It promotes crowding when farms have ample land for their families.

10? The additional noise and traffic caused by the addition of 30, 40, 80+ people moving in, along with their 20 to 40 vehicles polluting the air. The caused by vehicles (min. 6 cars, bikes or trucks) 3 houses of people issues hazardous to everyone's health. It will severely worsen hazards to , new health problems, causing health problems due to worsening air quality is causing new and health of would be
The question is To general
Too many variables that would create unintended consequences....

I favor starting with the 4-6 units provision to see how that goes and moving to the 10 units provision if the earlier one proves workable in terms of city or county services and parking.

Property owners already manipulate the existing law. What needs to be further defined is what is adequate parking. Also of concern is water. Many in unincorporated areas use well water. Additional housing requires additional water. This pulls water from neighboring properties which is of concern.

There should not be parking minimums. Invest in public transportation instead.

Do what is right for the space and don't OVERCHARGE for it. Rent control

It should be judged on a case by case basis.

Allow up to 10 units with the urban growth boundaries or within existing building conversions.

Without thinking further, number of units should first depend on traffic impact. Unless w/in 5 minutes are: schools (jr high, high school), grocery shopping, library, public transportation since that may lend to walking or cycling versus driving.

Allow for maximizing density of units on parcels! Review considerations to unbundle parking requirements from development requirements and eliminate parking requirements.

Allow 4-6 units as long as wildlife corridors, parks, native trees ARE maintained in/around these parcels! We cannot develop every square inch that could technically be developed; this mindset does not consider water retention, native species biodiversity, and overall drought tolerance for the County.

Units in walkable areas should not require "adequate parking." 10 units should be allowed in walkable areas without any dedicated parking spaces. This is how the best urban areas develop.

But limit the number in a single neighborhood . □

We should have homogenized neighborhoods , not ghettos of rental areas

Allow for up to 10 units with reduced parking minimums.

Do not allow additional units. We are already in a multi year drought and have enough problems with parking roadway gridlock.

More units ONLY in downtown areas near public transportation.

Do nothing

Sonoma County is being over developed and over-touristed. Where do we get the water?

DON'T ALLOW ANY.....NONE...ZERROO!!!!!! Your RUINING COFFEY PARK with this allowance already!!!!!!!

I don't have enough knowledge about this

No stop this. Stop invading single family home neighborhoods. Adding in multi unit house of ruins the neighborhoods. Too much traffic, unsafe driving conditions, no parking, excess trash, creates more violence and noise pollution renters do not care about the properties around them and trash them. Find a different solution. Build areas that are multi unit only around services and amenities like groceries. Stop the destruction of single family neighborhoods. People pay a lot of money for their homes and the values plummet. You are destroying the only source of any wealth for most common people by doing this. It's appalling

Allow up to 10 units with incentives to not have parking in areas where public transportation is available.

Granny unit only.

Change all single family zoning to 2 units, to bypass the strictures (including ministerial approvals and avoidance of CEQA) of SB10.

Offer single family homes with larger families w/o massive rents or rent to own

It depends on where in the city. Roseland is already over crowded, new multi-family units going up. There doesn't seem to be enough resources in this area to facilitate all of these people. Safety concerns in case of evacuations. In addition, with less and less single family homes, there is no market for people to try and become home buyers. We also need more of those houses on the market to make it affordable for people to achieve that goal.

I'm not sure on this one.

This should be up to the homeowner. It doesn't really matter one way or another for the average person because Sonoma County charges so much for permits and fees that it is impossible to build an ADU. I would gladly build additional housing for my family members who are sleeping on the couch but I cannot afford it. People are homeless and I would gladly provide space for them but I cannot afford all of the fees and permits. It is just too expensive in Sonoma County.

do not destroy our single family, quiet neighborhoods. There are too many living in single family homes now. It would only get worse if more units were allowed on each single family lot!

Why not leave the areas as they are and not authorize SB 10? Countless areas do not have public drainage. In others, no internet. The multi-family homes are not a solution for farm workers or for employees with minimum wage, the cost will be out of budget.

Allow additional units in city/town centered areas (not rural) with a reasonable density based on property size.

This depends on location. We don't want to encourage or codify sprawl. Many of our rural areas already face traffic and fire safety/escape issues. Places like Larkfield wikiup can absorb more housing whereas places like camp meeker freestone and penngrove, not so much. It's a crime of lack of will that the county passed on the opportunity for 100+ units of housing at the old golf course in Wikiup.

Need to improve infrastructure (police, fire, roads, electricity, water) before committing to increases in population.

Increase in housing means more people and more water use in our drought ridden state. Rental prices have increased dramatically since the tubs fires, and since things were already expensive then it has pushed many out of their affordable housing. Find a way to track this and prevent it from happening.

None, stop building!!! The county is ruining the country feel.

Don't allow

Only allow larger numbers of units within city limits, not in most urban service areas. Instead, change zoning of most commercial parcels and encourage apartments to be built in them when they are vacant.

While I don't personally love the idea of having an apartment building in my back yard, a lot of this is semantics. The RHNA allocations are soon going to remove any choice in the matter as communities are going to have to build multi-unit housing to meet the state's requirements.

This is an important question. No matter the solution, parking is at a premium all over the place. Possibly part of the solution is making public transit much better. As for the number of units, I really don't know. □

Allow tiny homes and lower permit fees for adu's..make building cheaper easier

I don't think the county can just decide not to abide by SB10. The focus should be on cleaning up the homeless encampments and getting those drug users into treatment and not enabling them to continue to live on the street at the expense of the rest of us.

Also note that don't make the units look like they are animal cages

From a climate standpoint, it's better to build upwards on a small footprint, in a place where there is adequate sewer capacity, located next to a transportation hub, and in Sonoma County within the blueprint of our current urban growth boundaries. In this case, perhaps that would mean a highrise, thereby keeping our farmland and open areas available to use as carbon sinks, places to sink water back into our water tables (SGMA), allow us to keep land available for food production (thereby reducing VMTs and increasing food security), and so forth.

allow for utilities and parking, but don't allow more than 60% of the lot to be covered and respect set backs. I don't think " clustered" housing should be allowed on all parcels. Maybe look at the total lot coverage allowed on parcels.

It has to have enough water, septic and space from the neighbors.

Don't do it. We will be taxed for the water and road problems and so rents will rise more. More people will cost bigger government and so we will pay more for everything and rents will rise also. These costs all get passed down to the tenants. Stop building and soliciting more people to buy housing who need poor people without homes to wait on them. Just fix the landlord problem so people will rent again. Without costs, fines or taxes. Keep thinking until you get the right answer and don't cave to developers selling a false solution This is the best way to destroy a neighborhood, change the make-up from one of quiet tranquility to a overcrowded slum.

Depends on the parcel size.

No specific amount of units, just make sure there is enough space, sewer, ADEQUATE PARKING, and livable.

Each situation may be different. As for services [water, sewer, power and waste], they must be available for additional units/people. Other issues to consider are public services such as roads, parking, parks, etc. No more building! Sonoma county is over crowded as it is.

I don't like the idea of cramming more people together. I believe the more people you cram into space the more conflict you have. I once managed an apartment complex and saw it first hand. People need space! Up to Duplex with (2) ADU. Take a look at Oregon's progress (progressive).

Allow as many units as possible as long as there is sufficient parking and sewer service.

Parking to be phased out only electric bikes and small vehicles

water supply and 25-40 year forecast needs to be primary component for any new rules.

Sonoma County should be obeying the law and get rid of second unit exclusion zoning. On over 60 acre ag zoned parcel with no second unit allowed. After permitting as an agricultural employee unit we find we cannot get conventional financing due to the Ag Covenant recorded. So it may not get built after all. All this could have been avoided had the county followed the law and allowed as a second unit.

Micro units are necessary to supply viable affordable housing.

County PRMD being as corrupt as it is, would expand this to their payoff-under-the-table contractors and developers anyway. The county does not have the planning foresight, bandwidth or infrastructure for more water treatment and sewer treatment or they would have remediated or at least acted on the already in place septic upgrade mandate along the Russian River and waterways, which will never be enforced for 20 more years. Because Sonoma just can't plan or enforce. The water is already toxic that's probably why they can't think their way out of a paper bag in the first place or follow through on anything. It's 3rd world water Sonoma drinks. Get rid of all of the PRMD, fire them all and start over with new graduates from elsewhere who have lived in real operating communities and civilizations that are not incestuous and as lawless as Sonoma county is.

Allow for up to 10 units meeting minimum standards including square footage per unit. Do not limit number of structures as stand-alone units are exceedingly desirable where property size and amenities allow. Create a formula (rubric) of amenities and qualities that each dwelling unit on a property meets, and ensure that the property as a whole can support the requested number of units.

Adhere to state law.

Allow more dwelling to be build outside the city footprint. Increase the city footprint. Allow multiple dwelling and sewers in agricultural zones.

I believe the county needs to authorize more housing capacity, but I don't feel able to specify the number of allowed units per parcel, because it depends on the parcel size, water and sewer capacity and space for parking, as well as impact on traffic (greenhouse gases) and environmental integrity (wildlife habitat, etc.) Do not spoil the special tranquility that we enjoy. Also , it is difficult enough to evacuate with the poor road conditions. We do not need more density.

Allow for 10 units without consideration of parking. Parking is a tax on housing that enshrines car ownership.

Properly state the SB10 guidelines and let people know it only applies in high transit and urban infill sites, not everywhere as your deceptive lead implies. Zoning density rules are in place for a reason. housing is a crisis, I think only low income housing should be allowed until we catch up with the number of luxury homes being built.

we don't have the infrastructure for more dwelling units. let's make the ones that are already existent affordable and have them re-enter the housing stock instead of being used as businesses□

The number of units depends on the size of the parcel and the ability to have adequate parking and neighborhood input□

Avoid the trap of crafting policies that obligate the County to treat all situations "equally". There are policy structures that recognize that circumstances vary, requiring an informed, experienced staff to consider differences in granting certain densities.

Water is a huge issue. We cannot sustain the current usage.

not enough information. This could be appropriate in some areas, and ruin property values and quality of life in others. Does this mean there will be an expansion of municipal water / sewer lines? Much of Sonoma County is on well / septic - and the efficacy of that is being threatened with new taxes and upgrade/repair costs too.

Water capacity?

It would depend on the parcel. Much of unincorporated is not in urban areas, so municipal water and sewer would be sticking points for most of these types of developments. □

It would be nice for the County to adopt pre-designed projects of various # of units (up to 10) that would allow for customization, but would show what is possible.

Is there a uniform size of the parcel mentioned in this questionnaire? On an older street like ours if, for example, could a single-family be torn down, and 3-4 high rise building be constructed?

Allow for 4-6 units, but variable structure configuration and incentivize high performance building, off grid, rainwater catchment to potable, graywater and groundwater infiltration. All surfaces permeable, no concrete.

How can one answer this question without knowing the specifics of the site? It's size, its water and sewer and services access, etc.. I understand the need to add density to accommodate a growing populace. I think it involves a combination of densification in urban as well as rural areas (in Sonoma County I really hope we can preserve our rural character and encourage family farms and ranches in every way we can). Accordingly, if a site will accommodate 10 units and it fits into the neighborhood fabric without seeming out of place, I think we need to consider adding density.

We need more missing middle and high density housing so this sounds great and we should do more things like this. □

I do not approve this measure to dismantle single family home neighborhoods.

Las unidades suficientes siempre y cuando tengan estacionamiento suficiente y servicios

Whatever is reasonable and sustainable per parcel.

I don't think we should be building multi-family housing if the rent and tenants laws and regulations do not change. There is not enough regulation as it is and at this point we need more affordable single family homes. People are resorting to apartments because single family homes are being converted to 2nd/3rd homes and air bnb's.

Leave the single family parcels alone. No one wants the entire county to be multi-residential. Separate areas into low/medium/high density.

Consideren también duplex para las familias grandes

Allow for 4-6 units in up to 2 structures with sewer capacity, but reduce parking requirements near downtown/transit areas

I'm not sure what the best route is. I am concerned that water shortages are going to get worse, not better. I am concerned that noise and other pollution will increase and prevail and that Sonoma County will lose its identity as a bucolic place to live.

Where's the water going to come from?

None

Why not zone for mobile homes and encourage them. They are the most affordable and quickest housing to develop.

This will depend on other factors. But allowing additional units needs to be consider. Water is a big issued... with the development of and the excessive amount of new vineyards...., water is now a problem,

All apply depending on the area and neighborhood. Creating more concentrated urban centers with denser housing would be a good thing for Sonoma County.

Allow 10 units, with enough sewer capacity, without requirements for adequate parking.

10 units is TOO MUCH. It's not just parking, it's roads and our traffic is terrible. Neighborhoods would be too dense. □

4-6, whether 2 structures or more would be better, and there should still be sensible setbacks.

Only allow 3 unless the zoning is changed - otherwise, esp in unincorporated areas, it results in sprawl and raised land cost/pressure on Agriculture. If areas are supposed to be 'rural', don't allow them to become suburban, this would also result in high VMT, etc.

In urban areas, higher density should be allowed for infill development. Less in suburban areas, and fewer still in rural areas. Minimizing sprawl is important.

Dense housing needs to fit in with the character of the community it is in. Otherwise the development is an eyesore and ill fitting in its surroundings and although housing is being added, the neighborhood has been changed negatively. Dense housing does not belong in a rural setting. Dense housing should remain in an urban area.

No additional housing should be build in unincorporated SC, except designated urban communities. All housing needs to be high density AND near public transit. Parking should be limited to no more than 1 vehicle.

I believe it is only 2 units now and should stay so. State laws need to consider parking issues in the approval of projects. 1 parking spot per unit is not reasonable.

Require that emergency ingress and egress be reasonable in the event of disaster. □

Provider greater low cost access to birth control!

moratorium on building until there is adequate supply of water.

This has to be considered fully in conjunction with the Bane Bill for coastal Sonoma County areas.
We don't have enough water for more homes. Water and power need must be addressed beforehand. Stop building in the flood plain

It depends on the neighborhood and the size of the lot. I'm in favor of infill, but it must be appropriate to a neighborhood. One method could be the average lot coverage for the block(s) plus 20% (or some such computation). Historic districts should be exempt (this mostly applies to cities, not the County).

I support increasing the density to 4-6 units; however, parking has become a nightmare. At least 1.5 off-street parking spots should be required for each unit.

Allow up to 10 units for parcels that are large enough and have adequate parking. Regardless of how many units built a requirement should be building units in close proximity (no more than a mile) to public transit, shops and services.

Living in a single family home neighborhood, I should not have to live next to multi unit housing structure and have to deal with buildings that "tower" over my home, or lots of extra vehicles on our street taking up parking spaces.

Instead of making 10 little units, create multi-family dwellings so ppl can start pooling their resources and taking care of one another. This idea of splitting everyone into little units to increase the number of rent-payers is one way that we got into this mess. Allowing 4-6 units in up to 2 structures sounds like a similar footprint as 2 multi-family homes.

Allow the maximum owner occupy units that a specific parcel can support. Adjacent single family units must be protected for privacy, noise, lighting, circulation, visual impact pollution. Isn't his is why we have planning regulations?

Condos

Sonoma County has significant problems with evacuation routes, and adding more housing to parcels would further exacerbate this.

4-10 units can be acceptable as long as surrounding neighborhood is supporting quality of life. The denser the dwelling the more community space is needed. Like parks, shopping, schools and safe waking and biking lanes.

make the density reflect the lots size, obviously 10 units on a 6000 sqft parcel is not going to work, but on a 1/2 acre parcel. Make it a formula that each property is allocated points for size/ parking/sewer/ proximity o=to things, and allot each a value. if you get 70-80 points you can have 3 units, if you get 80-90 points, you get 4 units...etc etc, the developers will analyse the available properties and choose accordingly

Why don't we have staff that is able to broach complex subjects with a high level of professionalism. You are serving up a complicated issue with such absurd simplicity it's like you don't understand it. Time to change the leadership of Permit Sonoma before they spend us to the highest taxes in fees in the State. revise the parking codes, they are a relic of a past California, we should not be encouraging parking, we should be encouraging less cars.

go for the max density! beef up the county inclusionary ordinance to 25%. Rental: 5% ELI, 10% VLI, 10% L Ownership: 5%L, 10% Mod, 10% Above Mod capped at 140% AMI

Depends on the size of the parcel. Smaller parcels should not be allowed super density but a larger parcel may be able to hold more units.

Since we're talking about the County, there are multiple significant considerations, including availability of water and "sewer" capacity. Parking could be an issue, but a larger issue is availability of public transportation if these conversions were happening outside of "urbanized" county areas. Fire safe roads also needs to be addressed. Bottom line is that we should only allow upzoning in USAs with adequate water/sewer.

NO MORE NEW HOUSING. we don't have the water or the roads or other infrastructure to accommodate more people! Plus, these asshole developers that don't live here are only interested in THEIR profits and not affordability for people who need it.

None of the above.

The adding housing in the town areas where services are is the best way to create more living units. It also minimizes travel and wasted commute trips. Think of the large homes in the 1700's that were used as boarding houses for working people. Nothing new here, just spoiled people. □

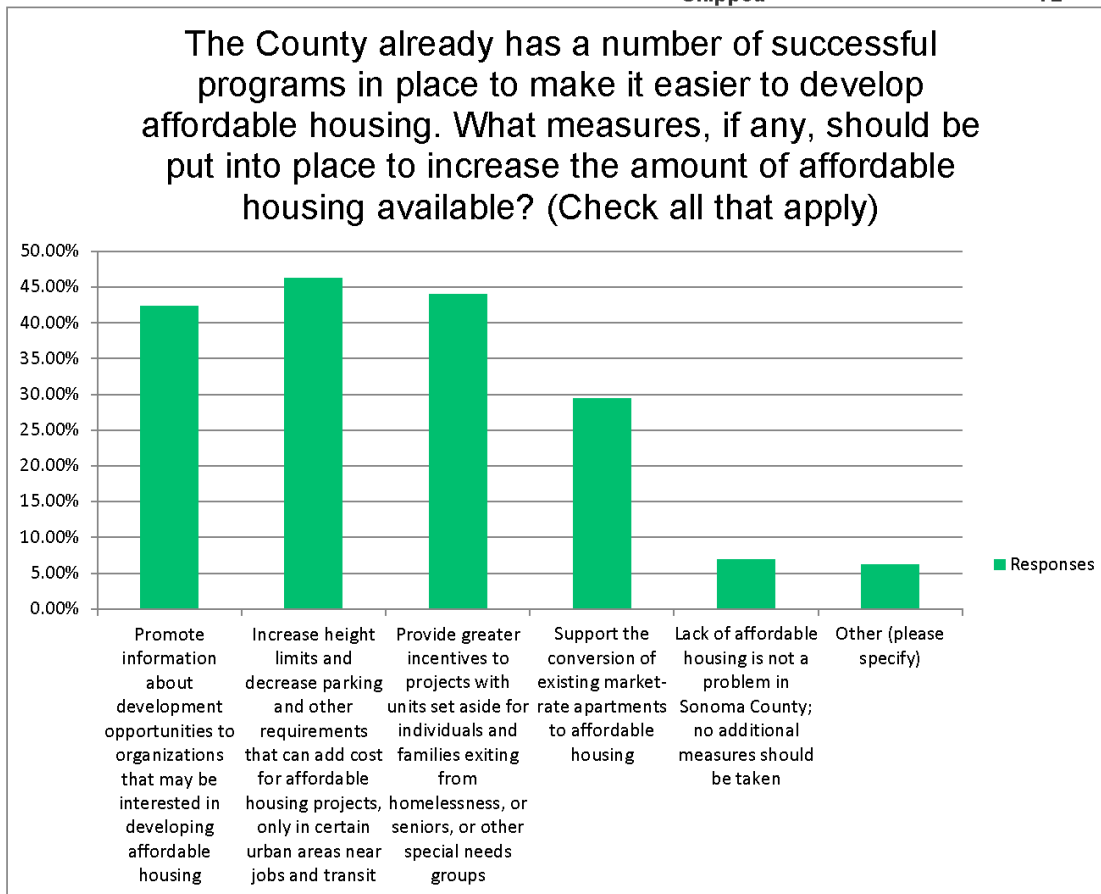
Allow for up to 10, especially near public transit, regardless of parking availability. We need housing!!

Just because there is access to Municipal water does not mean we have enough water to support more people. Stop encouraging people to move here we do not have the natural resources to support them.

Sonoma County Housing Policy Survey

The County already has a number of successful programs in place to make it easier to develop affordable housing. What measures, if any, should be put into place to increase the amount of affordable housing available? (Check all that apply)

Answer Choices	Responses	
Promote information about development opportunities to organization	42.41%	1148
Increase height limits and decrease parking and other requirements t	46.21%	1251
Provide greater incentives to projects with units set aside for individua	44.00%	1191
Support the conversion of existing market-rate apartments to affordab	29.44%	797
Lack of affordable housing is not a problem in Sonoma County; no ad	6.94%	188
Other (please specify)	6.24%	169
	Answered	2707
	Skipped	72



Sonoma County Housing Policy Survey

The County already has a number of successful programs in place to make it easier to develop affordable housing. What measures, if any, should be put into place to increase the amount of affordable housing available? (Check all that apply)

Highlighted responses are translated

Other (please specify)

Prohibit Corporate Purchases of SFR, tax second homes, prohibit AirBnB and similar vacation rental schemes and encourage hotel and resort development. Maybe come up with a mini-resort code so you could fill in the gap. Prohibit sales of SFR to foreigners.

Work with more urban jurisdictions to place higher density and intensification of uses where infrastructure and resources are adequate to serve the use.

Allow more Farm Family Housing (see #6, above). We currently have not 1 or 2 generations on a farm, we can have as many as 4 or 5 generations. Extra hands are always helpful. Better yet, let it be Farm Family or Farm Worker housing for flexibility.

Big picture opportunities.

Affordable

Housing is not one dimensional of course.

With that said I suggest reviewing our industrial spaces in the Sonoma County area and review how we might be able to encourage industrial sites to be converted to affordable housing sites. Review the vacancy rates.... Locations Review Strip malls that have out lived purpose ... repurpose !

Eligibility income limits should be updated to reflect current cost of living here in Sonoma County. To my knowledge, it has not been updated since I moved here 16years ago. It should be more realistic so more households could qualify.

Decreasing parking requirements is not workable since most homes have at least 2 cars needing spaces per unit commitment from the state, city and county to increase water conservation efforts as well as addressing the cost of living in this area - building more affordable housing doesn't mean folks will be able to afford life

"affordable" is such a subjective term and is misleading. The rate of pay has not kept up with the cost of living in Sonoma county.

Affordable housing is a problem in Sonoma County but none of the ideas listed seem good to me and I have no helpful ideas for what to do about it.

Put a cap on how many rentals someone or some entity can own. Rent control

These efforts need to be coupled with increasing wages and ensuring all impediments for essential workers, including excessive paperwork and eligibility requirements, are minimized.

Encourage people to build tiny homes for rent on their property.

Affordable housing projects are going up left and right already, destroying open space and farm land. Rural neighborhoods are being destroyed by monstrous boxy apartment complexes. Urban sprawl is on the rise and soon Sonoma County will look no different than the big cities of Southern California. More needs to be done to keep open space and Sonoma County rural. Build "affordable housing" that is affordable and doesn't require subsidies. Nobody is fooled now. Start by eliminating all the fees and permit costs that are required now. Encourage small pre-built and printed houses as second units in single family neighborhoods.

As a small developer and building professional, housing has only gotten worse because the County is not building the TYPE of housing needed for middle-income, workforce professionals and families. No one is addressing this middle-market/workforce segment at scale (i.e. those that make too much for services, but can't afford a decent/safe family home at a reasonable rate). I have talked to many families in this situation and it is urgent. Also, allow smart people to buy raw land and live in an RV while they raise funds to build a cottage or small home. We need new ideas, more ADUs, less Zoning regulation that makes building housing too expensive for people that run small businesses and services.

- > Do not increase height limits And decrease parking.
- > Incentives to projects/units for individuals/families exiting.... too general of a statement.
- > Conversion of existing... too general for most to understand.
- > Lack of affordable housing - too general for most to understand.

Make it easier to build in RR and SC zones. There are many places sandwiched between LC zoning that are "scenic corridor" and it makes no sense. There is nothing scenic to view in these areas and it is preventing much needed modest housing/development

Build social housing

increase height limits where appropriate in urban areas, however, adequate parking should still be required; find a way to make it worthwhile for developers to build affordable housing by reducing taxes and fees and reduce the time and bureaucracy involved in getting permits

Concentrate on workforce housing. Establish an entity that works in a positive manner with established communities, such as The Sea Ranch, to build new workforce housing.

Contrary to popular opinion, building more housing units has not and does not make housing more affordable. Building more housing only helps if population does not grow proportionately.

Just like we have developments where at least one resident has to be over 55, we should have developments where at least one resident has to be under 18.

Provide education to builders on green materials other than wood. Look at Germany's infinite r value insulation materials to build houses.□

Require all builders to provide "starter" homes in developments.

Develop more duplex and triplex buildings rather than building "up". It's difficult to live in high rises, even if the building is only 5 stories. People need some space!

Is there enough water for any new developments?

Lower high-density requirements in transit area preventing development for affordable housing due to construction cost of structured parking. Cost cannot be recovered by current rents in Sonoma County.

Look at models like community land trusts.

Change income limits to higher amounts some people that have a good job with a family can't not afford Market rent and still eat

The problem is a perverse tax code that subsidizes landlord greed and makes it impossible for those who rent to ever own a home. We need rents to decrease 30% across the board and install rental control that increases rents a max of 1% a year and otherwise decreases rents till homelessness isn't an issue. □

There needs to be a HUGE tax disincentive for non-owner occupied real estate purchases. No mortgage or asset depreciation write-offs. Huge fine if not owner occupied more than 6 months out of the year.

LEAVE IT ALONE!!!!!!!

Please absolutely do not increase height limits and decrease parking requirements, creates major issues with traffic, resident parking available in neighborhoods without proper infrastructure.

Do not increase height and reduce parking. That is a disaster. We do not have transit infrastructure in place to create less vehicle traffic. People HAVE to drive. You can't stop it or reduce it. Lowering requirements makes things worse. Affordable housing is still not even affordable and many families have to live together or do multigenerational living. That creates the need for MORE vehicles, not less. That thinking creates MORE problems than it solves. New developments with "affordable" unit's only put in the minimum or barely over to get that classification in order to get approved and then the rest of the unit's are extremely overpriced. You need to think of different and better solutions

Revise what is considered "affordable"

Provide more development opportunities and incentives especially to your own housing development agency to allow for more government built and managed housing.

Develop land, reduce construction of entertainment venues, and vigorously open houses

Lower construction costs and lower rents

Encourage entrepreneurs to build social welfare housing and enjoy preferential policies for them

Define "affordable" to set any subsidies or incentives to at least affordable to minimum wage earners in Sonoma County.□

Lobby Sacto and Gov. to reinstate Redevelopment 2.0, to ensure long-term bonding and financing.

Tiny houses need to be added to all housing conversations as well as vacant buildings

Increase units in Williamson Act properties with financial incentives to help ranchers build.

The only people who can afford to build housing in Sonoma County are giant corporations. The average person would not be able to participate in any of these programs. I would love to build on my parcel to support people who are homeless but it is too costly and there are too many restrictions and regulations.

We are already building Dense Massive monstrosities eliminating any corresponding green space with trees and lawn and almost no parking. These places will soon be a blight with massive crime. This is horrible for the environment and horrible for both the people already here as well as those who will be stuck in the ghettos you are putting up!

Existen muchos edificios vacantes en todo el condado. Porqué no convertirlos en viviendas?

Create affordable housing programs for single parents that are not currently homeless but at risk of homelessness and domestic violence because we cannot afford to rent a place for our children and self.

Rent is outrageous.

The permit fee structure should be completely revised: there should be MINIMAL permit fees for housing of modest square footage - say 2 bedroom homes up to 1800 SF. There should be VERY LARGE permit fees for VERY LARGE homes, say single-family homes over 4,000 SF, with steep increases in fees as home size goes up.

Creating housing without parking only increases parking issues. People will still have cars, and will park in surrounding neighborhoods, streets.

Reduce county building and permit fees. A LOT! And streamline the process.

DON'T specify housing for certain groups of people only!

What the county considers affordable is a joke. Who is affording these homes???

I see several apartments going up in Santa Rosa but we're in a drought? How are going to support growth in our infrastructure?

County subsidize building cost or lower fees.

As in #6, change zoning and encourage small, affordable apartments in vacant retail and commercial buildings.

Make affordable housing available to more people not just people with kids and single mothers is married couples with two income need affordable housing as well

It seems as if most of the affordable housing is being built along side Catholic Charities. I don't trust them and dislike that the city is working with them. There are other options.□

Build government funded housing with mandated low forever rents.

Stop letting corporations buy single family homes in Sonoma County. Actually check in on the affordable housing being built - requirements are met by the builder just for show and then never offered to residents - e.g. community rooms.

More affordable housing for seniors

Ditch the short term rentals which will free up many rental homes. There were many built post fires and converted from regular rental to str. That was a bad move, convert those back. Decrease fees for building. Work Better with people who are interested in building more affordable housing - affordable housing includes affordable rental housing as well as home ownership. we must have both. Cooperate fully with and encourage intentional communities - like Frog's Pond, where there are a variety of people in a healthy living condo community. Many younger people and their families want to live cleaner, simpler, quieter lives, have gardens or even small farms, raise healthy happy kids. Support these things - this is what Sonoma County thrives on! Also get up to speed with sewage management. We can't keep insisting everything be conventional and sewer-based. Why not a provisional pass for some - with routine inspections to insure there are no problems developing over the long run? Composting toilets, septic tanks that are pumped, grey water systems... these could enable more housing and be monitored for safety and efficacy every year or two - much different than conventional homes that are signed off and no inspections unless sold. Make it affordable for land owners to build a modest, owner occupied home.

Permit tiny homes and allow people with lot size of .5 acres or greater to park one and rent it out. Allow connecting to existing sewer or septic. Consider allowing composting toilets.

NA

Middle class individuals also have trouble finding housing. An individual making \$80-\$100k/year cannot buy a home in a safe part of the county.

Tiny homes

Please, don't develop more in overdeveloped/under serviced areas, ie Roseland

Landlords refuse to give homeless individuals a chance at renting. We see this often when trying to help find housing for them. We need landlords or complexes that are geared towards working with this population. For example: Danco's Sage Commons apartments on W. College. Sonoma County needs more apartments like this and small villages.

Affordable housing is a problem. Wages don't match rents at current market rates.

Proporcionar informacion de como construir a las gente normal para que ya nopague renta y no a las organizaciones con fines de lucro.

1. Options such as tiny homes or RVs could be better supported if we had the infrastructure, security, guidelines, and regulations to do so.

2. Farmworkers and others who our local economy depend on should take priority for housing. Perhaps options such as on-site farmworker-only ADUs, hotels with good oversight be used for supportive housing, creating regulations for shared housing models, could be included in the updated Housing Element.

3. Long term, beyond just developing the housing, other considerations should go into development projects, such as creating infrastructure that supports walkable and bikeable cross-town connections; creates green spaces to grow food, sink water, and breathe clean air; and concentrates projects within the current urban growth boundaries.

No changes

Give incentives to private property owners to build Adu's that can be rented out. Currently, utility hook-up fees are too high, construction cost are too high, and if you want affordable housing the county needs to jump in and help. Why not build a unit and/or put a prefab unit on a private property that is put into the affordable housing rental pool and create a dept. to manage them?

Provide monies to homeowners to build ADU's JADU if keep for affordable housing

Precios más razonables...porque estan carisimas las rentas.

This affordable housing is a false bunch of crap that increases the high rent problem. It is not affordable. It is a developer scam. It attracts more people who need people to wait on them who then have the commute in from further and further and that wrecks the planet and goes against all the climate change stuff. Just get the existing people into the existing structures. That simple.

The county needs to deal with rent control as well. With inflation and the cost to build housing the investors will need assurances of not losing money.

Consider reducing permit fees for small land owners to do small increases in density. PRMD for some reason is supposed to support itself through fees, which works against making incentives happen in the permit fee structure.

There needs to be more family support, life counseling, how to manage money, how to create wealth, and guidance when building and bringing more affordable housing. These services need to be given to the residents regarding gangs, drugs, and generational poverty. These things are strong especially in the Hispanic and black affordable communities. Because they have not been given the proper opportunities, due to the cycle they get stuck in and don't know any better. They have not seen a different way. If you don't bring awareness to this it will continue to cycle through generations and establish itself in new communities.

Note. Clearly affordable housing occupants may need financial assistance. Clearly the developer needs to make a reasonable profit.. Clearly everyone needs to "have skin in the game" in order to develop "ownership" in such housing. Build more housing and housing will become more affordable

Do NOT allow decreased parking, parking is also a problem.

Promote better chances for first-time home buyers who are also looking for affordable homes in Sonoma County.

Allow the development of ADU's in ALL of Sonoma County as directed by State Law. No "z" designations. ADU's are affordable-by-design and much cheaper to build than typical government subsidized housing and provides living units dispersed within a community.

Address the expensive permit process for new building, repairs/addition to existing buildings.

What is affordable housing to a person getting minimum wage? How can that person get housing? What is affordable housing when there is no more water for the whole county? I can't farm my land due to lack of water. No more lawns, limits on water usage per day and water rates increasing for all.

affordable housing needs to be in process/completed before a developer can implement any primarily market-rate companion projects.

Promote housing in urban areas with sufficient transit, infrastructure, and services. Do not promote high density housing outside of urban growth boundaries.

County delays in permit issuance are a huge cost for builders. Septic requirements for expansion are ridiculous in some instances. Expansion areas for an existing house on property over 10 acres should not need to be re-proven. Soils engineering on private driveways should not be required, we can't guard against everything, fires have proven that. The worst that can happen with a driveway failure is very minor compared to millions spent over many driveways for engineering and soils tests. Only should be required in extreme driveways, such as over 25% slope.

1. Fast track permitting process at a reduced fee for developers who commit to affordable housing.
2. Allows multiple ADUs within a parcel based on parcel size

New affordable housing should be restricted to only Sonoma County residents 5 years or longer
Stop out of area population moving here for housing out of area

Halt the continual competition for cheap housing by undocumented immigrants and watch the housing availability open.

You need to make it easier for normal people to get a building permit. I've been trying to get one for a year. PRMD will NOT offer answers about what types of buildings will pass code, and just say "submit your building plan and then we will tell you if it passes code." I am a small developer and you guys do NOT make it easy for the little guy. These "successful programs" are great for larger developers but you're really screwing the small guy (or gal, like myself) who are trying to add an ADU. There are many different laws now, AB 68, SB 9, as well as our local laws, and it's not always easy to know what will pass code. You need to streamline and simplify and allow people to build. You might make your RHNA numbers if you made it easier. Stop blocking the market.

There are numerous large & small structures which could be housing now!

The only way to provide affordable housing is to: remove government regulation of construction, reform CEQA or subsidize the housing. What part of the county budget are you going to cut to provide subsidies?

ANYTHING! We need help, your people need help. This survey is a good start but action is going to be so so helpful.

"Affordable Housing" in Sonoma County means FREE housing. Section 8 Housing, No developer is going to touch Sonoma without Sonoma County investing equally longterm. They already have and been burned. GET the Feds & State to pay for FREE rehab facilities for housing and give the drug addicts consequences and help to return to society, but the Society of Sonoma County IS Drug Addiction and Alcoholism. The Agriculture business can't even hire the losers who want to live there because they can't pass a drug test. What business would invest in that. Only the government.

Consider re-zoning certain downtown business districts such as the perpetually-challenged block between 7th and 5th Street downtown on Mendocino to enable work-live structures that can both refurbish the downtown area and provide walkable housing opportunities to those who need it.

streamline and prioritize the permit and entitlement process. If you make it faster for developers to see ROI on getting affordable housing, the market will solve itself with minimal interference or lawsuits.

Enact policies promoting/requiring INTEGRATION. Without demanding that neighborhoods meet the housing needs of all, regardless of economic status or other factors such as race, disability, we will continue to generate pockets of "thems" beyond neighborhoods for "us." For a thousand reasons, this mentality must end!

Streamline the permitting process so that projects can be built faster and with less unnecessary red tape.

Improve enforcement of affordable housing, when required by the approval process for developments.

Remove minimum parcel sizes county wide that prohibit creating new communities out of large plots of land. Remove zoning density restrictions. □

Tax all full-time homeowners (eg prop 13 compliant transfer taxes like in SF on property sales >\$500k) to fund building new affordable housing.

With regard to the statement that the county already has programs that make it easier to develop affordable housing: I Believe that the county is not doing enough and that the programs currently in place are inadequate.

reduce impact fees. As a small investor they push projects into the red when a house could be built profitably without them.

This creates less housing we (investors) want to create housing but are often stopped by impact, sew hookups etc. Also allow septic systems to be directly replaced instead of redesigned for older properties to be modernized easier.

Lowering the cost of building would help. Getting through the permit process was the hardest part about building my home. It was both stressful and expensive.

Stop the heavy handed mandates. Get out of the way and allow market forces to develop based on the economics of the project. Support affordable housing developers as needed but not as a detriment to others.

Require developers to provide affordable housing. There should be a minimum of 25% affordable in 25+ housing developments, etc.

if we stabilized the housing market by returning houses to being houses and supported neighborhoods where families could afford to live that would go a long way. we've had a house built illegally but allowed because it was to be affordable housing in perpetuity be bought out and now is just on the market like any other damned house.
promote multi unit dwellings to reduce per person energy and water use.
Create homeless camp areas where they do not encroach on established neighborhoods near transit, provide water, hygiene, refuse & security as well Like a structured campground

I'm not sure what I think the answer is here. There are already incentives in place, including property tax exemptions that I don't agree with. In addition, you have to be so poor to qualify. We need affordable housing for the middle class as well.

Start with streamlining study requirements and finish with timely reviews & inspections by well-versed staff who have real world experience with proforma analyses & construction management, coupled with a can-do win-win philosophy, The County needs a separate dept to support people who build multi-unit housing like me. Permit Sonoma makes it so hard to build anything!

Work with nonprofit housing development agencies to secure government grants to build publicly-funded sf, condo and townhome complexes available for purchase to qualified local moderate and low income residents. Residents would be required to live in the units, not sublet them, for three to five years. If they sell after that, they would need to sell at the lower rate to qualifying low or moderate income local residents at the same reduced price. Sonoma County should also create a fund to give grants to local essential workers (teachers, nurses, police, fire, water and sewer plant workers, and other essential government and healthcare workers, as well as food production and distribution workers. The grants would be used for a large housing down payment that would allow workers to have affordable mortgages. A portion of the grants could be paid back upon sale of house — the longer the residency, the less of the grant that would need to be paid off on any future sale.

If it costs \$700,000 to build an affordable housing unit, nothing is truly affordable. This is a scheme in favor of real estate developers.

Lobby the feds for more Section 8 money across the board so that more families can get into decent housing.

Support adding residential apartments over existing retail strip malls and shopping centers. Ground floor retail, upper floor(s) residential. □

Most new housing projects I've seen are market rate with a small percentage (<1/3?) set aside for affordable housing, Not sure how this is "successful"? We need more 50-75% or more affordable projects

There should be a height limit to every housing project. Decreasing parking in appropriate housing areas is appropriate as long as there is alternate transportation available. Incentives for prospective owners/renters such as reduced fares. Change all downtown zoning to mixed use. Zone to retrofit dead shopping malls, commercial areas to mixed use and housing. Work with housing trusts and bond issuance for land acquisition within city limits. Let the public invest in low income housing.

I would think the affordable housing need is well known. Again, I think each site will be different as it relates to height, parking (is it near public transport?), etc. I don't think reducing cost should be the driver...the needs of residents, balanced with the surrounding residents (the market) should drive each development.

Provide more section 8 housing units

Help homeowners build ADU's and Junior ADU's on their property if they keep them affordable.

Educated affordable housing renters to be good neighbors (noise levels, trash issues etc) and how to keep their rental in good condition so as not to decrease the property values of others in the neighborhood.

Height limits and parking requirements are a great start, streamlining the process and lowering fees or other development barriers are needed. Maybe pre approve projects to allow developers to sell projects to people interested in building this type of much needed housing.

Create land trusts to provide permanent affordable housing.

Affordable housing only helps those under the average income in the county. We're way passed that. Even people making \$100k as a household are challenged to find the right living situation in the county. Affordable housing should cover a wider range of incomes.

Provide greater incentives to projects with units set aside for low income families.

The affordable housing requirement for new builds is a joke. Never monitored to verify tenant incomes/need and the builders know it's safe to fill with friends etc. Plus its temporary. Greed prevents developers from building affordable units. You should require it and then ENFORCE IT! SoCo is world-famous for making rules that are never enforced except for those stupid few people who follow every rule. I am one of those and feel cheated all the time.

The entire bay area is expensive. Subsidized housing increases taxes or the cost of market rate housing. Water seeks its own level. leave it alone.

I'm not sure about how to make the best of the housing issue. From where I sit, it appears that Sonoma County is not comfortably affordable for low- to medium-income people. This is a dis-incentive for people to live or move here who might want to work as law enforcement officers (as an example).

The county board is clueless and self absorbed

Waive hookup fees for ADU units, waive water & sewer fees to encourage development. Zone for mobile home parks- they are the fastest cheapest route to housing.

There isn't a simple answer to this question.

I support increased height limits near public transit and jobs but not decreased parking. □

I know this is a state issue, but the county should lobby for additional development of Williamson Act properties. I would happily work with the county to increase First Responder housing on my property if it was allowed.
Encourage, facilitate, create deed restricted, limited equity model of permanent affordable housing.
Convert vacant commercial properties to affordable housing.
Invest in biking infrastructure as e-bikes are now viable (if there is a bike lane) and it will solve gas, parking, and congestion issues.
Support high density, affordable housing, near public transit in incorporated cities.
Subsidizing housing is not the answer. Jobs that pay enough are the real issue.
The County has to deal with the supply problem for housing. We need more. This is a crisis.

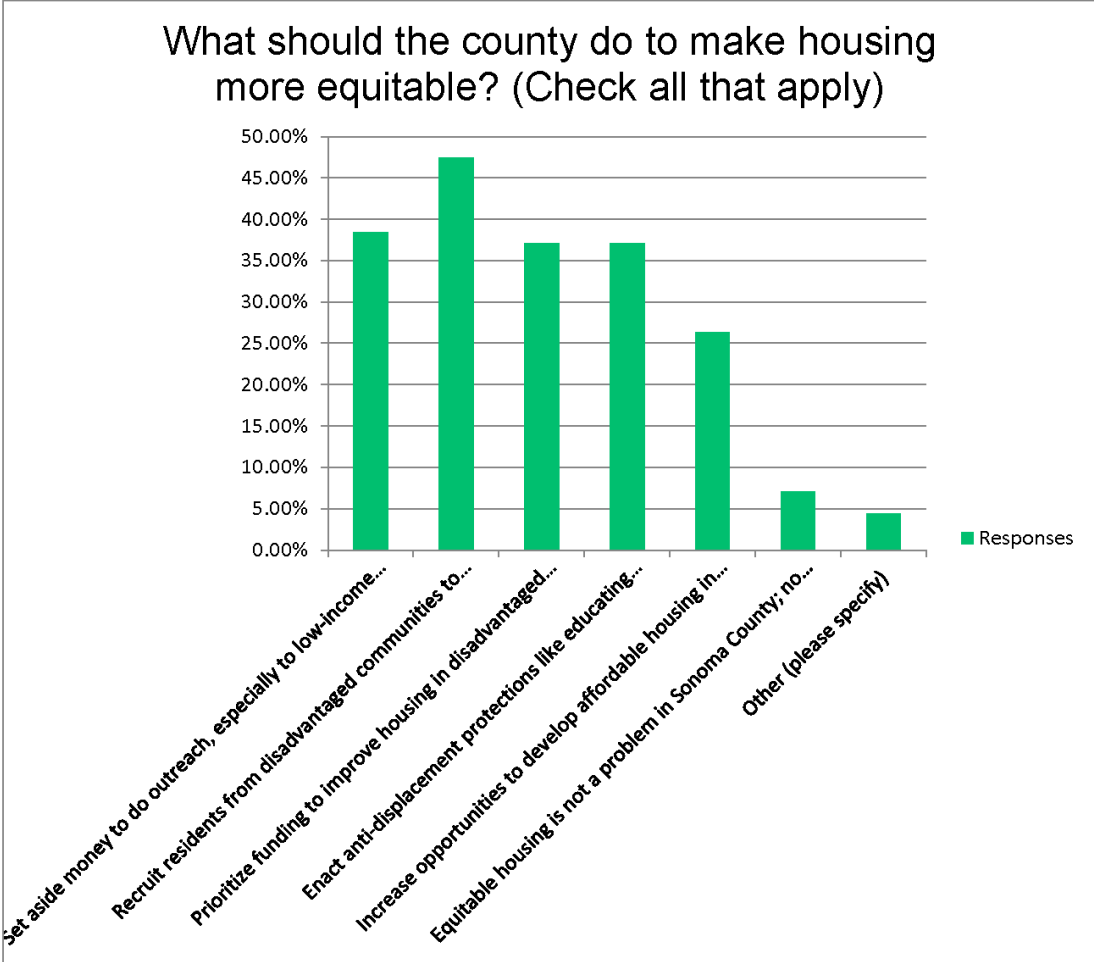
Make permit sonoma a functional department so people can get their projects completed in a timely and efficient fashion.
There is plenty of affordable housing in Sonoma County. Santa Rosa is building nothing but affordable cheap housing that is ugly in my opinion.
Historic districts should remain unchanged
I support increasing height limits, but not decreasing parking. Parking is already tight - especially in urban areas near jobs and transit.
Preserve all subsidized affordable homes so they can stay affordable even after the subsidies. Look into and promote any state incentives such as Low income tax credits to encourage affordable housing development, especially development for very to extremely low income housing.
I don't mind increased heights of multi unit structures in certain areas, but decreasing availability of parking is not the answer. Why don't we have underground parking for this sort of structure?
Define affordable.

Reduce the permit, utility & entitlement fees & time required by the County. Impossible to provide low income housing when the Municipal permits & fees exceed \$120,000. Only subsidized affordable house is possible. County complains about not have housing yet gouges big bad developer, who incidentally pass on costs. Housing development should be shared by community. A water meter should be free, shared by the community, NOT \$50,000!
Build higher but make sure there's enough water. □
OR help fund relocation to other areas
Encourage the building of smaller houses for people without kids who want dirt, not square footage
decrease property taxes
Encourage alternative housing options such as tiny home and RV where space and services/septic/sewer allow.
Find out what is the minimum income in So Co and how many people live at that income that do not have housing options, such as living with family. Work towards creating that housing stock ASAP. Maybe taxes from those short term vacation rentals.
Encourage builders to build for active seniors so they don't feel compelled to live in their larger family homes forever; repeal prop 13 as seniors don't move to vacate for families
its so expensive to build, and then to rent below market rate is not going to happen, unless the land is free, or a non profit builds it. Here's a thought, the County should go into the property business and become a housing provider, social housing as in Europe. Or you can relent on affordable housing permit and plan check fees, but that's only like 4-5k a unit, but its still something
Successful? What BS
Be careful not to over build in an area with limited jobs and high price of living. They could turn into excess housing if we go into a recession with people moving to more affordable areas.
Create an easy pathway for tenancy in common and for the condo conversion of existing multi unit properties.
Make programs and incentives for rural landowners to add more homes to multi acre properties. Permits, sewer and red tape hold back small owners from developing more affordable housing.
see above to beef up county inclusions
Making it more dense with no parking is the San Jose nightmare. Most units will have at least two cars so be sure that these cars have parking. Same goes for multiple unit parcels. Get as many cars off the streets as feasible.
Demand the state and federal government provide MONEY. Be very careful about reducing fees, since no more than 100% of the cost of delivering the service (including police/fire, etc.), and any fee reduction will have to be borne by the existing community. Prefer delay in payment over reduction/waiver of fees.
focus on areas near the 101 corridor and close to public transportation and services. With the price of gas and the average price of a new car now of \$45,000, this needs to be a priority.
Reduce impact fees, reduce time spent on the approval process (ie. a general plan amendment in Santa Rosa still takes 18 months to go through). Instead the County just increased impact fees by 9%. Also get together with other Cities so there is only one compliance fee on a property.
There should be a limit on what existing owners can charge for rent, tied to the minimum and/or average and median wages. This problem is a result of GREED.
No additional measures. The market place will deal with it.
Build through Habitat and Burbank Housing. Get lending programs that give long-term loans to the builders. Make the criteria for the renters and potential home owners on that requires, working, learning about homes and maintaining, then budgeting and community building neighbors.
Just build housing!
It is a problem but helping developers get rich by building terrible houses that turn into projects degrades Sonoma.

Sonoma County Housing Policy Survey

What should the county do to make housing more equitable? (Check all that apply)

Answer Choices	Responses	Count
Set aside money to do outreach, especially to low-income residents a	38.43%	1040
Recruit residents from disadvantaged communities to serve on board	47.45%	1284
Prioritize funding to improve housing in disadvantaged communities	37.10%	1004
Enact anti-displacement protections like educating tenants on their rig	37.07%	1003
Increase opportunities to develop affordable housing in areas with hig	26.31%	712
Equitable housing is not a problem in Sonoma County; no additional m	7.06%	191
Other (please specify)	4.40%	119
	Answered	2706
	Skipped	73



Sonoma County Housing Policy Survey

What should the county do to make housing more equitable? (Check all that apply)

Highlighted
responses
are translated

Other (please specify)

Stop letting housing be controlled by corporations and real-estate agents and their lobby.
use existing media/ outreach to educate and engage people who may not have access to information that would be of use to them.

Many farms have solar available for recharging electric vehicles, so why crowd everyone into urban areas that are crowded and noisy. At least allow farms to provide housing for family members and/or farm workers.

Pay a living wage

Discourage real estate investment companies from buying up properties in Sonoma county.. have no connection to community.

Most of the funding set aside for housing should be directed toward the people who need the money to help pay the rent or mortgage, or to build toward a down payment for home ownership. The models we have now direct funding toward developers and outreach, which doesn't do the people who need affordable housing any good.

Encourage/require development of small, simple units that meet all basic needs and are energy-efficient, so that less-expensive units are more available.

Please see my other responses.

This is beyond the county, but we will continue to have these issues until the wage gap is tightened. The middle class is disappearing, and that needs to be reversed. It's not sustainable to have a 'servant' workforce and expect them to live happily in poverty, without getting ahead themselves due to low wages.

We simply need more housing units, not only education. We need people doing it, not talking about it.

Affordable/equitable housing for Sonoma County would be better addressed here if you could breakdown for residents the various groups that are not affording housing and why. Residents here are primarily very caring for others, just need more clarity to have input.

Build social housing

Prioritize diverse experiences with housing opportunities on boards, committees, and task forces!
Consider process for allowing housing projects by right in more zoning designations. Process to rezone can be expensive and take a long time. Prepare guidelines and handouts for process to convert properties with retail/industrial uses to housing.

Help buyers buy existing homes. Existing homes cost less and do not require more roads, etc.

Pay people experiencing homelessness and renters in over-stuffed housing to serve on boards and provide feedback.

Stop building developments in unincorporated areas where there are little or no city services.

Development belongs in towns!!

See above.

Rent control. Limit vacation rentals. Review landlords frequently.

DRAMATICALLY tax property that isn't a primary residence. DRAMATICALLY tax any income from "living space" investments. Eliminate all write-offs associated with purchasing a second home.

Require rents be decreased until homelessness is below a certain rate.

DON'T YOU DARE CHANGE ANYTHING HERE!!!!!!!!!!!!

Screw "equitable". Life will NEVER be equitable, and it is a huge and expensive mistake to try to make it so.

Que tomen en cuenta a las personas de ingresos medios no califican por cosas de bajos ingresos y no pueden pagar una renta de más de 3000 al mes es injusto y son la gente más trabajadora

You can't make housing more equitable. Make it more affordable by Reducing rent increase per year caps to a smaller percentage so people don't have to keep paying more rent yearly when wages don't increase! Hold developers accountable to make at least 50% of the unit's or more affordable to qualify for the designation, stop giving them incentives, stop Allowing the developers to dictate what will be built. Make programs where people can contribute to building affordable housing to get to live in it. Stop allowing developers to make so much money at the expense of the renters. Start at the top and make restrictions on the big guys, stop trying to micromanage the small landlords. Your focus is at the wrong level. You allow th rich to Get richer while screwing over the people in the middle. None of these ideas listed will make a difference. Stop wasting tax payers money on strategic planners, and spend it on doers. That's how you help. Use the money to provide services rather than paying so many employees to come up with ideas/plans. They are never sustainable and never go anywhere. These employees/postions are a waste of resources. Direct services make more impact. Increase mandatory minimum requirements for affordable housing development in market rate developments without the ability to buy out of actual development.

Low income and higher income residents are all the same red blooded and breathe air and walk upright
BUILD. MORE. FREAKING. HOUSING.

Put a temporary cap on the price for studios and 1br at 600 or less square footage. Base this price cap on the average annual salary in sonoma county. We need rent control. In 2010 I paid \$800 for a 1br. That same 1br is over \$2000 today. Rent prices have more than doubled in the last ten years but salaries have not. We will continue to have this problem until something is done about the disparity in housing costs versus average income.

Require that all homeowners accept the section 8 program. Increase the number of section 8 housing in our county. When it takes eight years to get a section 8 voucher that tells you something about the efficiency of the program. Provide Incentives to landlords to put their homes in the section 8 program And then protect the homeowners as well as the tenants.

Reduce regulations, reduce spending, reduce taxes & allow the free market to work!

Make more opportunities based on financial need, not race.

Make the permit process easier and cheaper so people can add on to their homes or allow alternative type housing options.

Equitable=socialism?

Don't put building housing on the backs of working people. It's your job as planners and elected leaders to have the will to stand up to NIMBYs and haters. City centered growth is the way- build more housi by near SMART stations. Work with the cities to help get housing built in and along the rail corridor. Working families need down payment assistance - this is a way that government could partner with a non profit housing provider to help existing residents and workers to be Able to stay in Sonoma county.

Increase fees for large single family homes and higher-end developments and minimize/eliminate permit fees for smaller square footage/modest housing developments.

Crear un control de rentas

Create owner occupied only rules for awhile

Buy where you can afford!! Live within your means...stop handing out tax payers money.

Priority should go to people already living in the community, not to people trying to relocate to the area.
Don't allow

I helped a family member with no budget try to find a rental. Almost impossible, with no budget. Low income cannot compete in this current market. STR have overwhelmed my neighborhood and many others. Displacing renters and causing prices and inventory to be unachievable to the unwealthy. In Sonoma County, no housing is equitable. At all levels of income, housing is scarce and expensive. While certainly low income groups are in distress in terms of housing, so are middle class and working class families. "Low income" is a relative term in Sonoma County--solutions should be focused on all aspects of the housing market.

Remove banks and investors from the housing market. Forbid foreign investors from buying up houses. Mandate affordable housing development by the county with fixed forever rents.

All that was outlined previously. don't just throw money at things - Just do it! PLUS An easy affordable path for elderly and disabled to make modifications to their homes for safety, for access issues, for supporting an aad or even tiny home to live as an assistant as a house sharing situation. This would help many stay in their homes and provide additional housing.

NA

No easy solution

It is not possible for the county to "make housing more equitable" if you want to help people buy homes, give them a down payment match or some kind of tax credit. But again the more meddling that takes place in the free market the more unaffordable housing will become. Make it easier to evict people. Currently it is safer to leave a property vacant than to chance renting to anyone who is not pretty much qualified to buy a home. I can't afford to chance renting to someone who has bad credit because if they don't pay it could be years to get them out. It's not worth the risk. That is why people leave homes empty

You need landlords and complexes to loosen up on their tenant requirements at application; for example-willing to work with someone with no or little rental history, taking Section 8 Vouchers, very low income for example those in General Assistance and are disabled. If these individuals can't pass landlord screening than no matter how much you build these individuals will still be displaced/homeless.

Give people information on where and how to buy their own land so that they can build their own house

1. Find out what people want and are struggling with!
2. Do the outreach in many languages.
3. Work to make sure that building development is done next to transit, with the infrastructure to enable people to live car-free.
4. Find grants to help first time/disadvantaged buyers pay their downpayments; Help them to understand where help is available to help them be successful homeowners.

- Allow pets and abolish pet rent
- make disability access a requirement in all buildings
- upgrade filtration, ventilation, and HVAC in all buildings
- stop the discrimination of non-traditional families and living arrangements (housemates, roommates, extended families, families with adult children, all-adult homes, sex workers living together)
- lower the income requirements to be relative to the wages of the area (no one makes 2-3X times the rent)
- abolish or cap and standardize rental application fees
- standardize the rental applications so that filling them out is faster, easier, and better to process
- do outreach to landlords to implement recycling and composting

Increase minimum wage to \$25/hr

There are other reasons landlords need to evict tenants so further taking away landlords rights is not the answer. Perhaps the county can create a fund to assist with downpayment \$\$, do equity shares to help with carrying cost, build more sweat equity communities, reduce property taxes or overset property taxes, put a lien on the property that differs paying property taxes, make paying property taxes a loan with a very small payment. Find investors to do equity shares. SB9 is a good example of a law that looks good on paper but is costly to the property owner and requires the property owner to live on one- how does this help the affordable housing problem. Why require a property owner to live on one- why not sell both or why not give an incentive to the property owner to maybe owner finance to someone who would not otherwise qualify or give an incentive to put a deed restriction of one with an affordable housing restriction. Lots and lots of ways to help this issue without further restrictions on vacation rentals. I would like to see the total numbers of vacation rental permits- then the total number on which ones are used on a full time basis as a vacation rental. Where are those #'s?

Lower permit and building fees

Make people use the hotels not homes for vacationing. But be nice about it.

Who pays for these programs if the economy goes south and funds dry up. Inflation is the real concern today and more people will be hard pressed to afford housing. Does the county want to become a landlord?

Encourage ADU development for homeowners. How about Two ADU's per lot (the JADU is a waste. At least allow JADU's attached to ADU's!)

Prioritize public sector employees for new home ownership. Increase rent/buy options!

First define 'affordable housing'. What's affordable to a person working 2 jobs making minimum wage?

This is not something for a government agency to address. People sometimes have to move to areas with lower housing cost. I don't live in a mansion and don't expect others to make it "equitable" for me to do so.

Incentivize ADUs development with reduced fees and fast track permitting that is committed to accepting Section 8 Voucher system

Housing purchased by the county for County worker's like teachers, nurses, doctors, fire department jobs

Make it easier to work with PRMD. Reduce all the fees we have to pay - oh wait, fees are going up 9%. Soft Costs including these fees make up about 40% of the cost of building housing in Sonoma County. I've talked to people who've built in Sonoma County, Hawaii, and Marin County, and they say Sonoma County is the toughest to work with. Why? You need to make it easy to build -- make 10-plexes legal everywhere, and then we won't have a housing shortage. Zoning is the cause of the housing shortage. This is a problem that the county zoning has caused. You can fix it by changing your zoning, look to SB 10. The market will fix this shortage if you will stop creating the problem with zoning that limits housing being built.

Restrict evictions

The county already panders to the criminals, druggies and minorities. The county will only hire minorities who are not even qualified or educated, or otherwise related to someone else working for the county. The problem not giving the undeserving more freedoms and free resources, it's making them want to work for their own growth and Sonoma is a drug based hippy culture and ethnic gang culture encouraging drug and contraband commerce. □

Recruiting uneducated residents to serve on boards, is MORE of the same. They won't be able to DO anything just beg or justify why they shouldn't work for anything.

BMR or Section 8 should be prioritized for those people who are members of the community or those recently displaced. Don't make Sonoma County a safe haven for all Californian's make it a safe haven for people that are already part of the community.

Instead of using taxpayers money to fund outreach programs, treat residential rental properties as the for-profit businesses they are: Require business licenses for these operations and use those fees to cover the cost of housing inspections and outreach to disadvantaged communities. Landlords have had a free ride for far too long!

Avoid the typical liberal thinking of making everyone equal by bringing the top down instead of opportunities to bring the bottom up. Why would you want to bring affordable housing into high income areas, causing a decrease in property values?-why not improve areas that are run down -improve roads and lighting-add sidewalks-encourage improvements or new building with tax incentives.

Would love to see public-private partnership with developers experienced in affordable housing (like what happened in the Springs near the town of Sonoma) and include high energy-efficiency (solar - all electric), water capture and minimal landscaping) and for renters that maintain their homes or volunteer for the housing unit, a % of their rent goes into an "equity" saving account so that they can build equity while learning good tenant or home-owner behaviors.

Create public grant programs to offset move-in and monthly costs for low-income people

Focus on equal opportunities now equal outcomes

First, do no harm.

decrease gentrification and tourist recruitment. support residential community. make it so workers can afford to live in the communities they work in.

vacant (ie investment) houses and vacation rentals have reduced available housing and driven up the cost of housing dramatically at all levels. Agressively follow up on #4 to convert units back to community housing. Assess these owners the fees to solve the problem they created.

Create work crews with disadvantaged or young striving groups to renovate low income or needy areas allowing them to qualify for low income housing themselves

Most of the above are important, but incentives that get well designed, quality affordable housing into the marketplace is the ultimate solution.

For all developments, have a set-aside for the Black & Brown community members (see statistics on how few Black home owners there are). Example: 30-40% of apartment/condos being built can be below market rate for rentals... for new home developments, create a fund for 1st time buyers in the Black community.

Support developers to expedite permits etc. Right now you treat us like the enemy!

Mixed unit development

Create incentives to prioritize housing for people born in Sonoma County.

Build more affordable housing, lower county and city building fees

I

Pre-approved designs that allow customization, streamline the permitting process, don't accept in lieu of fees unless the offset (affordable housing) project is being built simultaneously. Strongly encourage/require some affordable housing in all multi projects.

Create affordable housing in rural areas for employed people of the area

What I like: Oakmont has combined areas of single-family homes with tri-plexes and duplexes. A great model for creating more equitable mixed neighborhoods. Very successful over a long time.

I worry that some of the solutions above pit one facet of our community against another. "Educating tenants of their rights and anti-displacement protections may result in potential Landords resisting renting, developing affordable housing in higher income areas (doesn't this defy market pricing structures?). Please resist more regulations, try to let market forces apply, and use "incentives" where necessary to achieve a desired result. So many of us want to see housing more affordable and equitable, but regulation and confrontation repels collaboration.

I'm

Help obtain housing or a more affordable home for families in Sonoma County.

Build on existing roads and near infrastructure, near parks, bike paths.
Create land trusts to provide permanent affordable housing.

I'm not as familiar with this. I still think this is not just about equity within minority communities but really about the income amounts and what qualifies as low income here in Sonoma county.
It has been proven that vacation rentals, when they exceed 15% of residential housing, drive up home prices while eliminating affordable housing. Some places have homes sitting empty all week long and maybe all winter long while officials scratch their heads asking...why are there so many homeless people?? really? empty houses>people owning more than 2 house that sit empty> corporations buying up houses for their occasional use> hotels renting out houses zoned single family residential. Why not spend some time checking up on all of current housing uses before embarking on a new build program that will inevitably be too expensive for most people to live in.....more vacation rentals! More money for the County!!!

Housing is equitable. You pay you play. I bought in Sonoma because I couldn't afford the central Bay Area. A home in Tiburon with bay views would have been nice. I moved to an area I could afford.
Provide more legal remedies for people who are treated unfairly relative to housing issues.

It's not a cookie cutter problem. It's generally unaffordable with all the bsvtaxes and state and county and city policies

there are already too many NGO or non-profit involve in housing. If they are unable to answer the above questions, stop funding them.

Eliminate permit fees if the entire project is affordable housing. □

Have a few plans, at no cost, that are already approved for building that can be used for building affordable units.

While outreach is important---better to put resources into creating the housing...people can be fairly resourceful---they probably know that affordable housing exists---but can't get it because of a lack of supply

Graduated property tax. Graduated building fees--higher fees to build more expensive units.

With Sonoma county being so desirable, new housing stock should be first available to current Sonoma residents who have not been able to purchase a home and not immediately taken and paid with cash by out of area affluent people.

How about we find a way to get rich people to stop sucking up the labor force for the 10 kitchen remodel on their 10000 sqft house..

Affordable places to build are often in places without amenities. Put aside money to build out infrastructure in places where these would go.

Increase transportation services county-wide.

See above.

This has been a joke. We've been looking for housing for 7 months and even though we don't qualify for low income anything we don't make enough to qualify for a rental with 3X rent being required eliminate property taxes on houses 80% below the median house price

Work with homeowners/landlords to make offering a home as long-term housing less risky such as damage protection assistance, rent assistance/guarantees, insurance options/assistance.

Mom & Pop landlords need some protection to remove tenets that are not working out. Renters need to follow reasonable rules stated by landlords that are stated in contracts. □

Also affordable housing in higher income areas, need to have these resources available to lower income residents. Affordable shopping, walking, biking, parks and recreation space, and public transit. Figure out a way to better manage units which are supposed to be low income - seems people move in as retirees and stay forever

It's expensive here for everyone- not everyone can afford to live here, we are considering other places to live because it is so pricey even though we are both hard-working professionals. Supply and demand- everyone loves Sonoma County but not everyone can live here, but we shouldn't destroy the land and infrastructure because people that can't afford to live here want to. □

Instead of giving out free money, promote jobs and work education and development, encourage all people who can work, to do so.

Try to be more honest, more professional. Out with the activist staff that spend our money on misleading politically inspired "surveys" like this!

Temporary subsidize people moving into homes. Provide first and last to help them make the transition.

get out of the way

Waive permit fees and red tape for small projects for long term property owners. (10 years plus) go for the whole 9 yards! set a national standard!

Until the cost of building comes down, it's a losing battle. Encourage development and annexation of City islands

As stated, focus on areas close to public transportation, jobs and services.

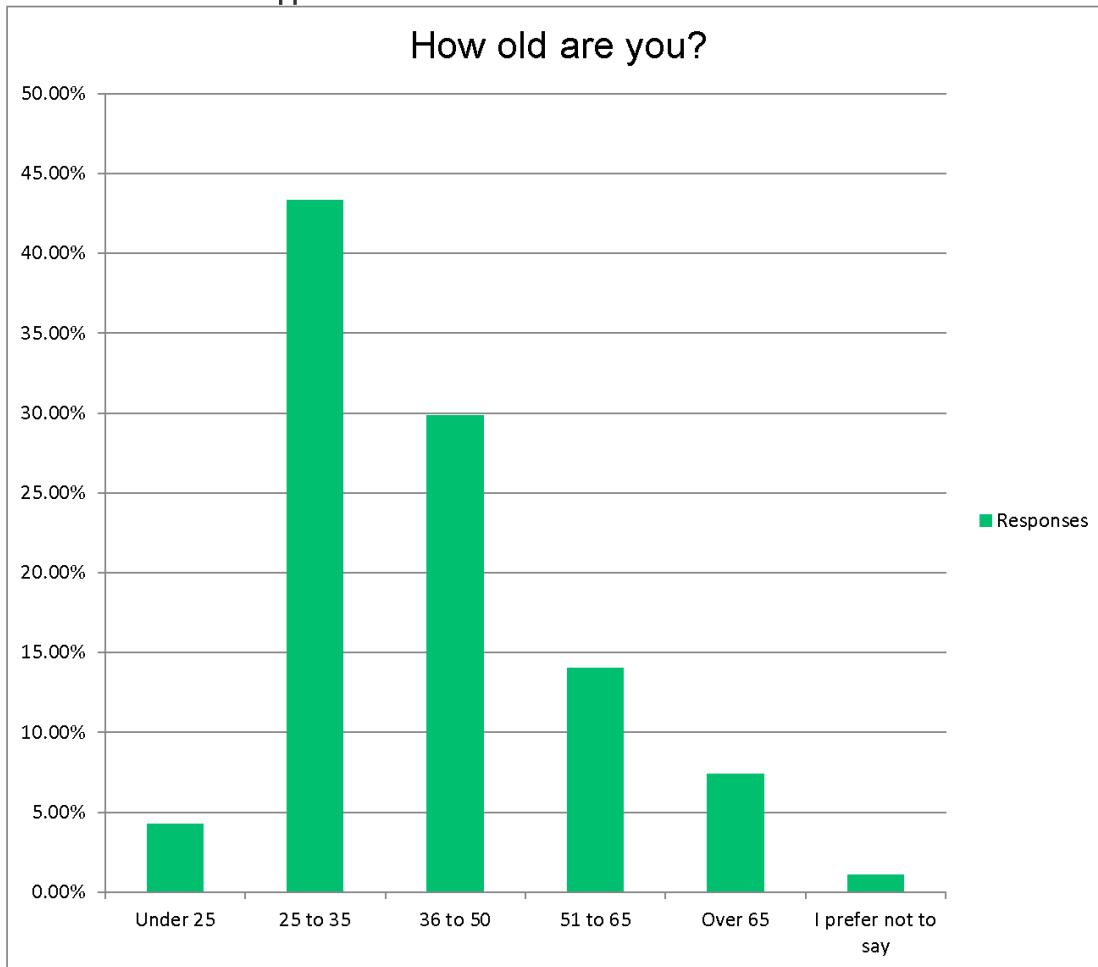
Geez, whoever wrote this survey is really out of touch.

better rent control, prevent gouging, esp during emergencies. My landlord raised rents even during the emergencies, only if you were informed and objected to, did they then lower

Educate renters to be an asset to the place they rent. Be respectful and continue to be builders of their community and a positive society. Yeah what a change that would make!

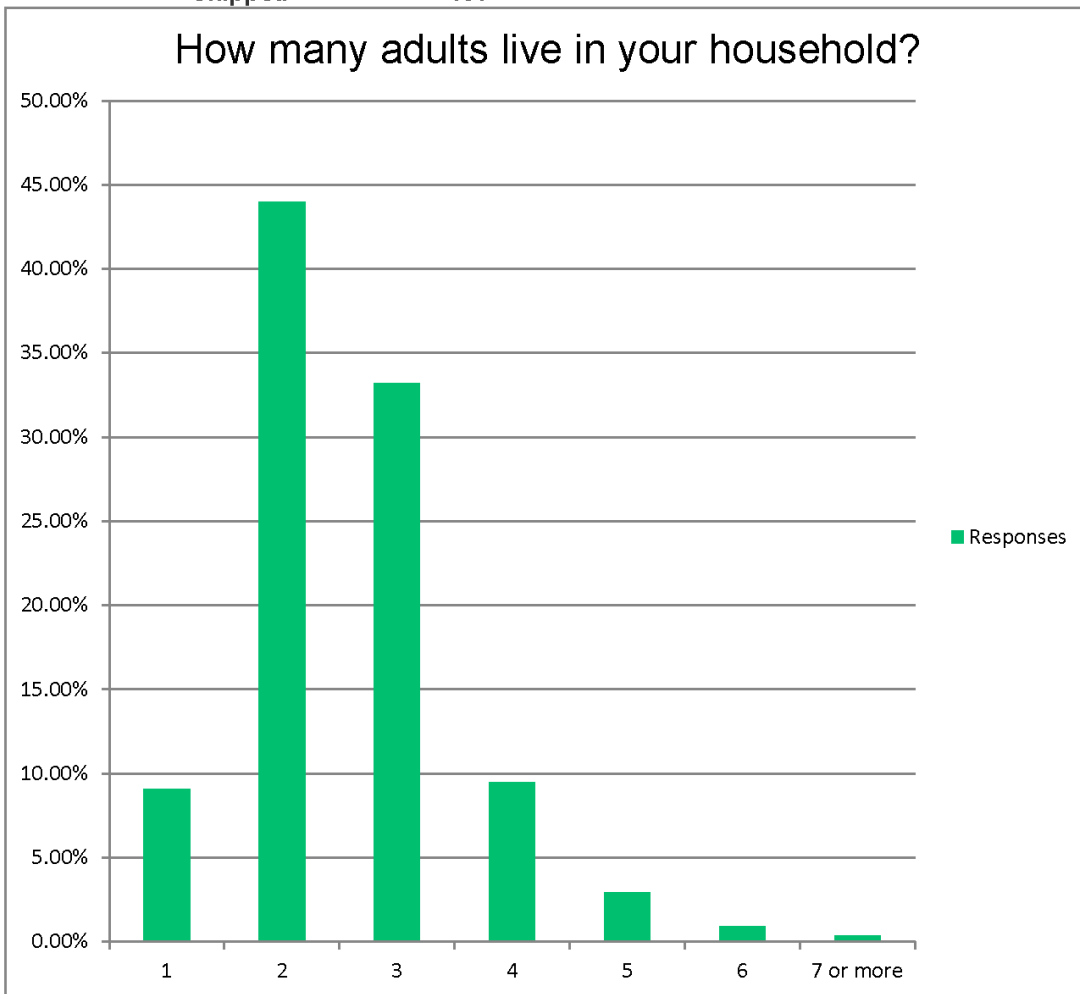
Sonoma County Housing Policy Survey
How old are you?

Answer Choices	Responses	
Under 25	4.28%	114
25 to 35	43.33%	1154
36 to 50	29.85%	795
51 to 65	14.04%	374
Over 65	7.40%	197
I prefer not to say	1.09%	29
Answered		2663
Skipped		116



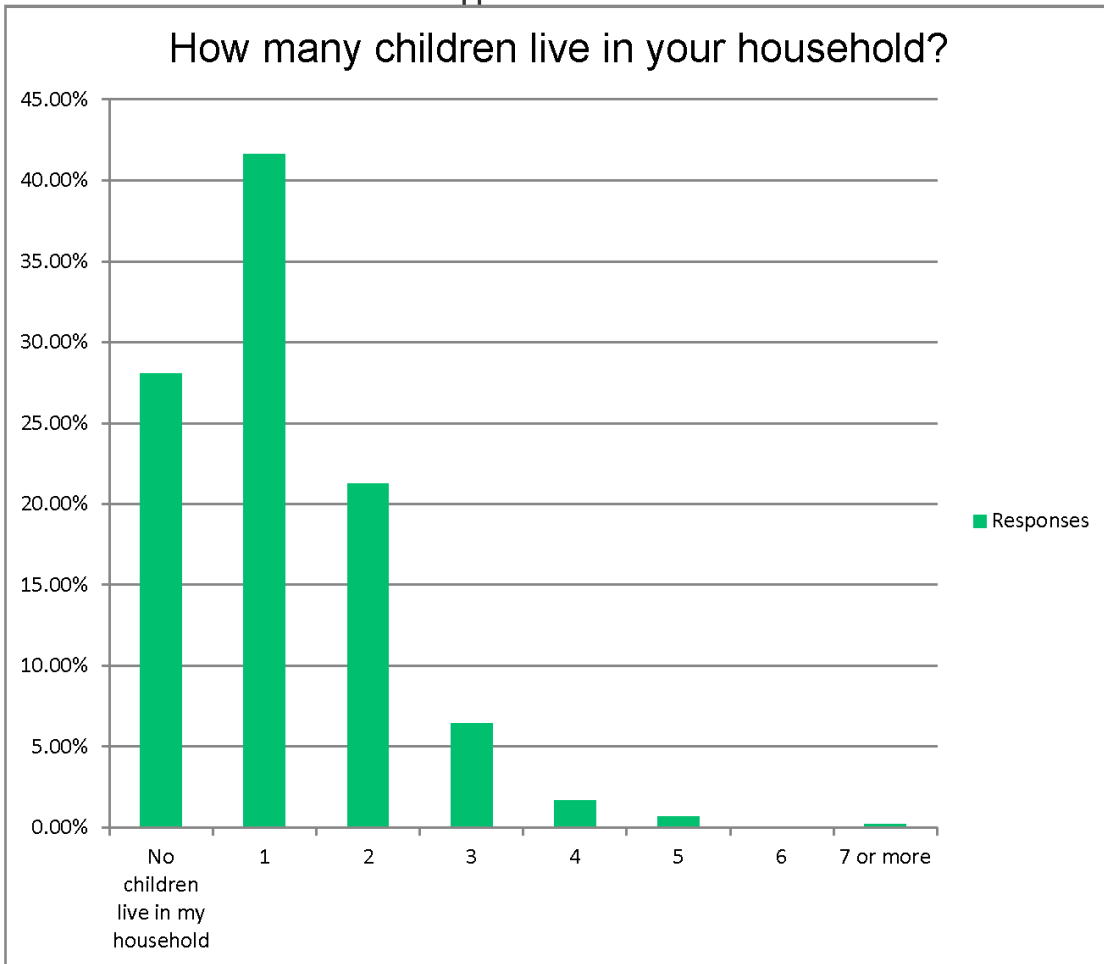
Sonoma County Housing Policy Survey
 How many adults live in your household?

Answer Choices	Responses	
1	9.06%	234
2	44.00%	1136
3	33.19%	857
4	9.49%	245
5	2.94%	76
6	0.93%	24
7 or more	0.39%	10
	Answered	2582
	Skipped	197



Sonoma County Housing Policy Survey
 How many children live in your household?

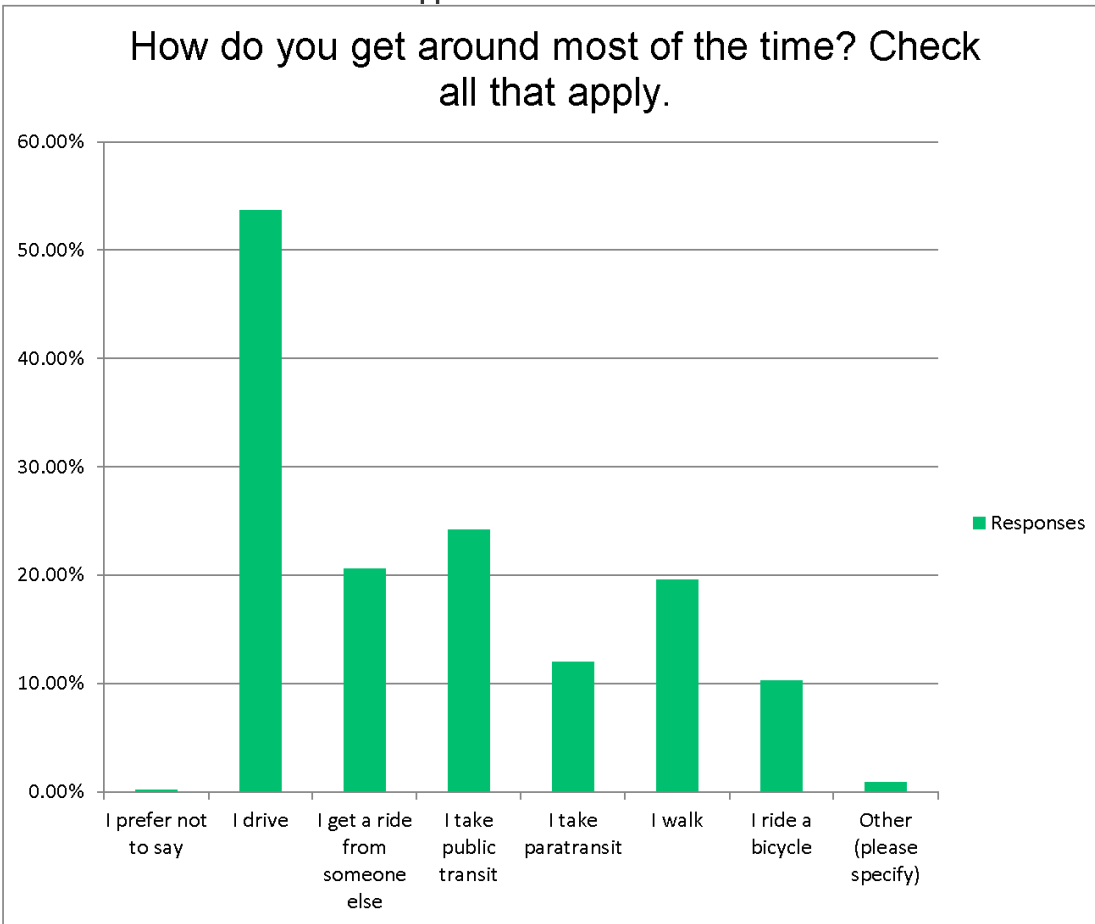
Answer Choices	Responses	
No children live in my household	28.06%	723
1	41.60%	1072
2	21.27%	548
3	6.44%	166
4	1.67%	43
5	0.70%	18
6	0.08%	2
7 or more	0.19%	5
	Answered	2577
	Skipped	202



Sonoma County Housing Policy Survey

How do you get around most of the time? Check all that apply.

Answer Choices	Responses	
I prefer not to say	0.19%	5
I drive	53.65%	1417
I get a ride from someone else	20.56%	543
I take public transit	24.23%	640
I take paratransit	11.97%	316
I walk	19.54%	516
I ride a bicycle	10.26%	271
Other (please specify)	0.87%	23
	Answered	2641
	Skipped	138



Sonoma County Housing Policy Survey

How do you get around most of the time? Check all that apply.

Other (please specify)

mixed

Public transport SUCKS in Sonoma County. That's an issue too

I walk with a seated 4 wheel walker when outside

Electric scooter

Traffic is horrible as it is.

Combination of drive, walk, ride

I work and live at the same location. Only drive when necessary

Ride an electric scooter

I roll in wheelchair

Scooter

Smart train

I have reduced my driving to the bare minimum. I stay in my apartment most of the time.

I would ride bus more but they stop too early.

I walk to daily needs; I drive perhaps 1x per week at most

It's out of gas. And people in my household include over two houses and one truck

I drive, walk or ride my bike

Usually working on the ranch. Would not use transit as I seldom go to town and have a lot to take in, such as livestock to the auction, or bring home.

ride share & public transit

I used to take the train to work, free parking is an issue. Especially in Santa Rosa.

combo or driving (long distances) or bike (around town)

Skate

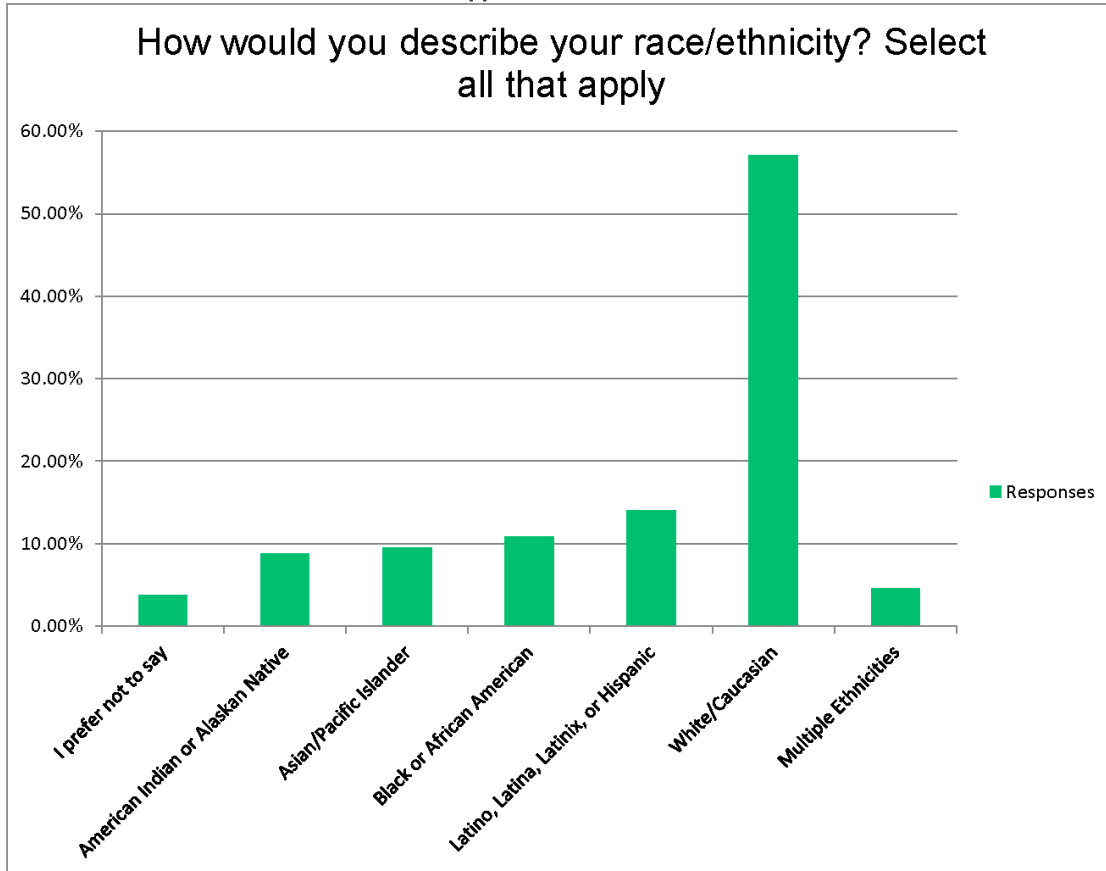
I wish I could bike and feel safe..

I would love to have better public transport.

Sonoma County Housing Policy Survey

How would you describe your race/ethnicity? Select all that apply

Answer Choices	Responses
I prefer not to say	3.80% 100
American Indian or Alaskan Native	8.82% 232
Asian/Pacific Islander	9.51% 250
Black or African American	10.84% 285
Latino, Latina, Latinix, or Hispanic	14.04% 369
White/Caucasian	57.09% 1501
Multiple Ethnicities	4.56% 120
Not listed here (please specify)	17
Answered	2629
Skipped	150



Sonoma County Housing Policy Survey

How would you describe your race/ethnicity? Select all that apply

Not listed here (please specify)

Please stop using the term 'race'; as a professional anthropologist I must object to the use of this term as it is biologically invalid and perpetuates unscientific understandings about human nature. Please use "ethnicity" or "heritage." It would be marginally better to use "racial identity" instead of "race."

USA

Irish

White/Mexican

It should not matter

Slavic

Portuguese

Human

Middle eastern

Mexican

Portuguese

What difference does it make?

European/Latin/Native American

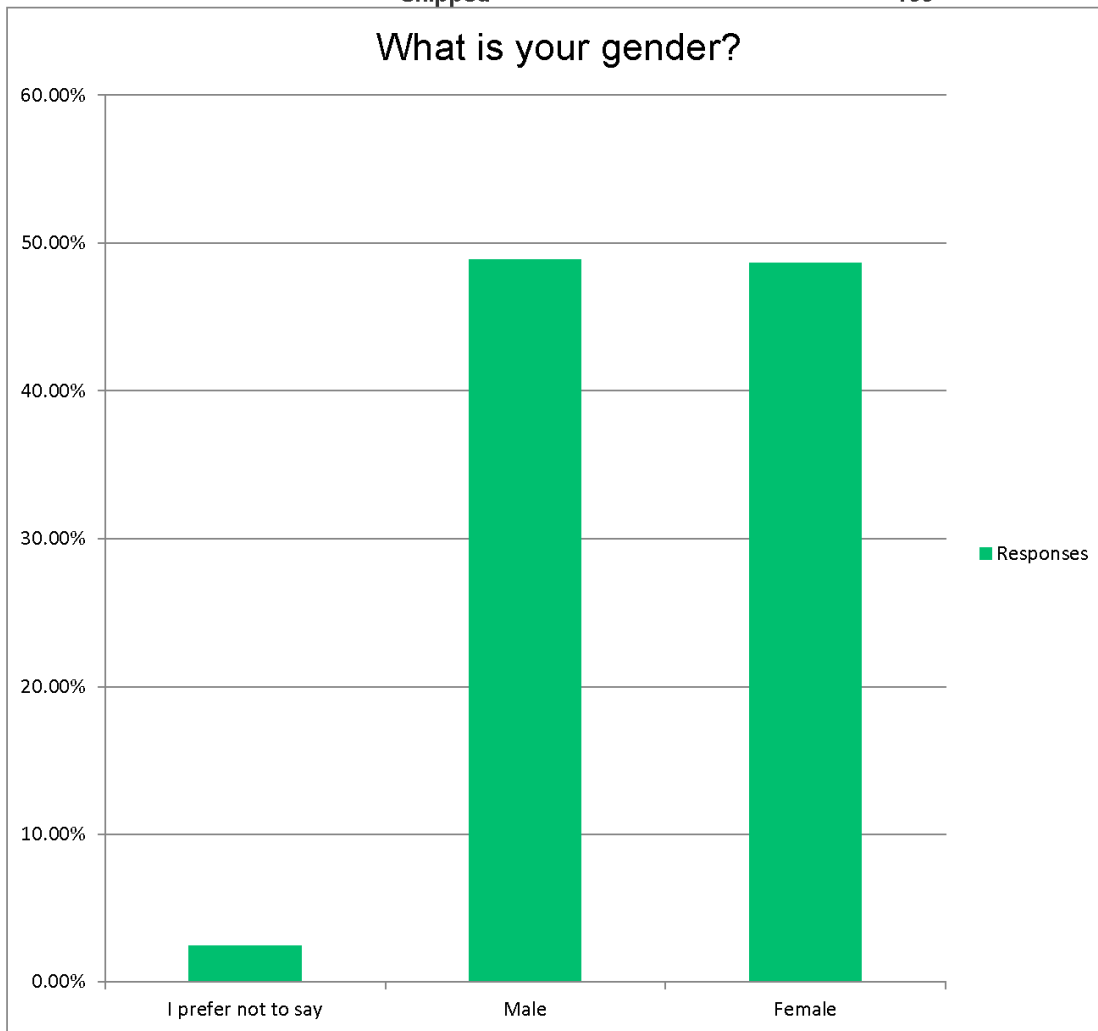
It's dangerous to conflate race with ethnicity.

jewish

Jewish

Sonoma County Housing Policy Survey
What is your gender?

Answer Choices	Responses
I prefer not to say	2.46% 65
Male	48.86% 1290
Female	48.67% 1285
Not listed here (please specify)	7
Answered	2640
Skipped	139



Sonoma County Housing Policy Survey

What is your gender?

Not listed here (please specify)

Gender-fluid

2 people, 1 male, 1 female

I don't have a damn "gender". I have a sex.

I am a "male-to-female" transsexual having transitioned as a teenager in the '70s. I was a homeless "street tranny" back in the late '70s.

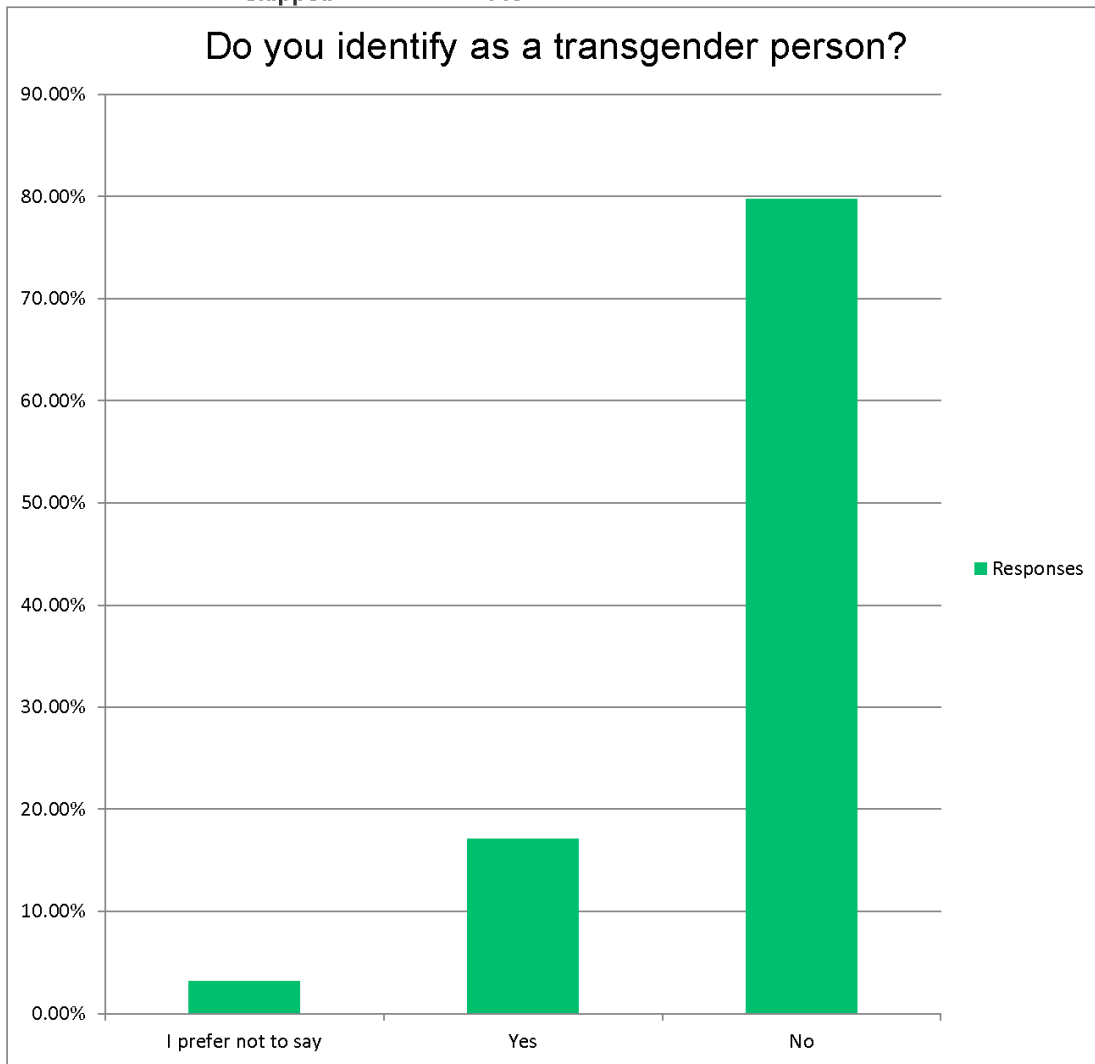
LOL!

Seriously, why are you asking below about whether I'm transgendered? What on earth does that have to do with affordable housing? Can we please get a break from the political correctness? (And I'm a Democrat!!!)

What difference does it make?

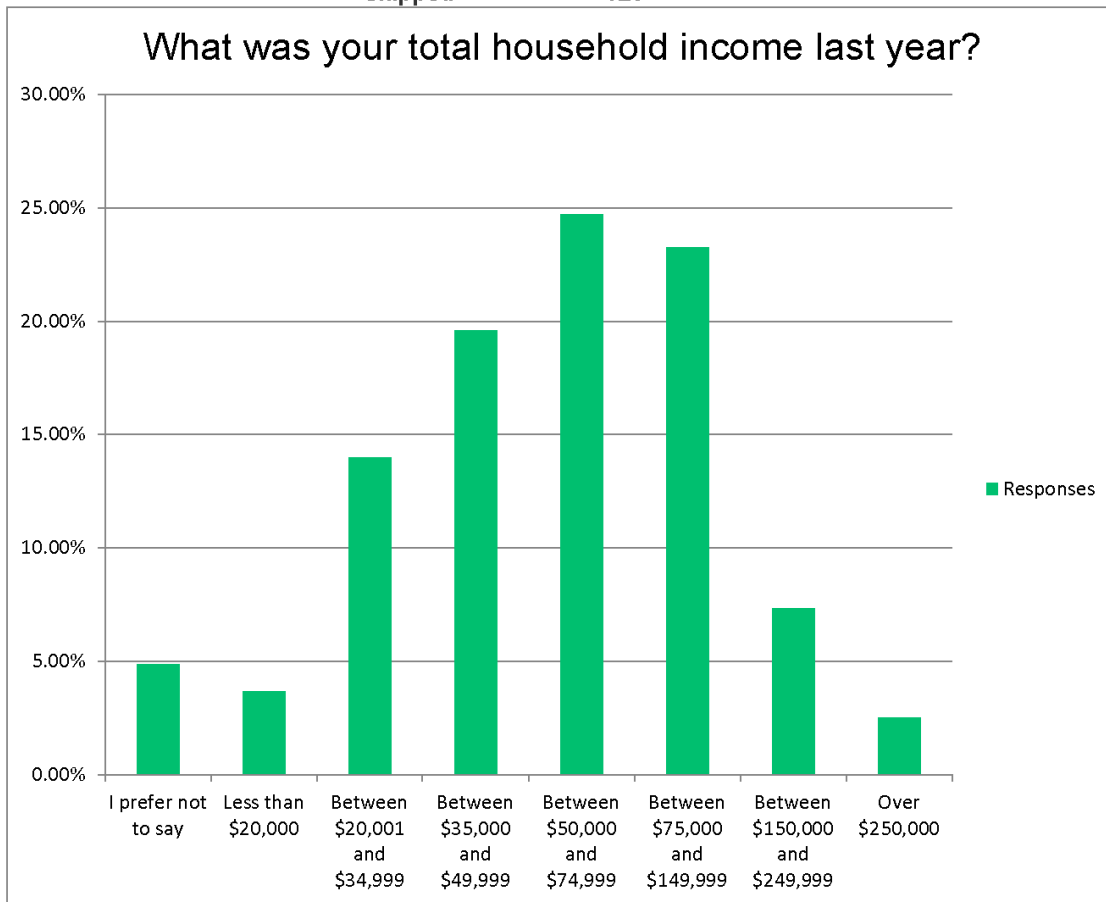
Sonoma County Housing Policy Survey
Do you identify as a transgender person?

Answer Choices	Responses	
I prefer not to say	3.15%	83
Yes	17.14%	451
No	79.70%	2097
Answered		2631
Skipped		148



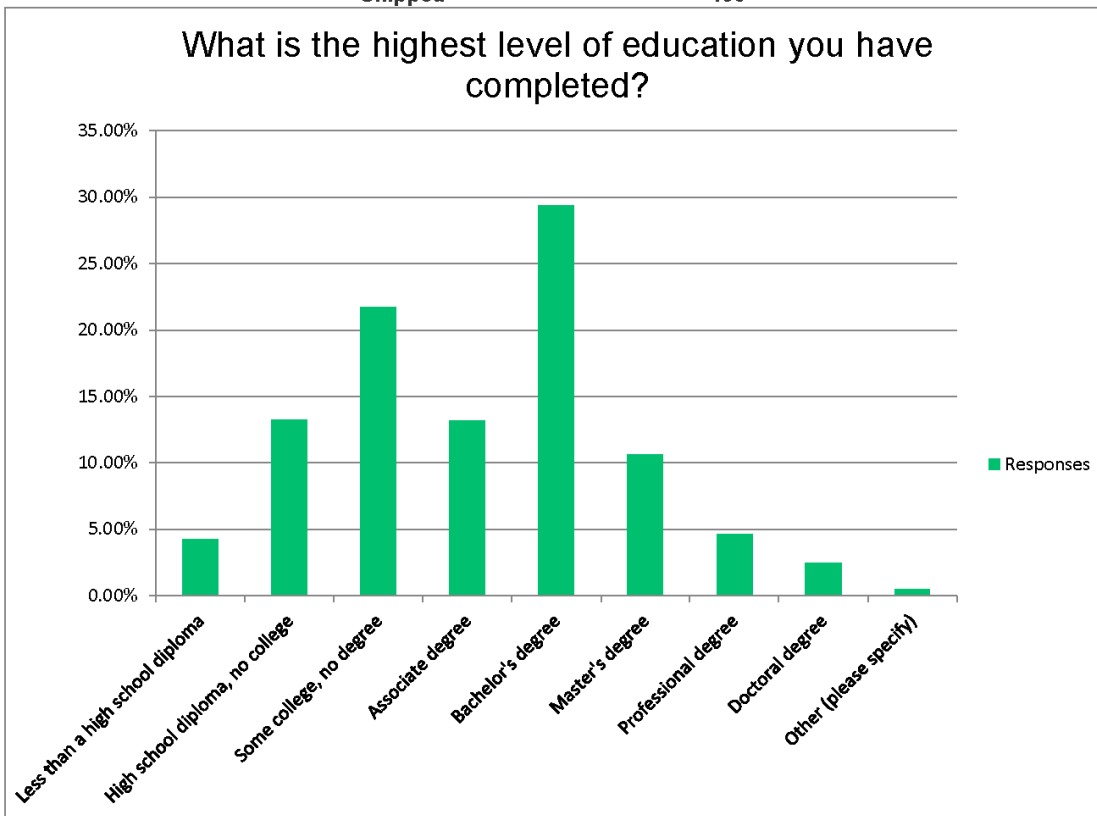
Sonoma County Housing Policy Survey
What was your total household income last year?

Answer Choices	Responses	
I prefer not to say	4.86%	129
Less than \$20,000	3.69%	98
Between \$20,001 and \$34,999	13.98%	371
Between \$35,000 and \$49,999	19.60%	520
Between \$50,000 and \$74,999	24.73%	656
Between \$75,000 and \$149,999	23.26%	617
Between \$150,000 and \$249,999	7.35%	195
Over \$250,000	2.53%	67
	Answered	2653
	Skipped	126



Sonoma County Housing Policy Survey
What is the highest level of education you have completed?

Answer Choices	Responses	
Less than a high school diploma	4.24%	112
High school diploma, no college	13.22%	349
Some college, no degree	21.74%	574
Associate degree	13.18%	348
Bachelor's degree	29.36%	775
Master's degree	10.64%	281
Professional degree	4.66%	123
Doctoral degree	2.46%	65
Other (please specify)	0.49%	13
Answered		2640
Skipped		139



Sonoma County Housing Policy Survey

What is the highest level of education you have completed?

Other (please specify)

Tags

bachelors plus specific diplomas

Bachelors Degree and Prof. Certificate + 140 units

Prefer not to say.

OJT

Pharmacy degree

Journeyman Operating Engineer

B.S plus 3 years of Graduate School

Cal proficiency and some jc

US Navy Propulsion Engineering

bachelors plus teaching credential

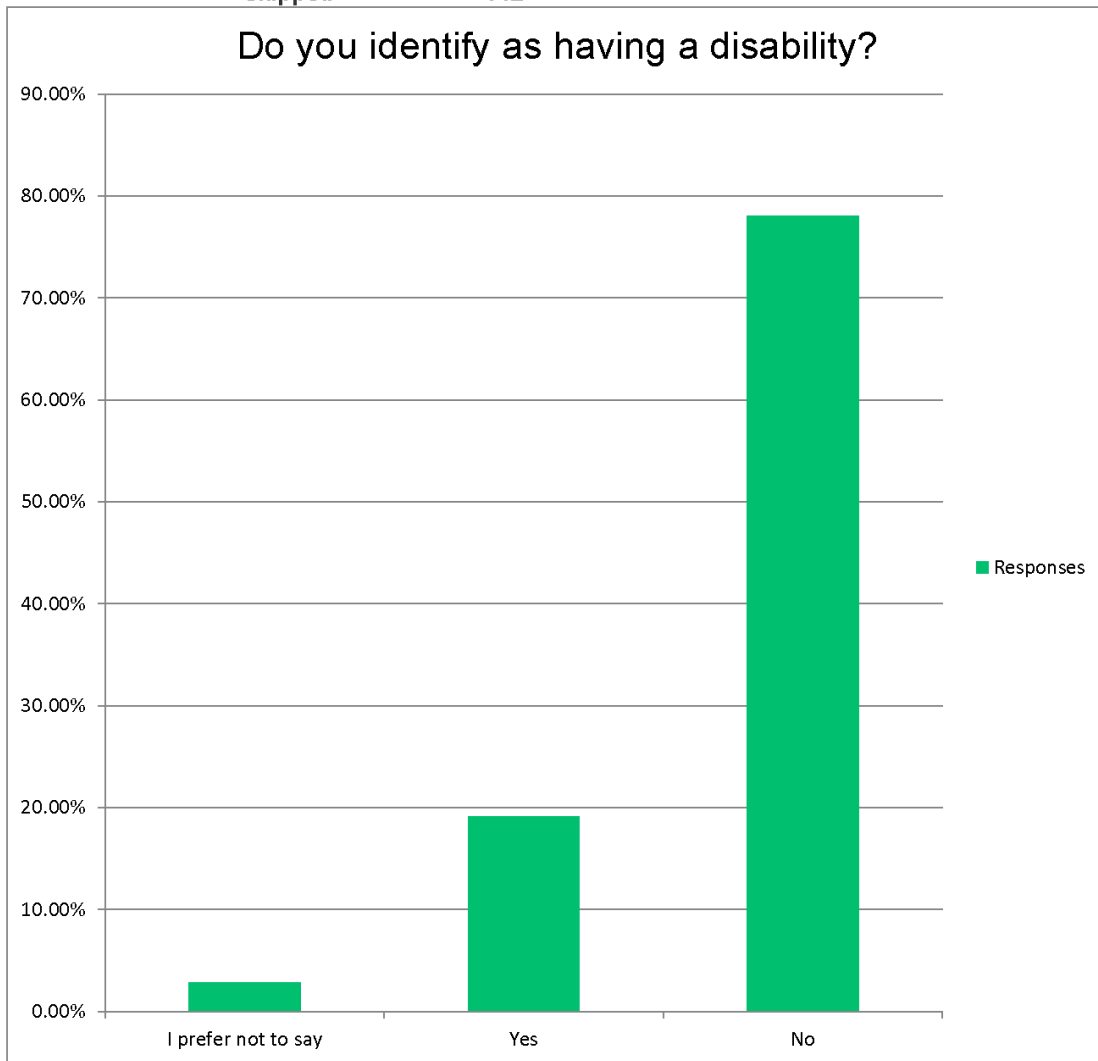
Real Estate Broker

Electronics Certification

BA with one AA and lots of continuing education

Sonoma County Housing Policy Survey
Do you identify as having a disability?

Answer Choices	Responses	
I prefer not to say	2.81%	74
Yes	19.11%	504
No	78.08%	2059
Answered		2637
Skipped		142



2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

#1

Page 1: County of Sonoma Developer Input Survey

Q1

A non-profit affordable housing developer

My role can best be described as:

Q2

Unincorporated Sonoma County,

What local jurisdictions do you have experience in?

Incorporated cities and towns within Sonoma County

Q3

Locally (Sonoma County),

Do you work locally or regionally?

Regionally

Q4

Which public funding sources do you have experience with?

Private

Q5

More difficult than other jurisdictions

How does the development process in this jurisdiction compare to other jurisdictions?

Q6

More difficult than other jurisdictions

How easy is it for you as a developer to understand the County's housing programs and options that are available to you?

Q7

(Optional) Describe what makes it easier or more difficult to develop or understand the options available to you in the unincorporated county.

water and septic/sewer issues. Regional issues that end up being the responsibility of new projects to solve/pay for, for instance regional storm water studies from Cotati to Russian River which killed a downtown Cotati infill project. We need a new and improved Tiger Salamander & other endangered species mitigation process.

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q8

What are the most significant constraints to residential development that you've experienced?

Lack of sewer/water

Somewhat of a constraint

Q9

What makes this jurisdiction unique to develop in? How does that affect your decision whether or not to pursue a local project?

poor record on file and lack of coordination between agencies.

Q10

What is unique about developing in this jurisdiction? (Constraints, opportunities, experience with Permit Sonoma staff)
How does that affect your decision whether or not to pursue a local project?

silo staffing seems uncoordinated

Q11

Need housing for local workers

(Optional) The biggest housing needs facing the County today are:

Q12

(Optional) What are some unique features of the unincorporated county that could become opportunities for more housing? For example: Underutilized commercial/industrial spaces that could include housing Large lots that could accommodate additional housing units Large homes that could be modified to accommodate more resident Other programs to facilitate housing production, preservation, and protection

Allow cottage development on RR parcels. Remove 3 home limit (as it pertains to Use Permit) and instead limit lot coverage.

Q13

How would you like to be involved going forward?

I would like to provide input through a stakeholder interview or meeting

I would like to be added to the Housing Element Update email contact list to receive updates

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q14

Please provide your contact information

Name

Email Address

Phone Number

Page 3: County of Sonoma Developer Input Survey

Q15

Respondent skipped this question

Is there any additional information that you would like us to know?

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

#2

Page 1: County of Sonoma Developer Input Survey

Q1

A non-profit affordable housing developer

My role can best be described as:

Q2

Unincorporated Sonoma County,

What local jurisdictions do you have experience in?

Incorporated cities and towns within Sonoma County

Q3

Regionally

Do you work locally or regionally?

Q4

Which public funding sources do you have experience with?

All Fed, State, local funding sources specific to production/operation of deed-restricted housing and community dev.

Q5

More difficult than other jurisdictions

How does the development process in this jurisdiction compare to other jurisdictions?

Q6

Similar to other jurisdictions

How easy is it for you as a developer to understand the County's housing programs and options that are available to you?

Q7

Respondent skipped this question

(Optional) Describe what makes it easier or more difficult to develop or understand the options available to you in the unincorporated county.

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q8

What are the most significant constraints to residential development that you've experienced?

Lack of sewer/water

Significant constraint

Community opposition

Somewhat of a constraint

Other (please specify):

This section has programming bug that does not allow for answer to each of above

Q9

What makes this jurisdiction unique to develop in? How does that affect your decision whether or not to pursue a local project?

Moderate political will, lack of "by right" land use policy, and lack of robust funding resource under County control creates risk and exposure to developers that limits interest.

Q10

What is unique about developing in this jurisdiction? (Constraints, opportunities, experience with Permit Sonoma staff) How does that affect your decision whether or not to pursue a local project?

Lack of local front-end match funds creates disadvantage in competitive leveraging at State/Fed level, and creates project pipeline backlog

Q11

(Optional) The biggest housing needs facing the County today are:

Need housing choices in lower price range,

Other (please specify):

Focus should be on deed restricted ELI, VLI, LI, and MOD inc Multifamily rental housing

Q12

(Optional) What are some unique features of the unincorporated county that could become opportunities for more housing? For example: Underutilized commercial/industrial spaces that could include housing Large lots that could accommodate additional housing units Large homes that could be modified to accommodate more resident Other programs to facilitate housing production, preservation, and protection

Sonoma Dev Ctr, Sonoma Airport district, Sutter Health/Hsg partnership Fulton area, Guerneville TCAC/Supportive Hsg, Sebastopol area farmlabor hsg/Ag partnership

Q13

How would you like to be involved going forward?

I would like to be added to the Housing Element Update email contact list to receive updates

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q14

Please provide your contact information

Name

Email Address

Phone Number

Page 3: County of Sonoma Developer Input Survey

Q15

Respondent skipped this question

Is there any additional information that you would like us to know?

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

#3

Page 1: County of Sonoma Developer Input Survey

Q1

A for-profit affordable housing developer

My role can best be described as:

Q2

Unincorporated Sonoma County,

What local jurisdictions do you have experience in?

Incorporated cities and towns within Sonoma County

Q3

Regionally

Do you work locally or regionally?

Q4

Which public funding sources do you have experience with?

LIHTC, CDBG, HOME

Q5

More difficult than other jurisdictions

How does the development process in this jurisdiction compare to other jurisdictions?

Q6

Similar to other jurisdictions

How easy is it for you as a developer to understand the County's housing programs and options that are available to you?

Q7

Respondent skipped this question

(Optional) Describe what makes it easier or more difficult to develop or understand the options available to you in the unincorporated county.

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q8

What are the most significant constraints to residential development that you've experienced?

Processing and permitting procedures

Neutral/ Undecided/ No experience

Availability of financing

Significant constraint

Cost of construction

Somewhat of a constraint

Q9

What makes this jurisdiction unique to develop in? How does that affect your decision whether or not to pursue a local project?

Respondent skipped this question

Q10

What is unique about developing in this jurisdiction? (Constraints, opportunities, experience with Permit Sonoma staff) How does that affect your decision whether or not to pursue a local project?

Respondent skipped this question

Q11

(Optional) The biggest housing needs facing the County today are:

**Need housing choices in lower price range,
Need more housing for seniors,
Need more homes that are affordable to first-time homebuyers
,
Need housing for local workers**

Q12

(Optional) What are some unique features of the unincorporated county that could become opportunities for more housing? For example: Underutilized commercial/industrial spaces that could include housing Large lots that could accommodate additional housing units Large homes that could be modified to accommodate more resident Other programs to facilitate housing production, preservation, and protection

Respondent skipped this question

Q13

How would you like to be involved going forward?

I would like to be added to the Housing Element Update email contact list to receive updates

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q14

Please provide your contact information

Name

Email Address

Phone Number

Page 3: County of Sonoma Developer Input Survey

Q15

Respondent skipped this question

Is there any additional information that you would like us to know?

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

#4

Page 1: County of Sonoma Developer Input Survey

Q1

A for-profit affordable housing developer

My role can best be described as:

Q2

Unincorporated Sonoma County,

What local jurisdictions do you have experience in?

Incorporated cities and towns within Sonoma County,

(Optional) Specify communities::

Healdsburg, Santa Rosa, Sebastopol, Cloverdale, Sonoma
County, Rohnert Park

Q3

Regionally

Do you work locally or regionally?

Q4

Which public funding sources do you have experience with?

state and federal tax credits and bonds, HCD programs, federal programs (USDA etc.)

Q5

More difficult than other jurisdictions

How does the development process in this jurisdiction
compare to other jurisdictions?

Q6

Similar to other jurisdictions

How easy is it for you as a developer to understand the
County's housing programs and options that are available
to you?

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q7

(Optional) Describe what makes it easier or more difficult to develop or understand the options available to you in the unincorporated county.

Development of affordable housing is challenging in the county due to the lack of appropriately zoned sites, long lead times for county approvals (entitlements, permits) and available supplemental funding when competing in financing programs.

Q8

What are the most significant constraints to residential development that you've experienced?

Land use and zoning controls

Significant constraint

Availability of financing

Somewhat of a constraint

Other (please specify):

I wasn't able to select an option for each line item. All of these constraints are "somewhat" or "significant".

Q9

What makes this jurisdiction unique to develop in? How does that affect your decision whether or not to pursue a local project?

Pursuing local projects comes down to the availability and cost of zoned land and the assessed risk of getting a project approved within 6-18 months. Local politics and community opposition can be significant enough to avoid pursuing local projects.

Q10

What is unique about developing in this jurisdiction? (Constraints, opportunities, experience with Permit Sonoma staff) How does that affect your decision whether or not to pursue a local project?

The current tax credit scoring system so heavily favors high and highest resource areas that pursuing land for affordable housing outside of those areas is really not worth doing. If the county is going to re-zone land for multifamily uses, attention should be put on the high and highest resource areas.

Q11

(Optional) The biggest housing needs facing the County today are:

Need housing choices in lower price range,

Need housing for local workers,

Other (please specify):

The only way to come close to bridging the housing gap is to build efficient multifamily housing with as few barriers as possible on the timeline to get to construction. Having local jurisdictions and their staff understand the constraints and obligations that developers have from the primary financing programs is very helpful. Building in some flexibility to housing elements that allow for changes in financing programs that drive what developers can and cannot do would be really valuable.

2023 SONOMA COUNTY HOUSING ELEMENT UPDATE

Q12

(Optional) What are some unique features of the unincorporated county that could become opportunities for more housing? For example: Underutilized commercial/industrial spaces that could include housing Large lots that could accommodate additional housing units Large homes that could be modified to accommodate more resident Other programs to facilitate housing production, preservation, and protection

Enabling developers to rezone properties for multifamily housing in a streamlined process especially if they are underutilized commercial/industrial spaces

Working with jurisdictions to develop infrastructure for water and sewer on boundary properties

Focus on making it easier to use state laws that allow streamlining and exemption from subjective standards and environmental review

Q13

How would you like to be involved going forward?

I would like to provide input through a stakeholder interview or meeting

I would like to be added to the Housing Element Update email contact list to receive updates

Page 2: County of Sonoma Developer Input Survey

Q14

Please provide your contact information

Name

Email Address

Phone Number

Page 3: County of Sonoma Developer Input Survey

Q15

Respondent skipped this question

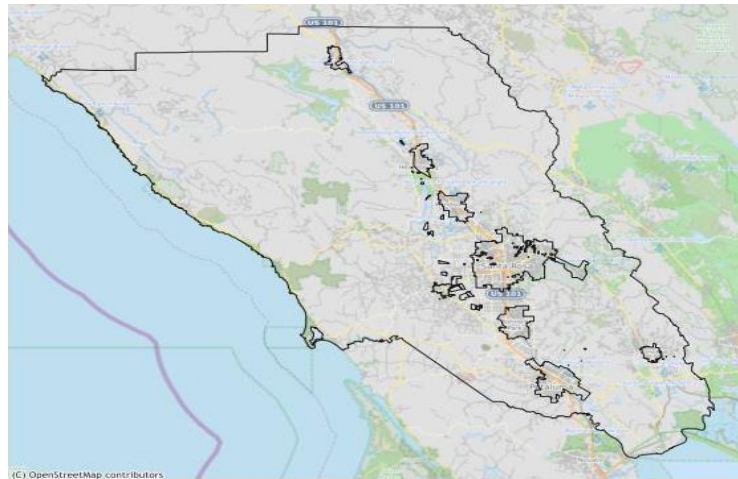
Is there any additional information that you would like us to know?

Appendix B: Housing Needs Data Report

HOUSING NEEDS DATA REPORT: UNINCORPORATED SONOMA

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



Technical Assistance
for Local Planning
HOUSING

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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 Unincorporated Sonoma County.

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 Unincorporated Sonoma County decreased by 7.8% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** - In 2019, Unincorporated Sonoma County's youth population under the age of 18 was 23,386 and senior population 65 and older was 33,616. These age groups represent 16.5% and 23.7%, respectively, of Unincorporated Sonoma County's population.
- **Race/Ethnicity** - In 2020, 71.7% of Unincorporated Sonoma County's population was White while 0.7% was African American, 2.2% was Asian, and 20.9% was Latinx. People of color in Unincorporated Sonoma County comprise a proportion below the overall proportion in the Bay Area as a whole.¹
- **Employment** - Unincorporated Sonoma County residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Unincorporated Sonoma County decreased by 7.3 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 10,340 (25.0%). Additionally, the jobs-household ratio in Unincorporated Sonoma County has increased from 0.69 in 2002 to 0.96 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 Unincorporated Sonoma County decreased, 4.1% from 2010 to 2020, which is *below* 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 Unincorporated Sonoma County residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$500k-\$750k in 2019. Home prices increased by 79.7% from 2010 to 2020.
 - **Rental Prices** - The typical contract rent for an apartment in Unincorporated Sonoma County was \$1,340 in 2019. Rental prices increased by 30.2% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$53,800 per year.²

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

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

- **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, 81.5% of homes in Unincorporated Sonoma County were single family detached, 4.0% were single family attached, 4.0% were small multifamily (2-4 units), and 3.7% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Unincorporated Sonoma County, 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 Unincorporated Sonoma County, 20.0% of households spend 30%-50% of their income on housing, while 18.9% 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, 27.1% of households in Unincorporated Sonoma County live in neighborhoods that are susceptible to or experiencing displacement, and 3.4% live in areas at risk of or undergoing gentrification. 38.2% of households in Unincorporated Sonoma County 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** - 6.5% of residents in Unincorporated Sonoma County live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 41.7% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** - Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Unincorporated Sonoma County, 13.0% of residents have a disability of any kind and may require accessible housing. Additionally, 8.2% of Unincorporated Sonoma County households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 8.2% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

³ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

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 represents data for Unincorporated Sonoma County.

3 LOOKING TO THE FUTURE: REGIONAL HOUSING

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁴ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.⁵ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA - the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Unincorporated Sonoma County, the proposed RHNA to be planned for this cycle is 3,881 units, a stated 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**

⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

⁵ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

jurisdictions will use for their Housing Elements will be released at the end of 2021. The potential allocation that Unincorporated Sonoma County would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Unincorporated Sonoma Units	Sonoma County Units	Bay Area Units	Unincorporated Sonoma Percent	Sonoma County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	1036	3999	114442	26.7%	27.5%	25.9%
Low Income (50%-80% of AMI)	596	2302	65892	15.4%	15.8%	14.9%
Moderate Income (80%-120% of AMI)	627	2302	72712	16.2%	15.8%	16.5%
Above Moderate Income (>120% of AMI)	1622	5959	188130	41.8%	40.9%	42.6%
Total	3881	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 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, Unincorporated Sonoma County’s population has decreased by 7.8%; this rate is below that of the region as a whole, at 14.8%. In Unincorporated Sonoma County, roughly 11.6% of its population moved during the past year, a number 1.8 percentage points smaller than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Unincorporated Sonoma	160186	152872	150223	151509	145363	149301	138532
Sonoma County	388222	416776	458614	475703	483878	500640	492980
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

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 Unincorporated Sonoma County was estimated to be 138,532 (see Table 2). From 1990 to 2000, the population decreased by 6.2%, while it decreased by 3.2% during the first decade of the 2000s. In the most recent decade, the population decreased by 4.7%. The population of Unincorporated Sonoma County makes up 28.1% of Sonoma County.⁷

⁷ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

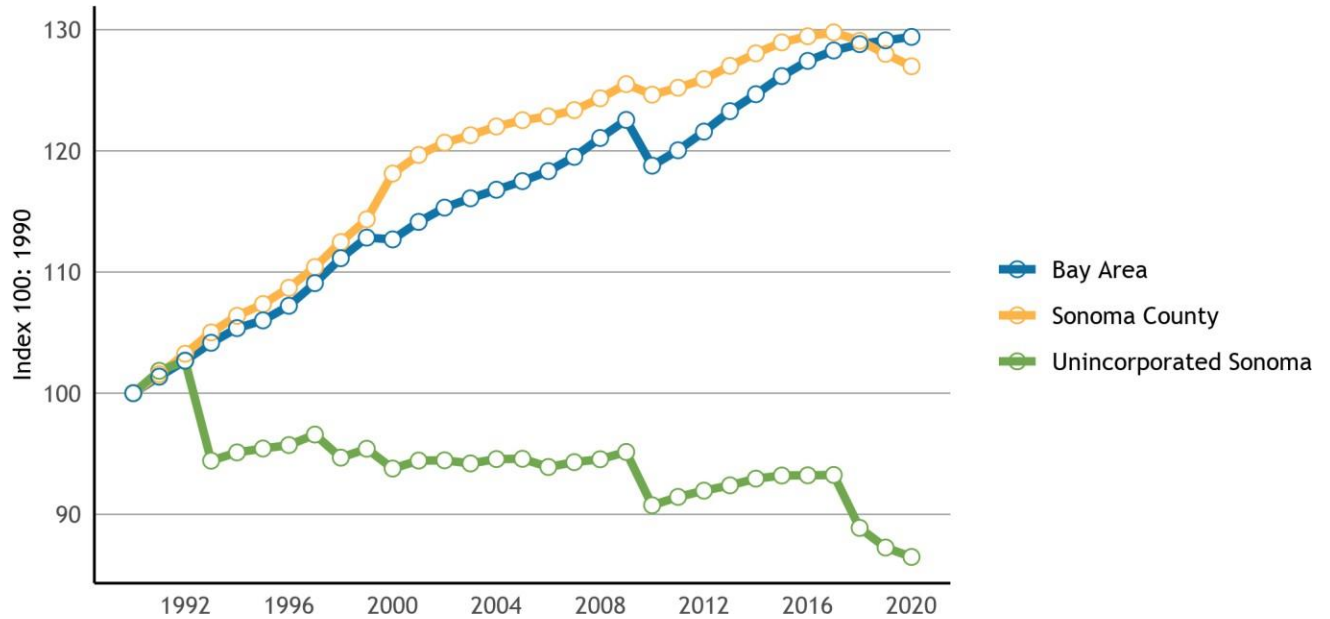


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

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

In Unincorporated Sonoma County, the median age in 2000 was 39.7; by 2019, this figure had increased, landing at around 48 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

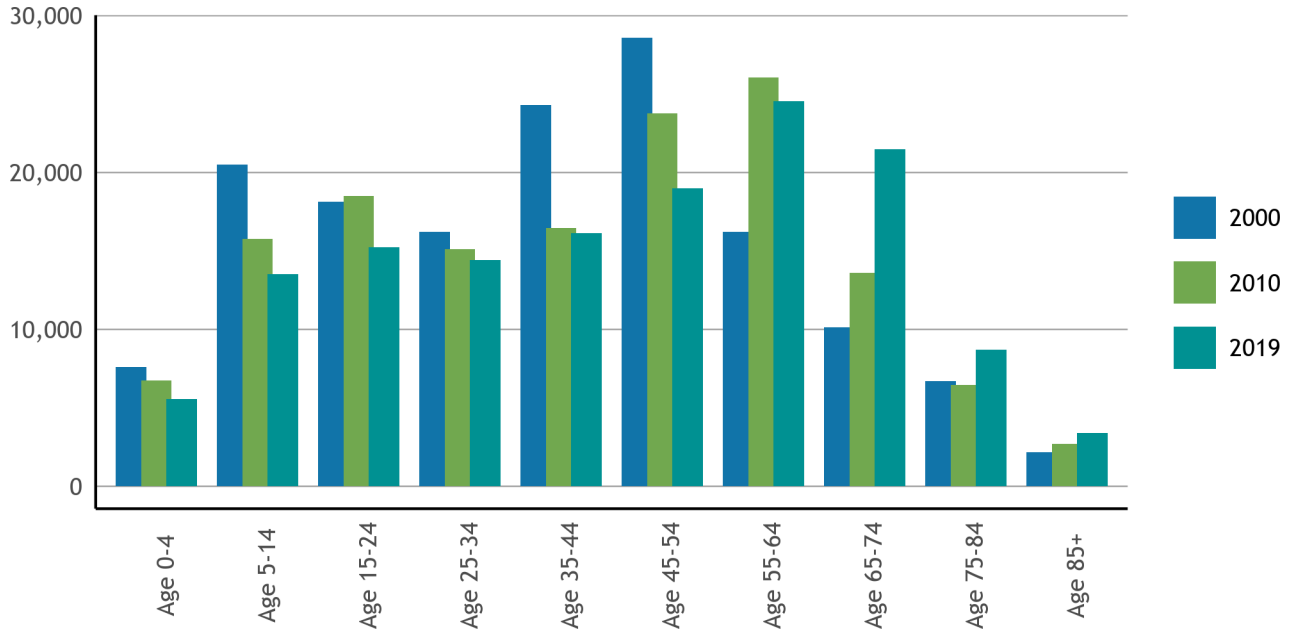


Figure 2: Population by Age, 2000-2019

Universe: Total population

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

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁸ make up 7.3% of seniors and 28.4% of youth under 18 (see Figure 3).

⁸ Here, we count all non-white racial groups

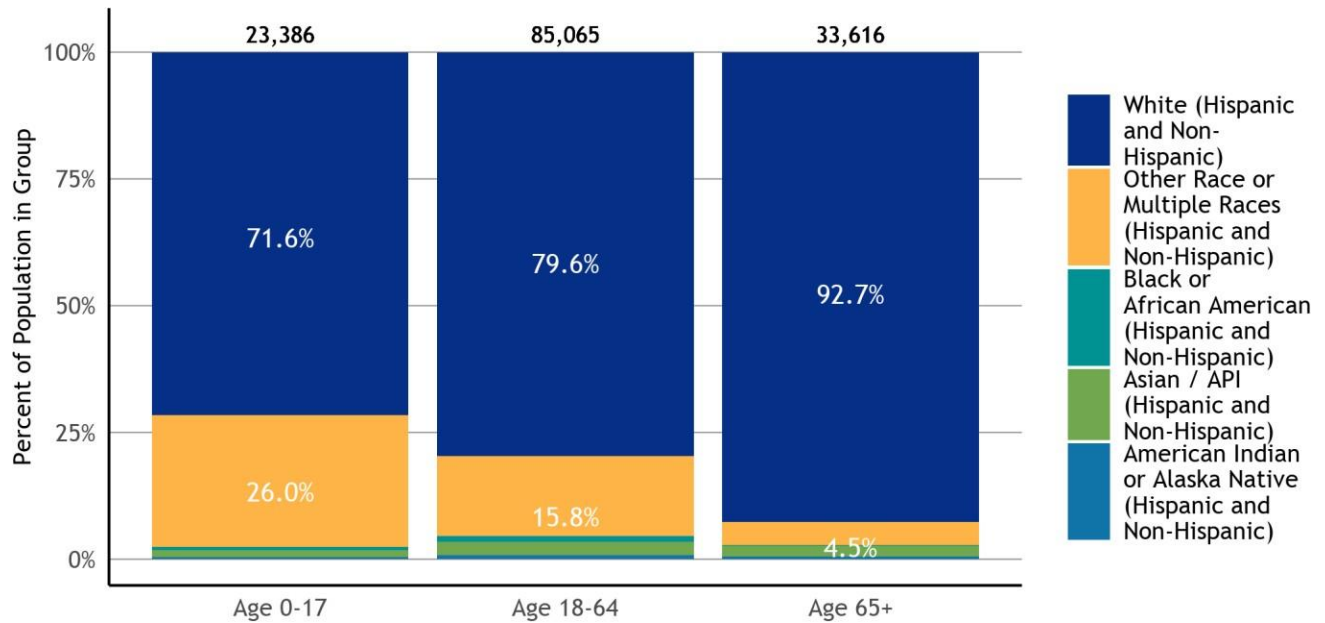


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

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

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁹. Since 2000, the percentage of residents in Unincorporated Sonoma County identifying as White has decreased - and by the same token the percentage of residents of all *other* races and ethnicities has *increased* - by 7.3 percentage points, with the 2019 population standing at 101,922 (see Figure 4). In absolute terms, the *Other Race or Multiple Races, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

⁹ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

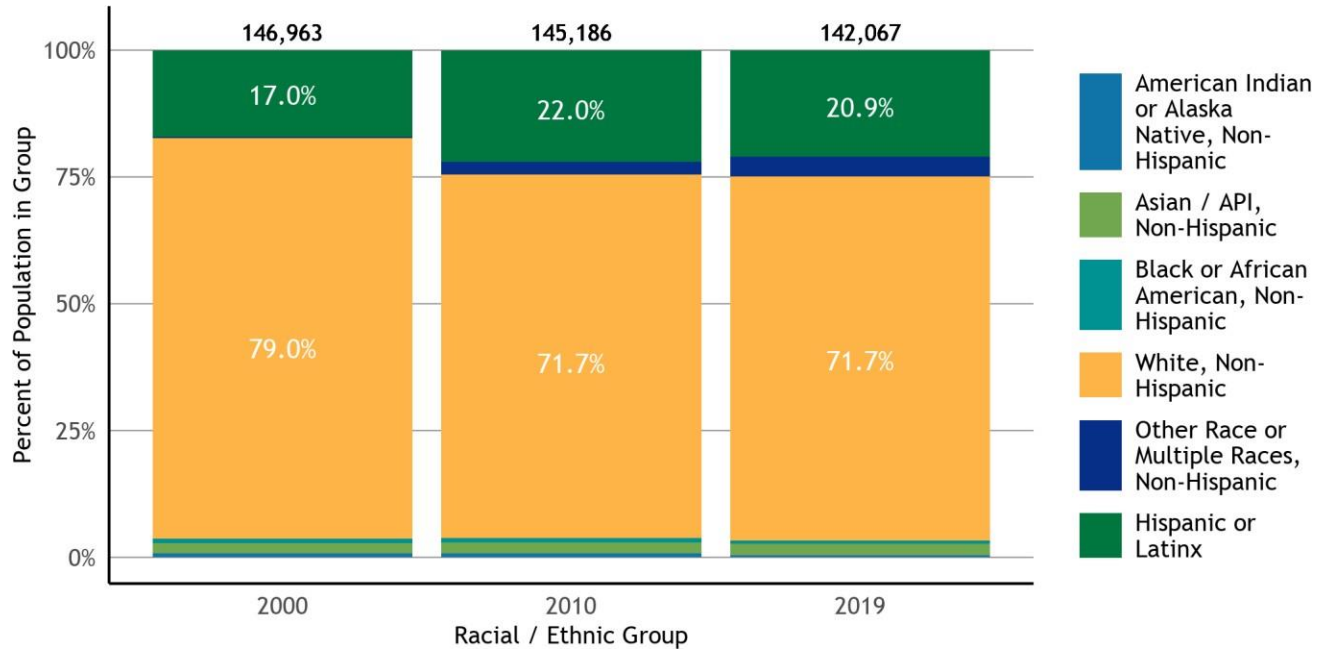


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

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

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Unincorporated Sonoma County increased by 30.7% (see Figure 5).

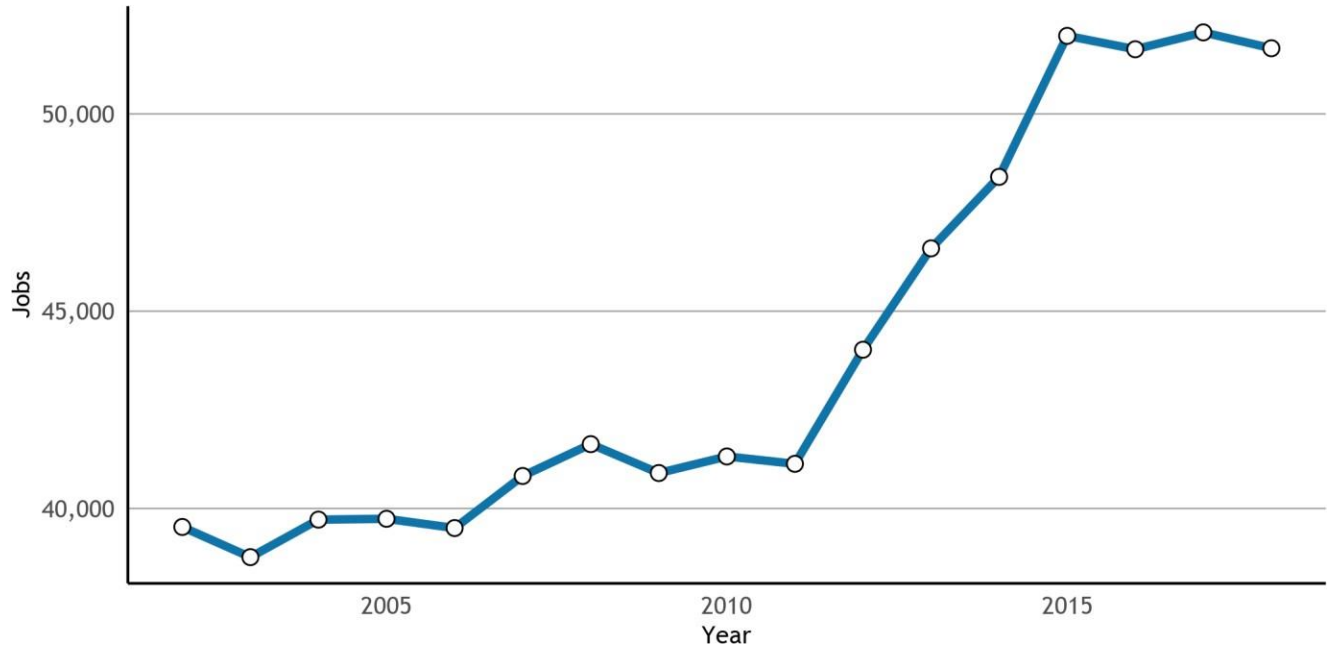


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 69,104 employed residents, and 64,488 jobs¹⁰ in Unincorporated Sonoma County - the ratio of jobs to resident workers is 0.93; Unincorporated Sonoma County is a *net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few 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. Unincorporated Sonoma County has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the

¹⁰ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).¹¹

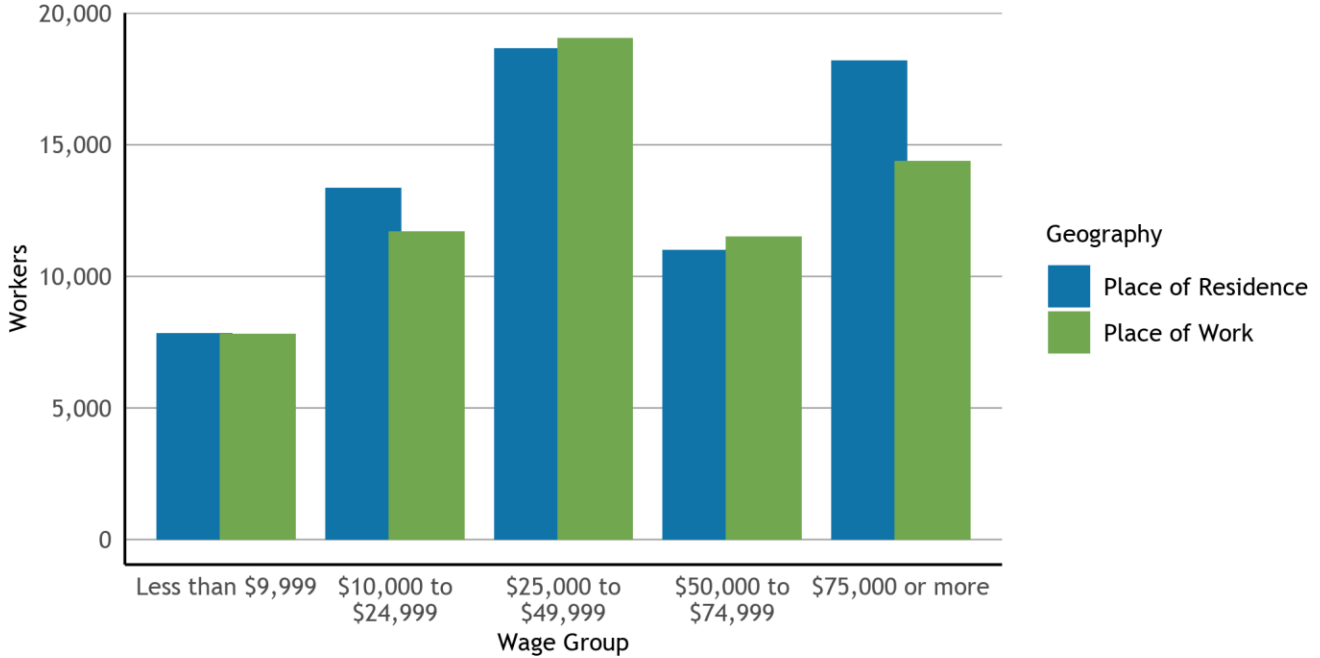


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

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

Figure 7 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a 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 (see Figure 7).

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

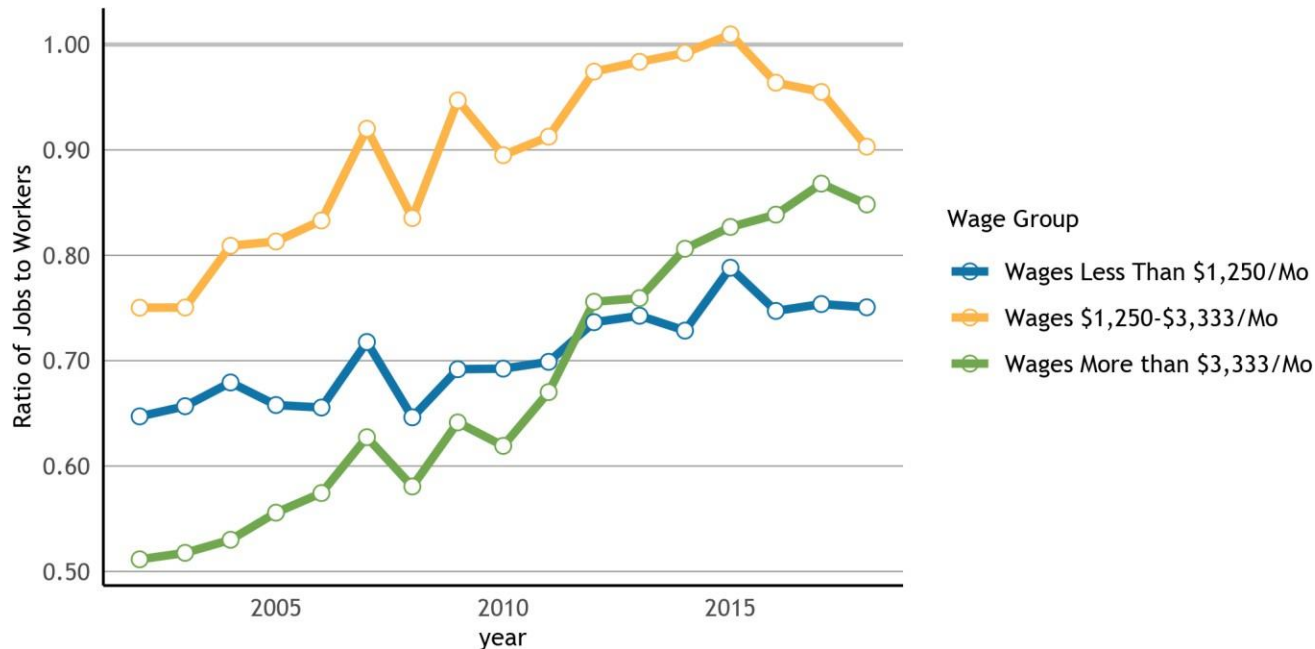


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

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

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Unincorporated Sonoma County has increased from 0.69 in 2002, to 0.96 jobs per household in 2018 (see Figure 8).

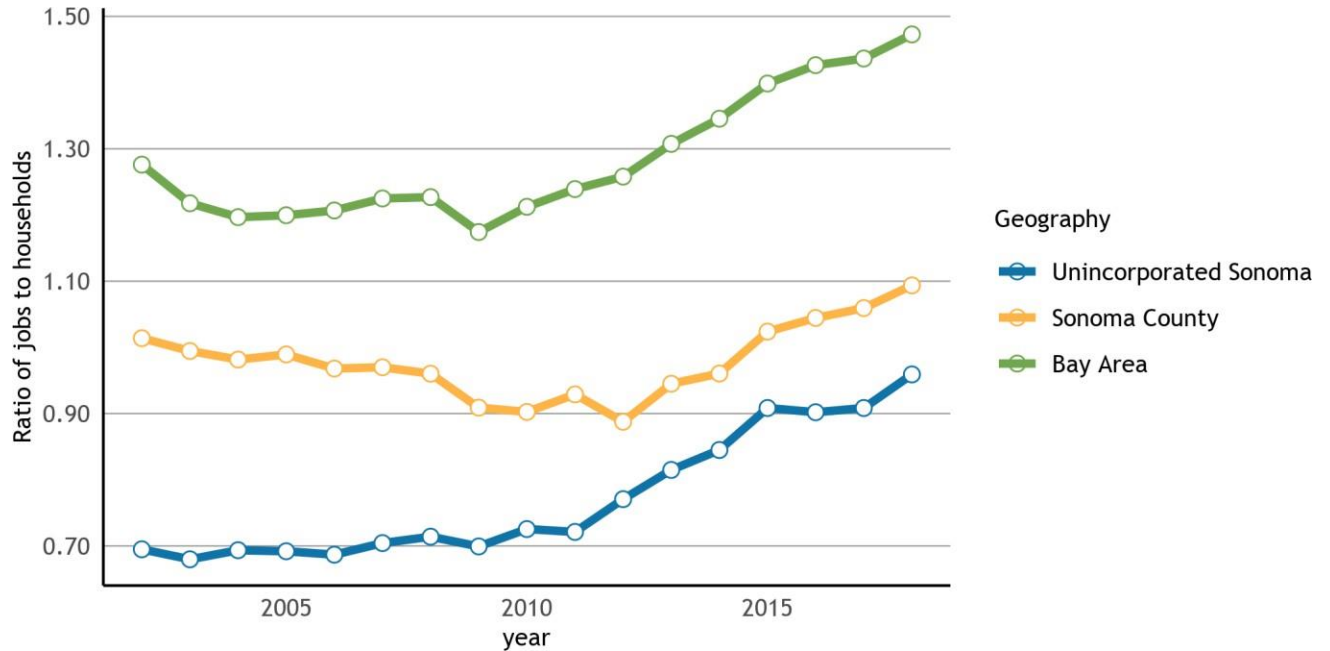


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Unincorporated Sonoma County residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

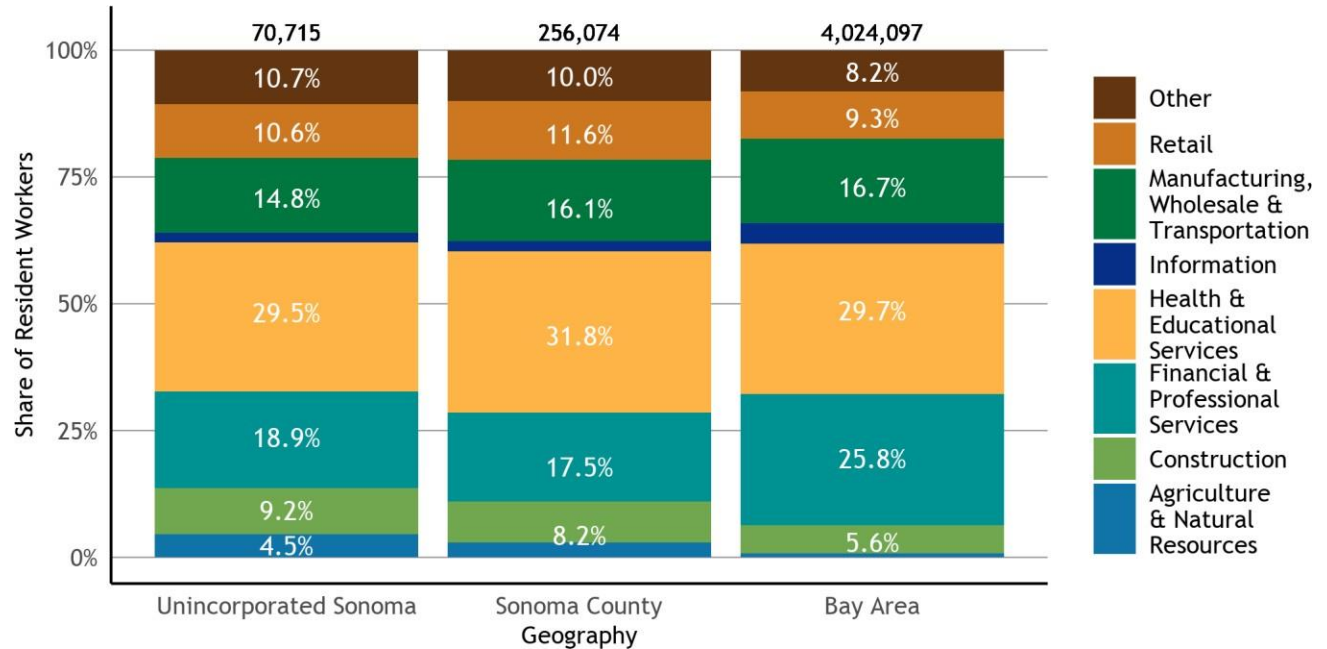


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

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

4.4.3 Unemployment

In Unincorporated Sonoma County, there was a 7.3 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

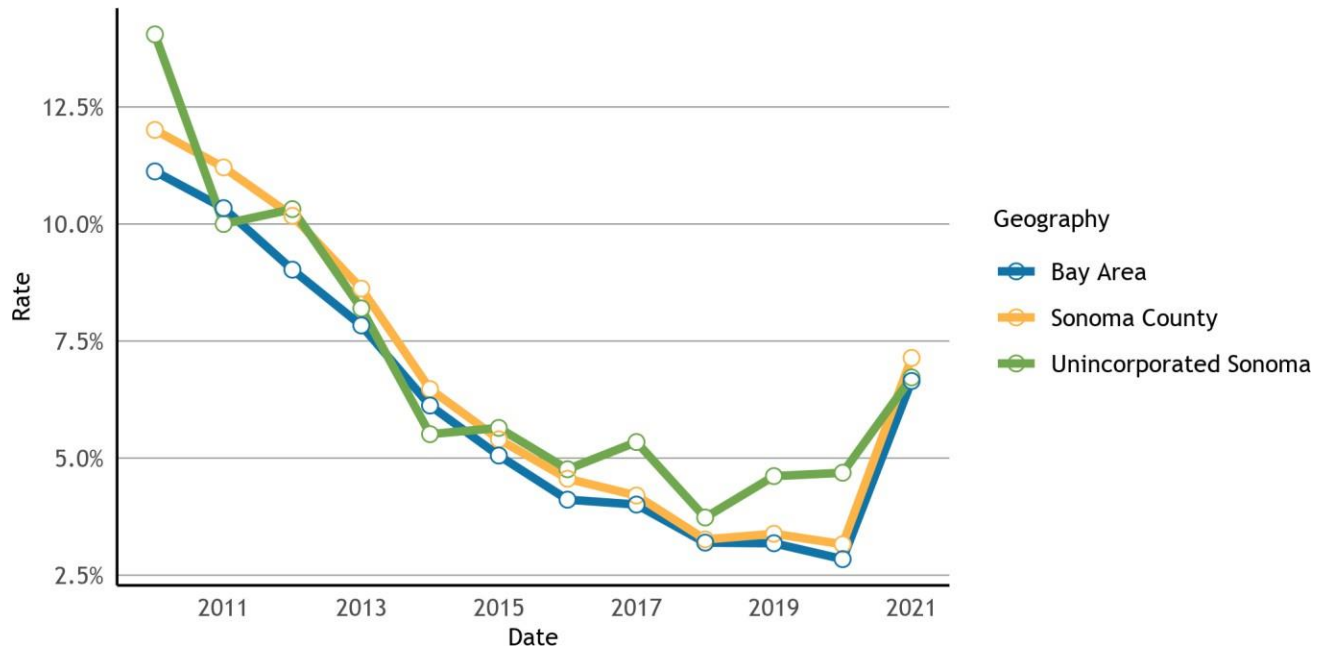


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state¹².

In Unincorporated Sonoma County, 53.8% of households make more than 100% of the Area Median Income (AMI)¹³, compared to 10.8% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

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

¹³ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120

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 Unincorporated Sonoma County 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 Unincorporated Sonoma County'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 50.9% of Unincorporated Sonoma County's very low-income RHNA is for extremely low-income households.*

According to the data shown below (Figure 11), 12,473 of Unincorporated Sonoma County's households are 0-50% AMI while 6,354 are extremely low-income. Therefore, extremely low-income households represent 50.9% of households who are 0-50% AMI, as 6,354 divided by 12,473 is 50.9%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: *Assume that 50% of Unincorporated Sonoma County'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.

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.

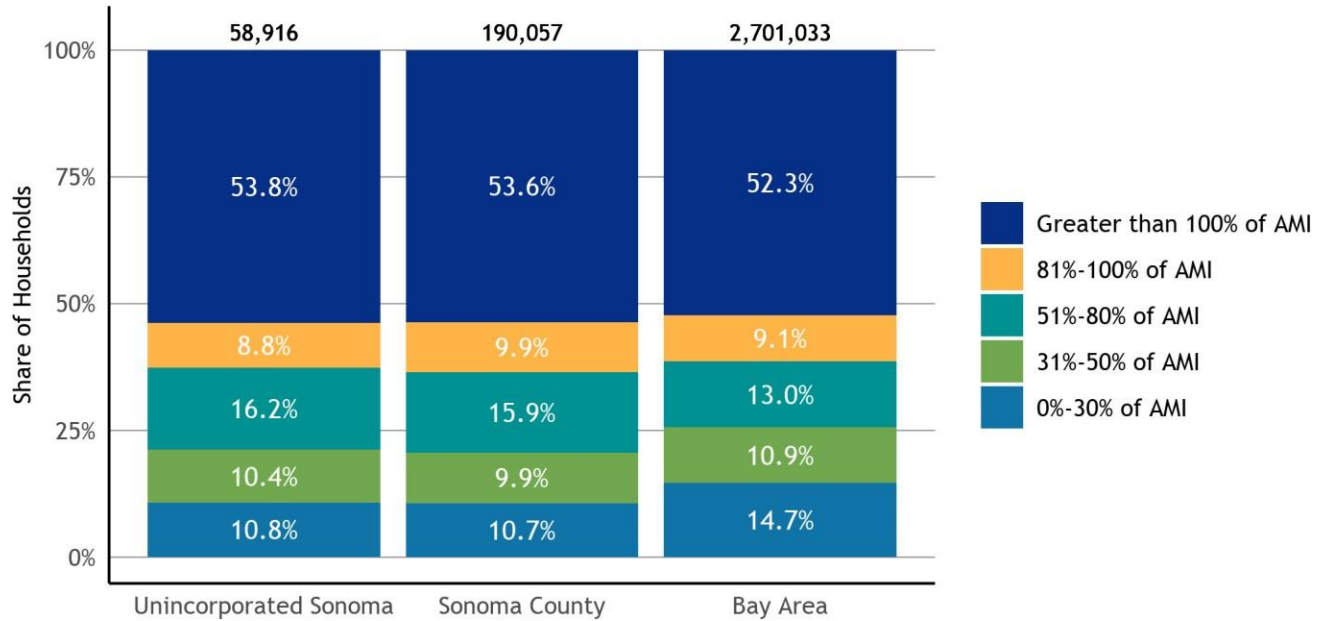


Figure 11: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

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

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Unincorporated Sonoma County, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

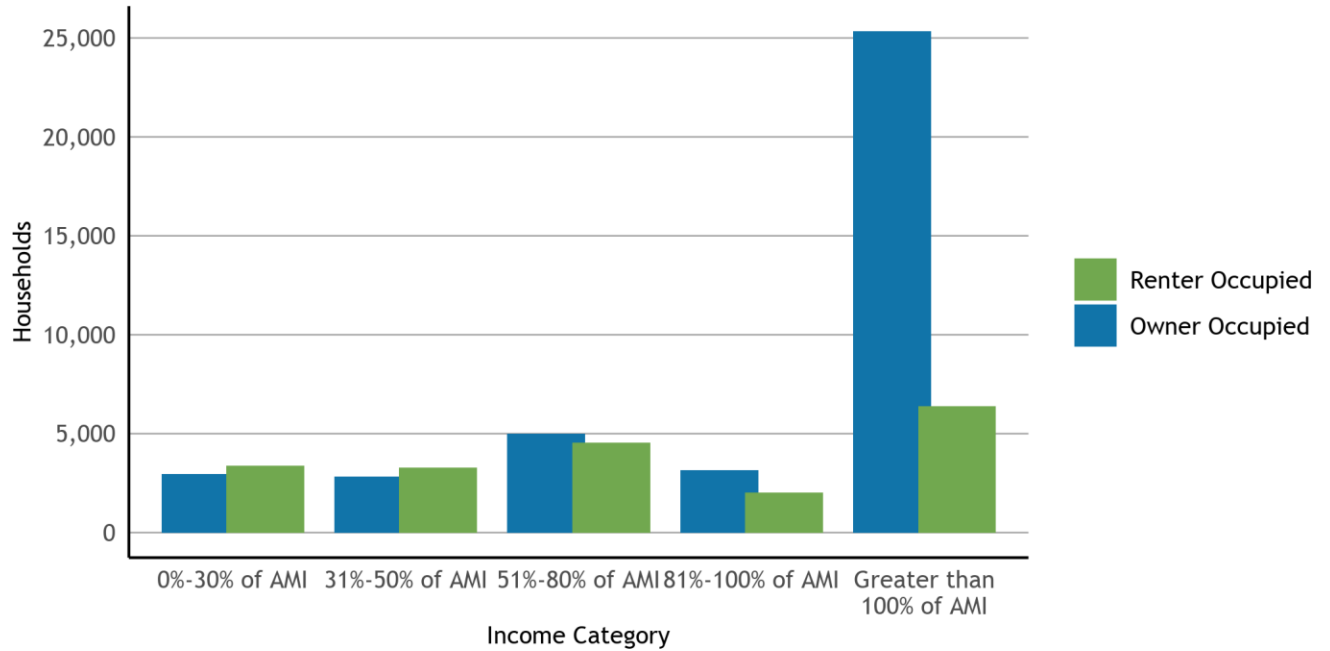


Figure 12: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

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

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.¹⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Unincorporated Sonoma County, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 13).

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

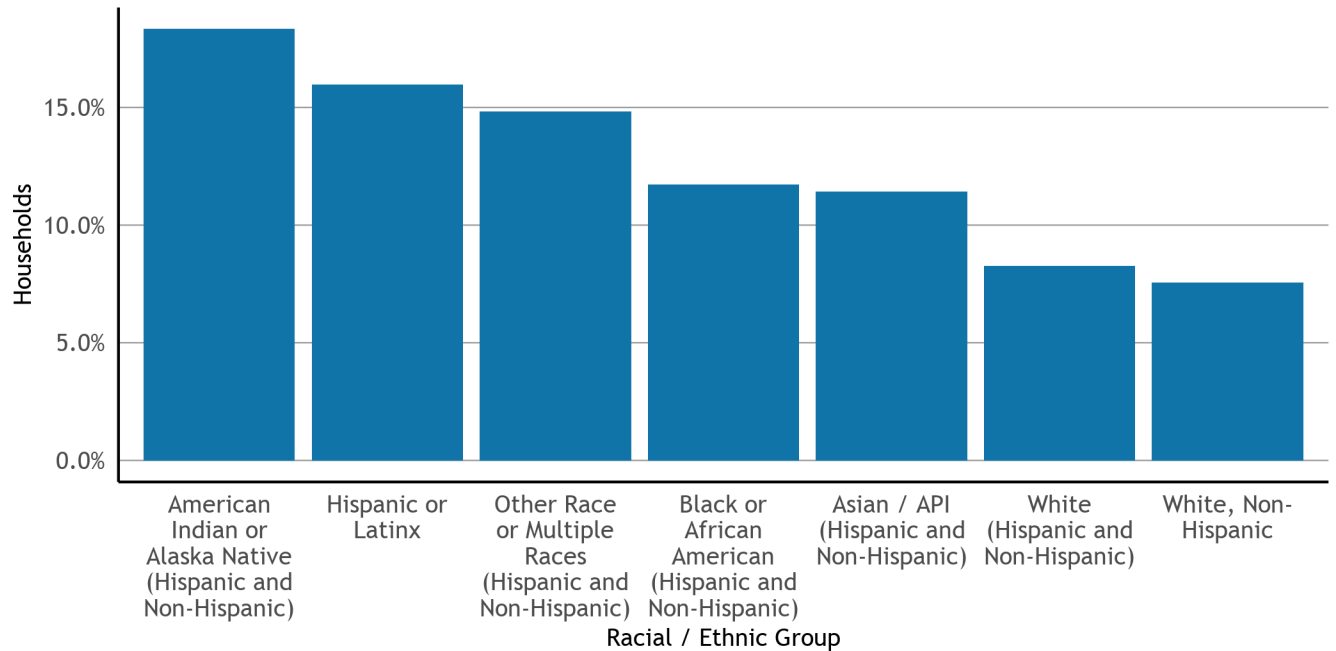


Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

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

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

4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity - ability for individuals to stay in their homes - in a city and region. Generally, renters may be displaced more quickly if prices increase. In Unincorporated Sonoma County there are a total of 55,822 housing units, and fewer residents rent than own their homes: 31.2% versus 68.8% (see Figure 14). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

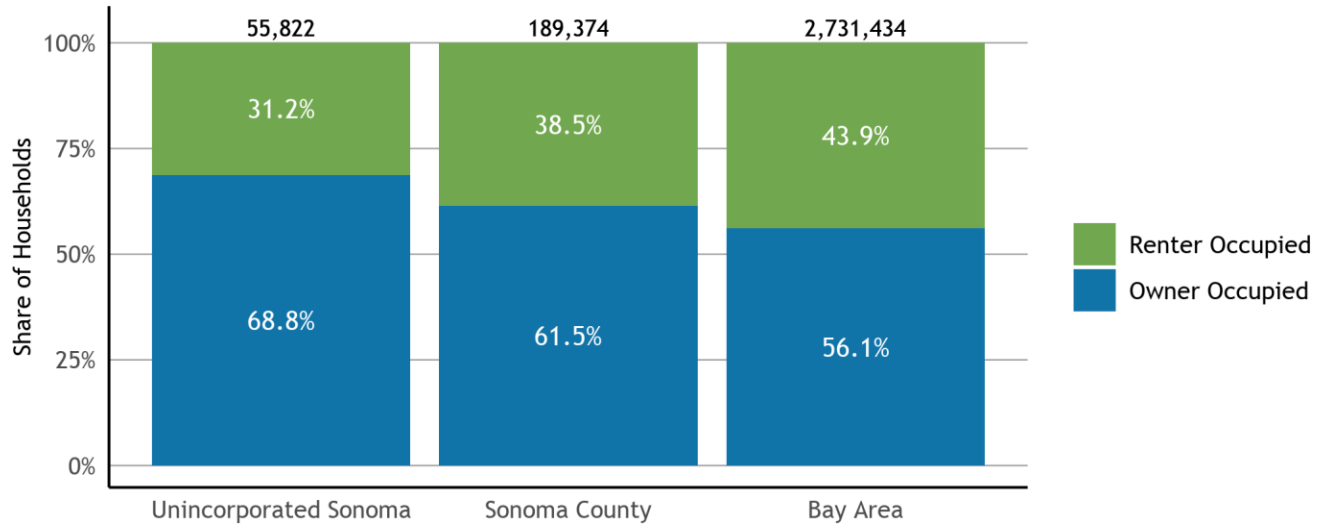


Figure 14: Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁵ In Unincorporated Sonoma County, 64.8% of Black households owned their homes, while homeownership rates were 77.5% for Asian households, 38.6% for Latinx households, and 71.8% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

¹⁵ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

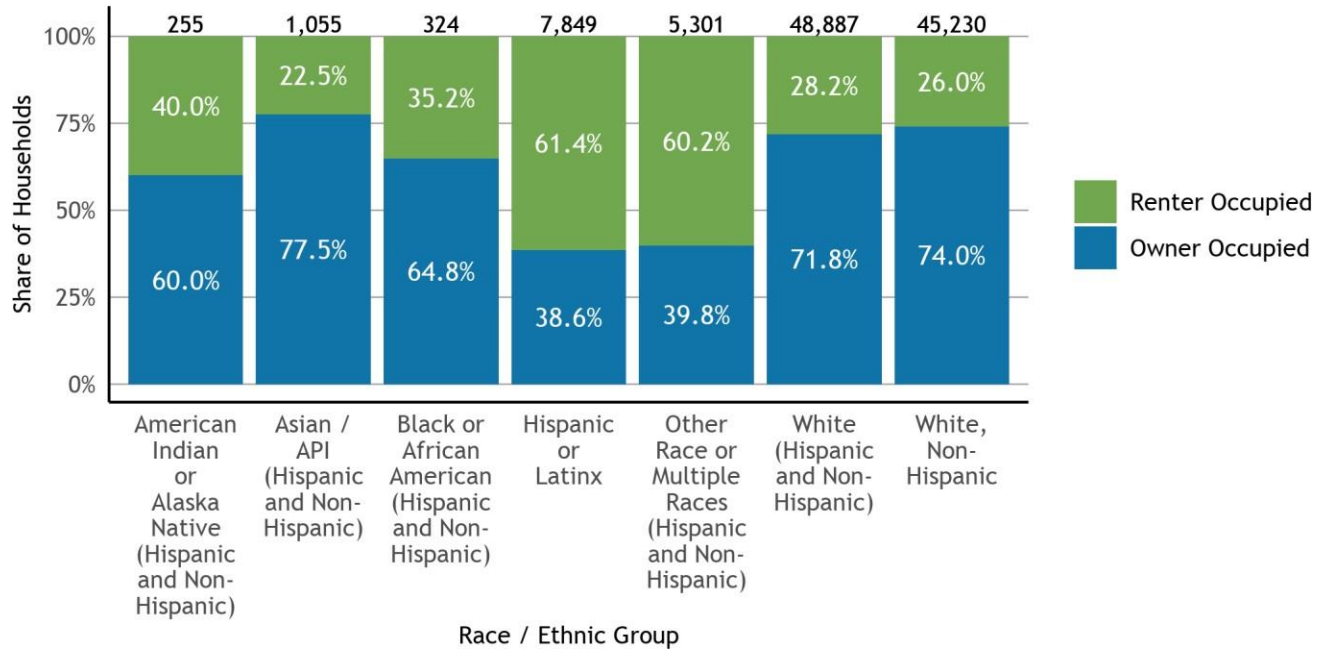


Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-1)

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 Unincorporated Sonoma County, 62.5% of householders between the ages of 25 and 44 are renters, while 15.3% of householders over 65 are (see Figure 16).

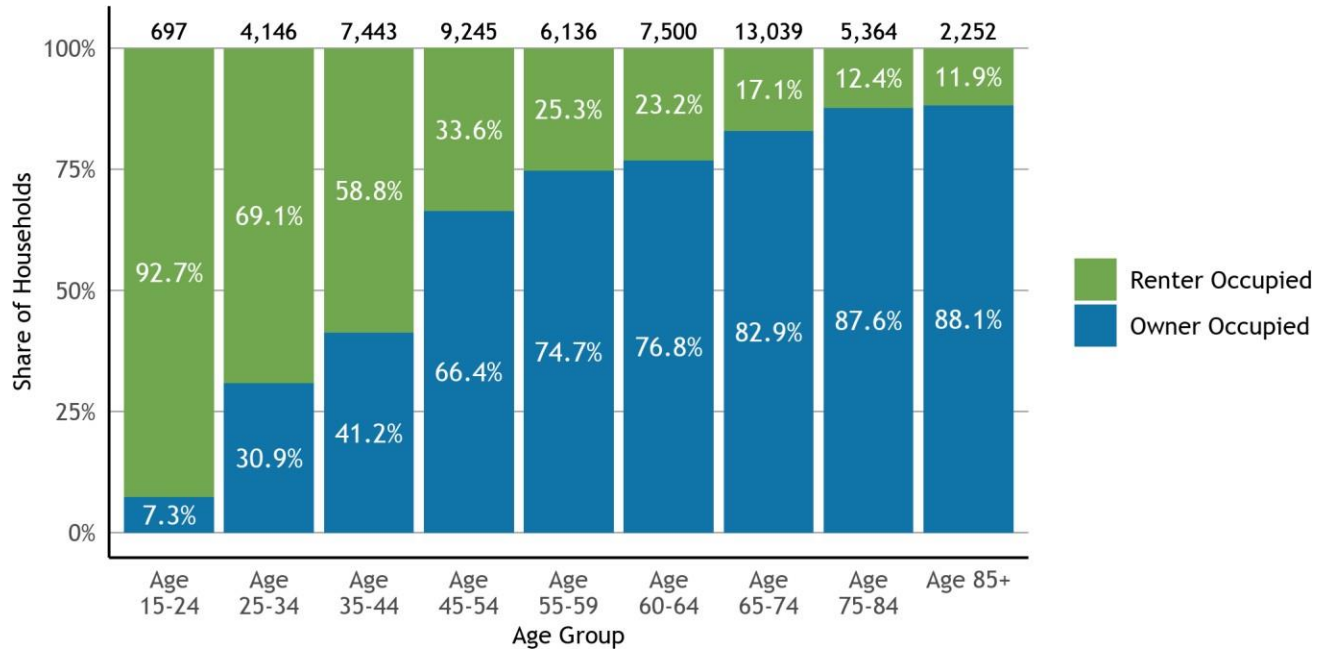


Figure 16: Housing Tenure by Age

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Unincorporated Sonoma County, 77.0% of households in detached single-family homes are homeowners, while 10.2% of households in multi-family housing are homeowners (see Figure 17).

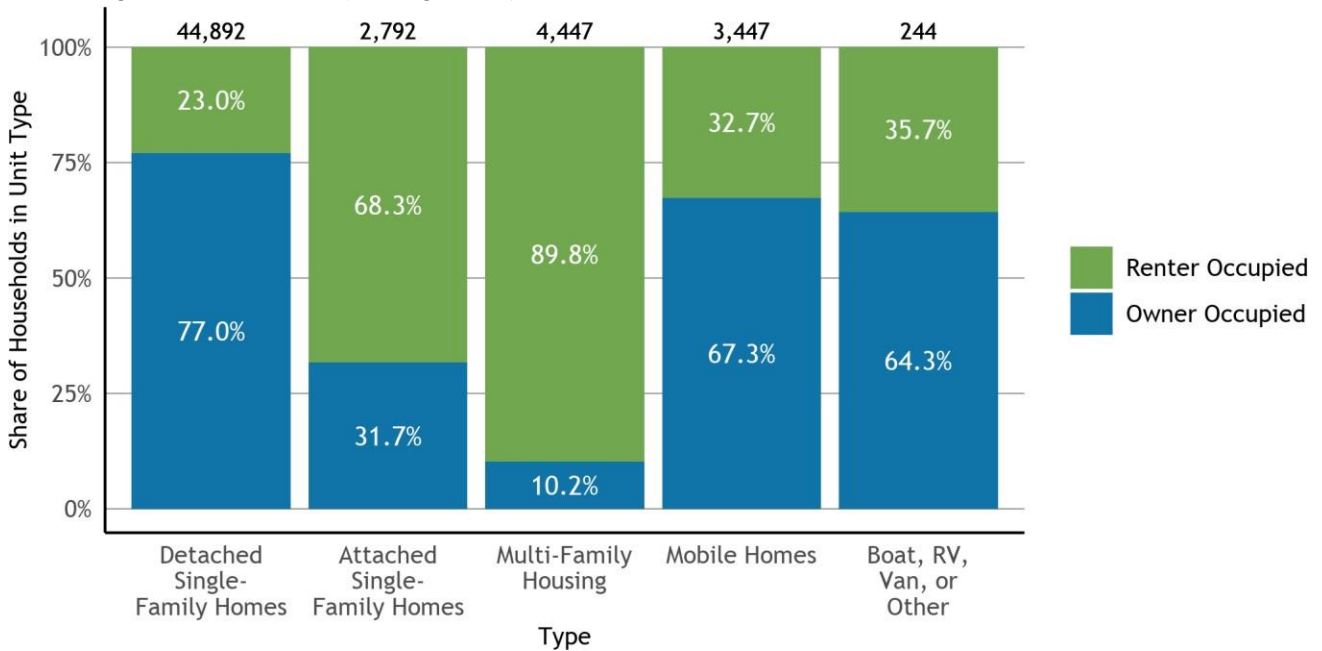


Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 Displacement

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

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Unincorporated Sonoma County, 27.1% of households live in neighborhoods that are susceptible to or experiencing displacement and 3.4% 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 38.2% of households in Unincorporated Sonoma County live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.¹⁶

¹⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

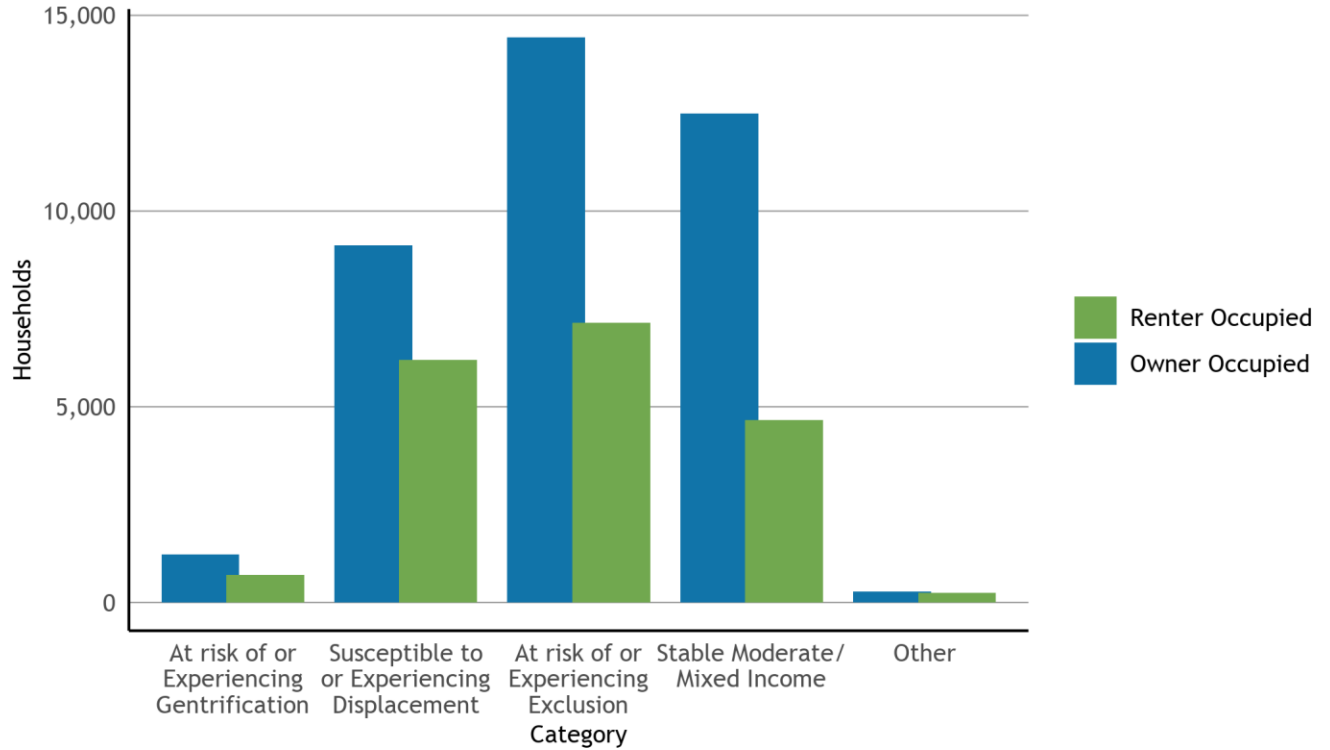


Figure 18: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Unincorporated Sonoma County in 2020 was made up of 81.5% single family detached homes, 4.0% single family attached homes, 4.0% multifamily homes with 2 to 4 units, 3.7% multifamily homes with 5 or more units, and 6.8% mobile homes (see Figure 19). In Unincorporated Sonoma County, the housing type that experienced the most growth between 2010 and 2020 was *Multifamily Housing: Two to Four Units*.

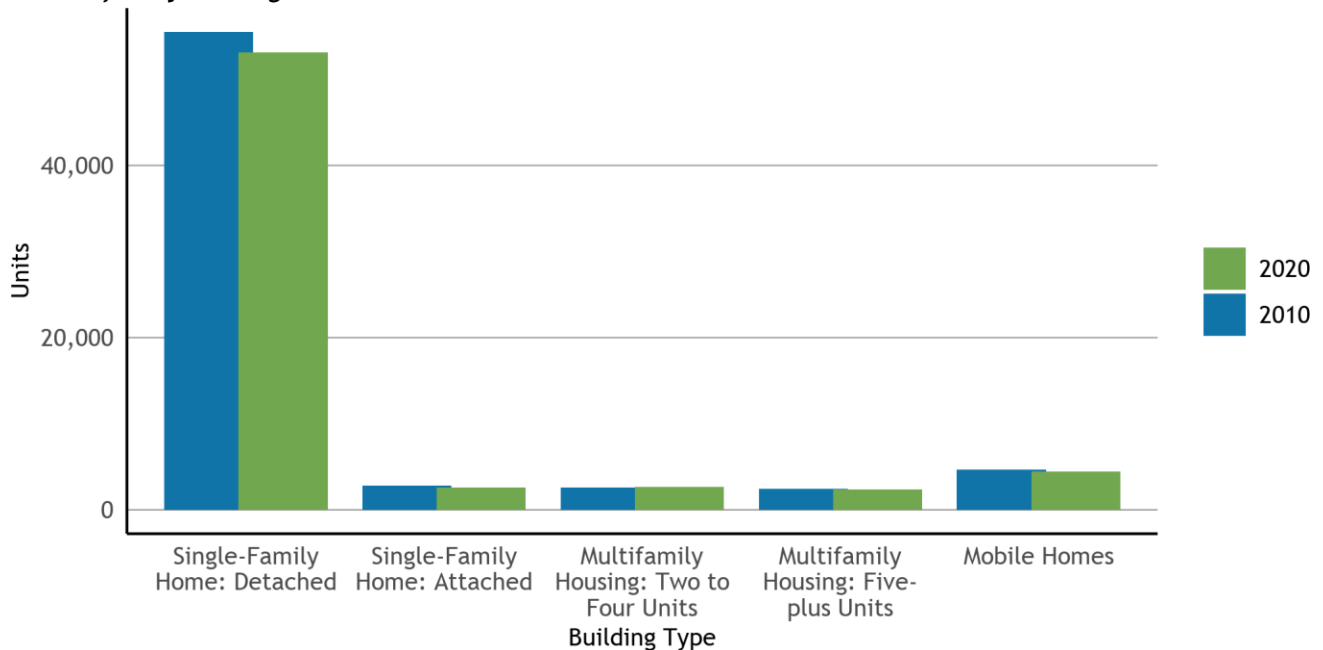


Figure 19: Housing Type Trends

Universe: Housing units
 Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Unincorporated Sonoma County, the largest proportion of the housing stock was built 1960 to 1979, with 21,849 units constructed during this period (see Figure 20). Since 2010, 2.4% of the current housing stock was built, which is 1,594 units.

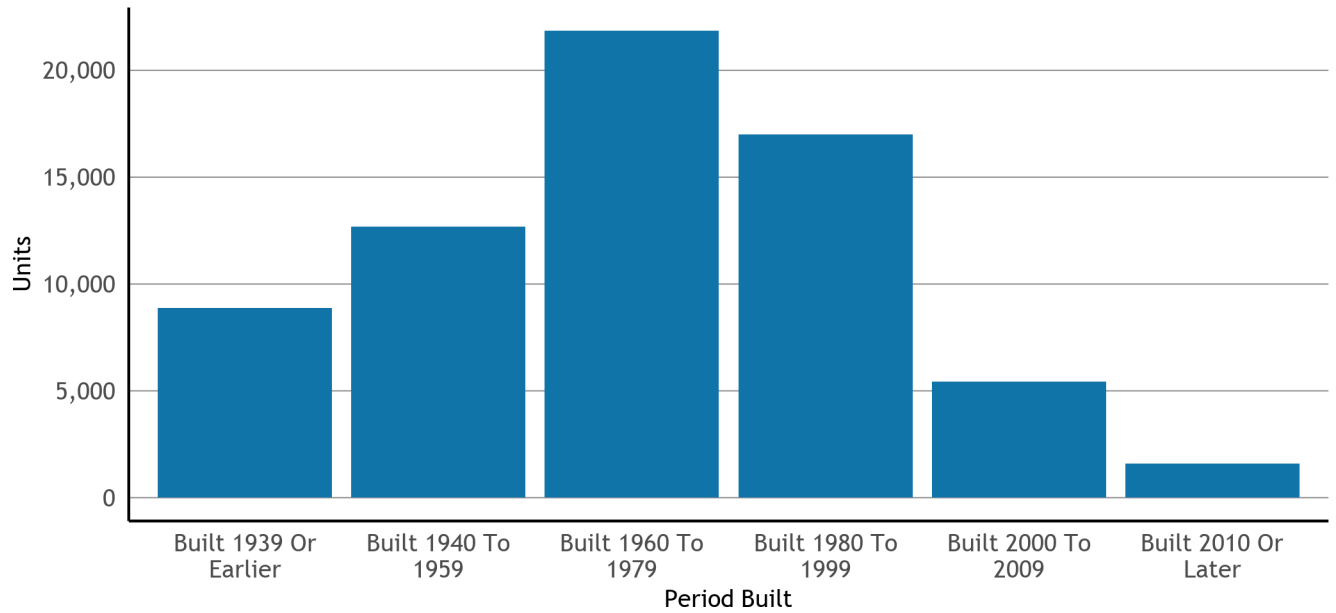


Figure 20: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 17.2% of the overall housing stock in Unincorporated Sonoma County. The rental vacancy stands at 4.6%, while the ownership vacancy rate is 1.5%. Of the vacant units, the most common type of vacancy is *For Seasonal, Recreational, Or Occasional Use* (see Figure 21).¹⁷

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.¹⁹

¹⁷ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (17.2%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

¹⁸ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

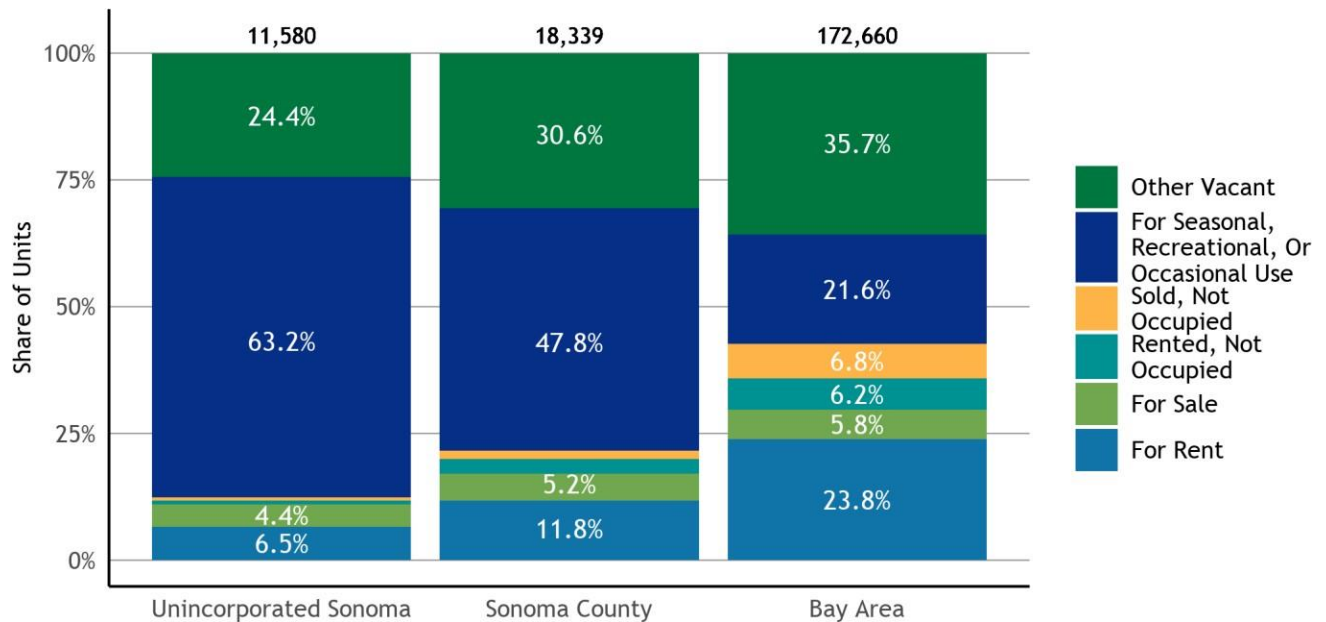


Figure 21: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

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

Between 2015 and 2019, 1,666 housing units were issued permits in Unincorporated Sonoma County. 58.5% of permits issued in Unincorporated Sonoma County were for above moderate-income housing, 20.5% were for moderate-income housing, and 21.1% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	974
Moderate Income Permits	341
Low Income Permits	236
Very Low Income Permits	115

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.

¹⁹ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

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 810 assisted units in Unincorporated Sonoma County in the Preservation Database. Of these units, 3.7% are at *High Risk* or *Very High Risk* of conversion.²⁰

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 4: Assisted Units at Risk of Conversion

Income	Unincorporated Sonoma	Sonoma County	Bay Area
Low	780	7195	110177
Moderate	0	68	3375
High	0	267	1854
Very High	30	149	1053
Total Assisted Units in Database	810	7679	116459

²⁰ California Housing Partnership uses the following categories for assisted housing developments in its database:
 Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, Preservation Database (2020)

This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Unincorporated Sonoma County. For example, 1.5% of renters in Unincorporated Sonoma County reported lacking a kitchen and 0.7% of renters lack plumbing, compared to 0.3% of owners who lack a kitchen and 0.4% 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.

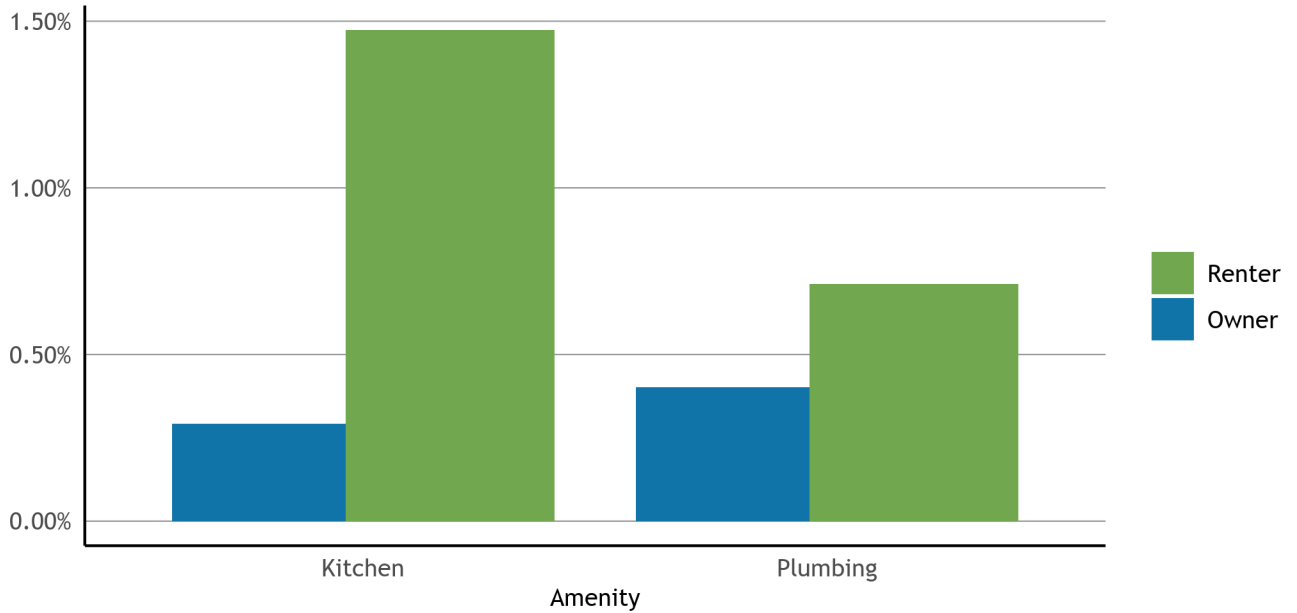


Figure 22: Substandard Housing Issues

Universe: Occupied housing units

Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

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 Unincorporated Sonoma County was estimated at \$761,130 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$500k-\$750k (see Figure 23). 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 104.8% in Unincorporated Sonoma County from \$371,690 to \$761,130. This change is below the change in Sonoma County, and below the change for the region (see Figure 24).

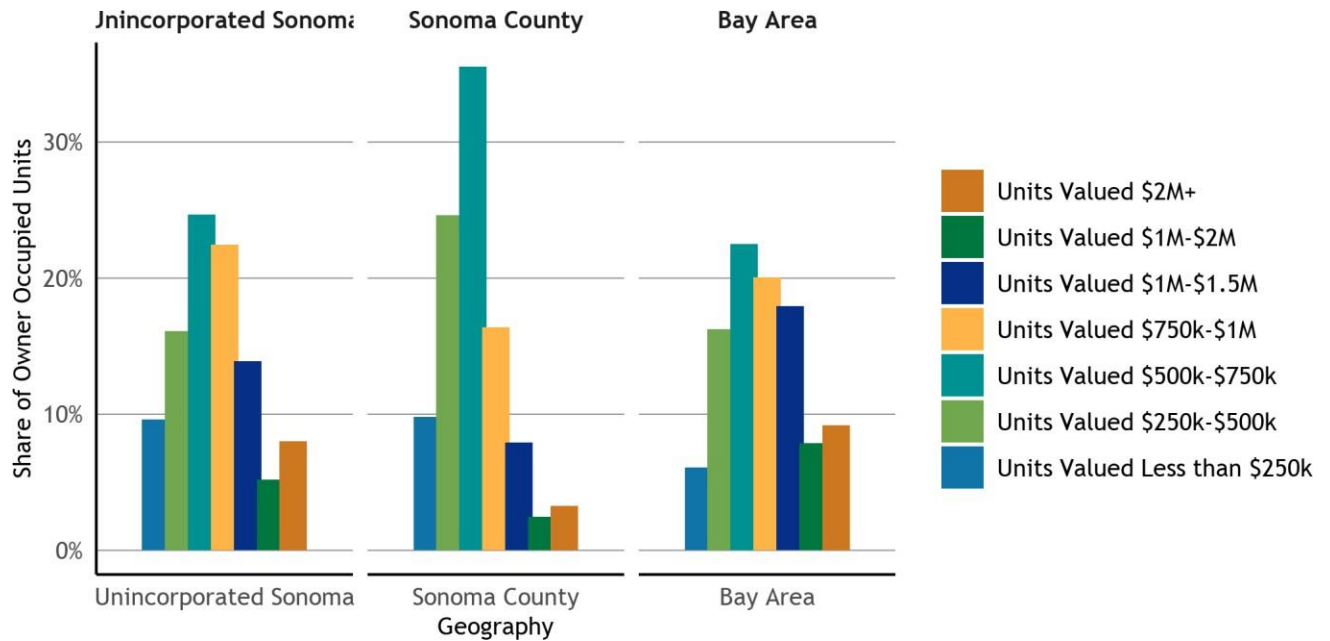


Figure 23: Home Values of Owner-Occupied Units

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.

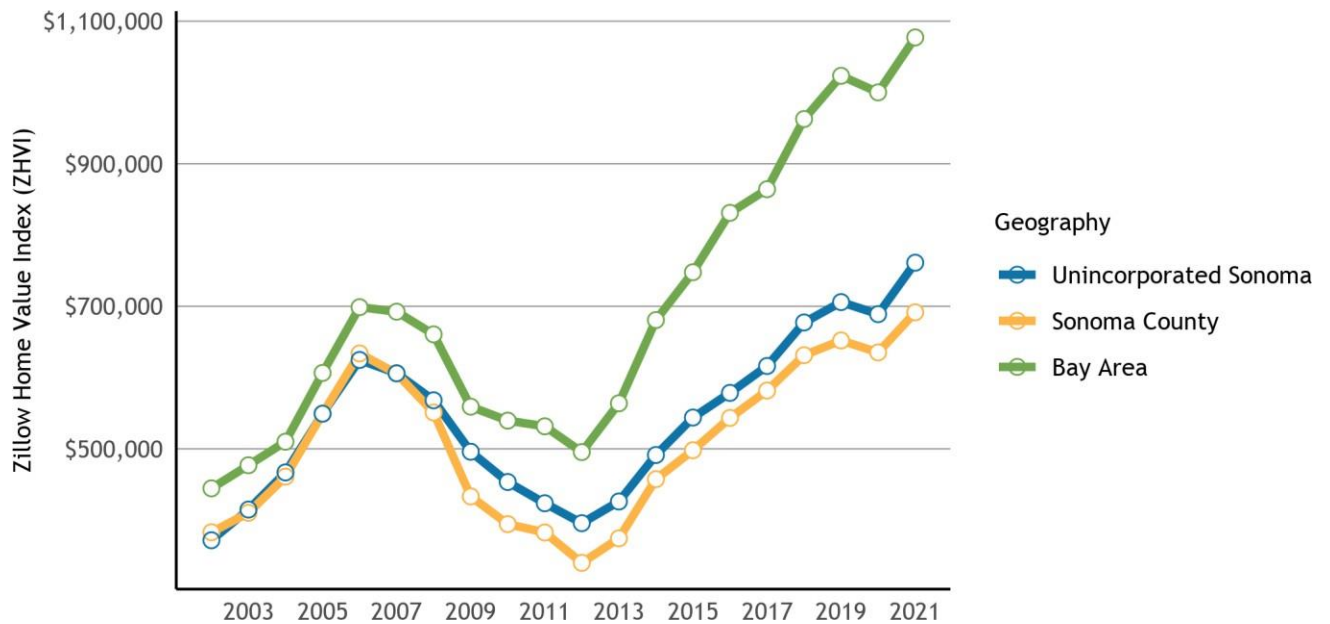


Figure 24: Zillow Home Value Index (ZHVI)

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 Unincorporated Sonoma County, the largest proportion of rental units rented in the *Rent \$1000-\$1500* category, totaling 35.0%, followed by 23.2% of units renting in the *Rent \$1500-\$2000* category (see Figure 25). 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.

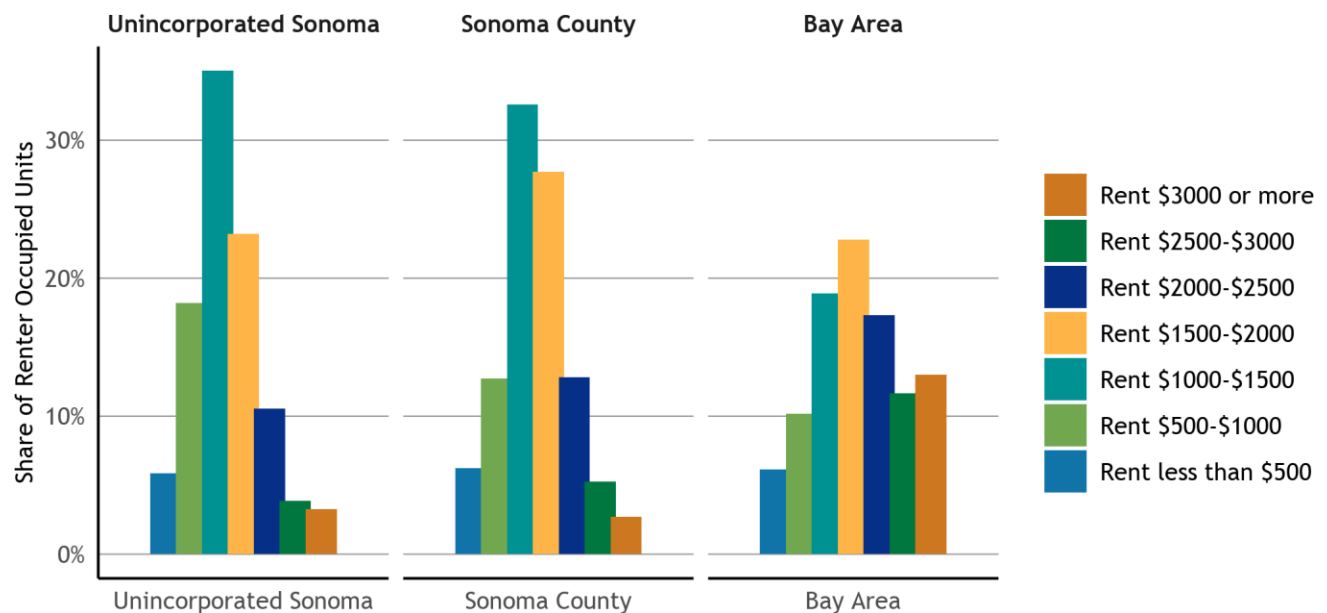


Figure 25: Contract Rents for Renter-Occupied Units

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 30.2% in Unincorporated Sonoma County, from \$1,130 to \$1,340 per month (see Figure 26). In Sonoma County, the median rent has increased 22.7%, from \$1,200 to \$1,470. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.²¹

²¹ While the data on home values shown in Figure 24 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

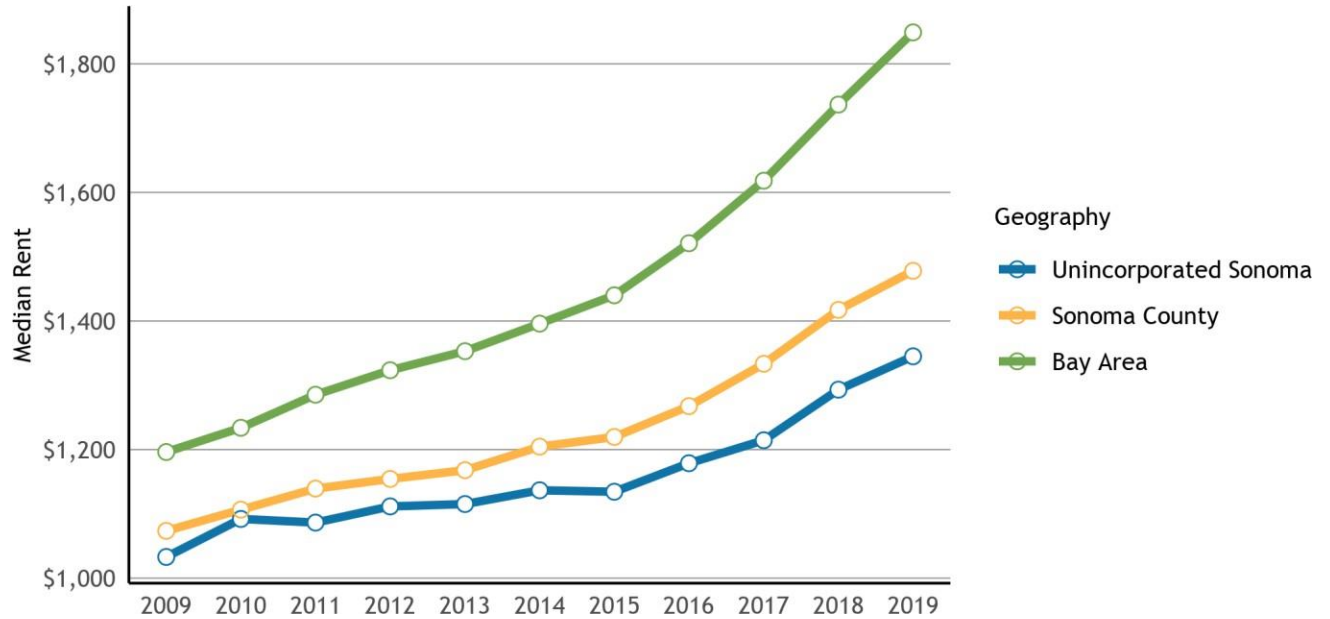


Figure 26: Median Contract Rent

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.

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.

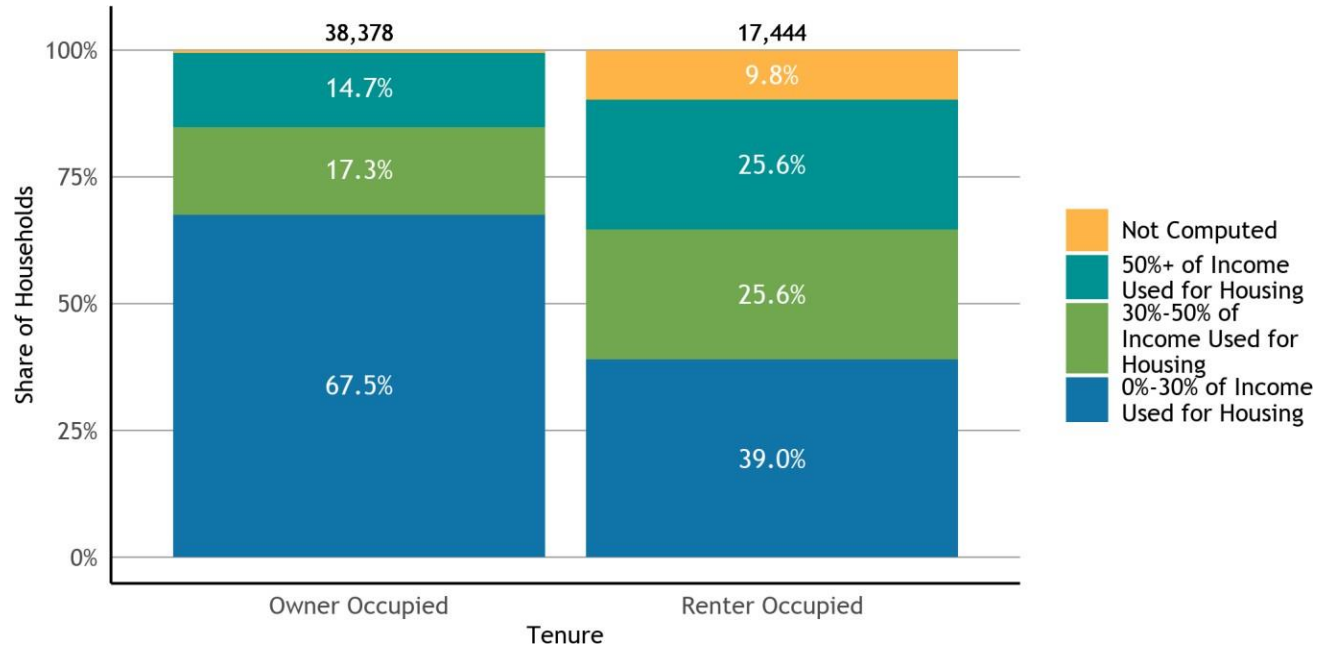


Figure 27: Cost Burden by Tenure

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 Unincorporated Sonoma County, 25.6% of renters spend 30% to 50% of their income on housing compared to 17.3% of those that own (see Figure 27). Additionally, 25.6% of renters spend 50% or more of their income on housing, while 14.7% of owners are severely cost-burdened.

In Unincorporated Sonoma County, 18.9% of households spend 50% or more of their income on housing, while 20.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 75.0% of Unincorporated Sonoma County households making less than 30% of AMI spend the majority of their income on housing. For Unincorporated Sonoma County residents making more than 100% of AMI, just 3.0% are severely cost-burdened, and 81.7% of those making more than 100% of AMI spend less than 30% of their income on housing.

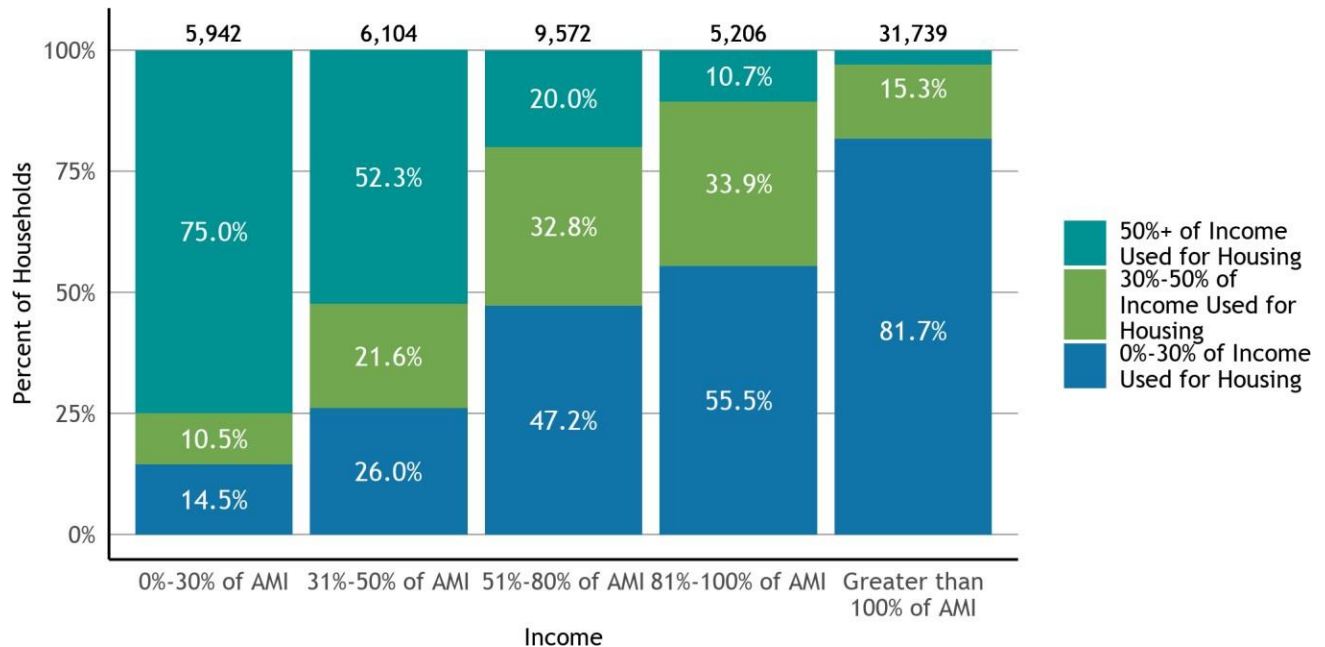


Figure 28: Cost Burden by Income Level

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.

Hispanic or Latinx residents are the most cost burdened with 26.2% spending 30% to 50% of their income on housing, and *American Indian or Alaska Native, Non-Hispanic* residents are the most severely cost burdened with 50.3% spending more than 50% of their income on housing (see Figure 29).

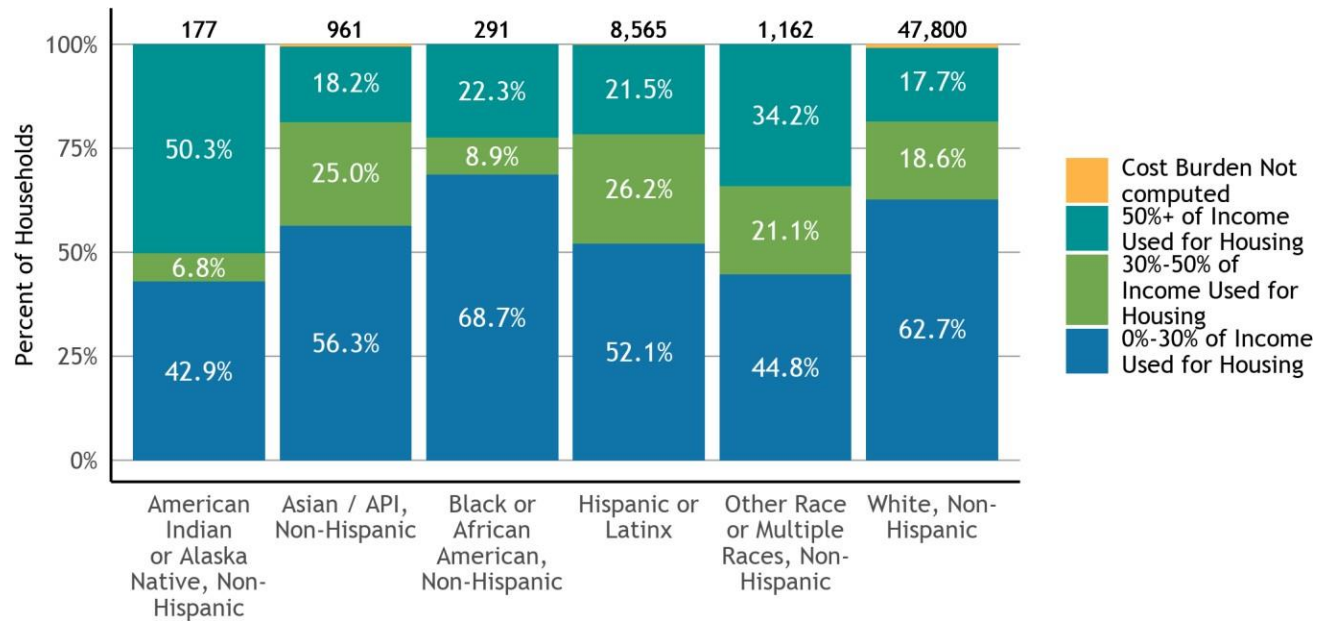


Figure 29: Cost Burden by Race

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 Unincorporated Sonoma County, 24.4% of large family households experience a cost burden of 30%-50%, while 13.6% of households spend more than half of their income on housing. Some 19.6% of all other households have a cost burden of 30%-50%, with 19.3% of households spending more than 50% of their income on housing (see Figure 30).

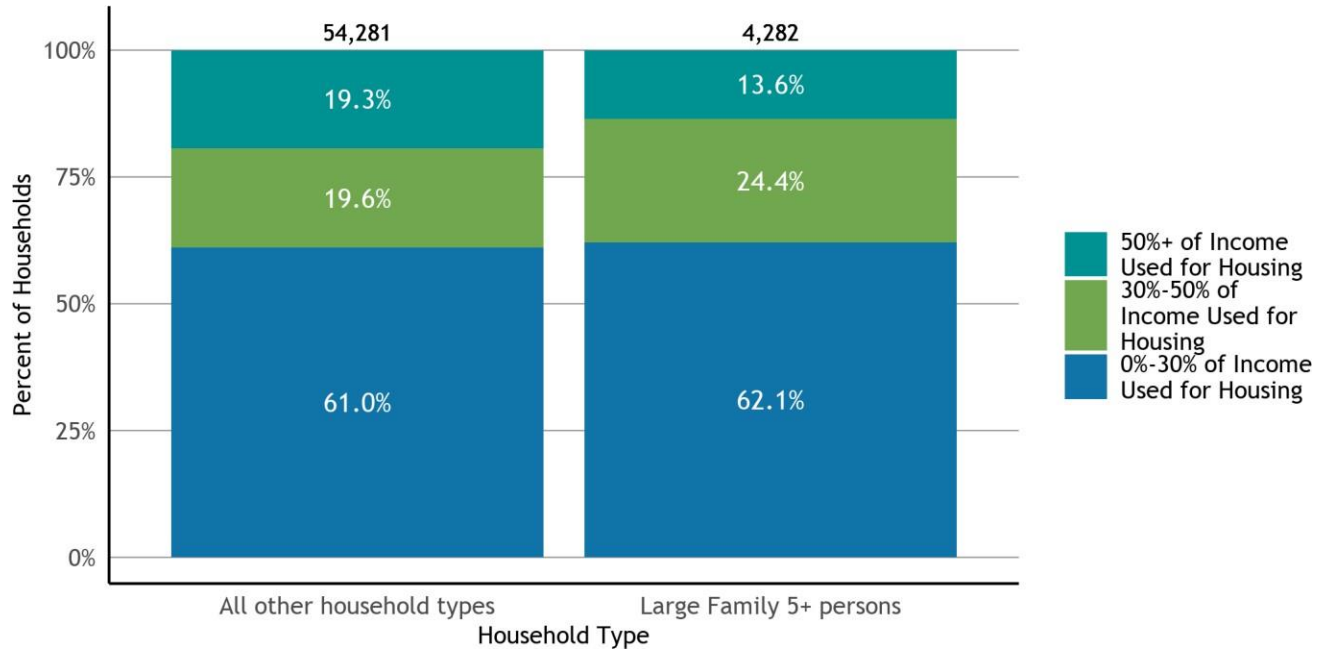


Figure 30: Cost Burden by Household Size

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. 64.0% 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, 81.8% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).

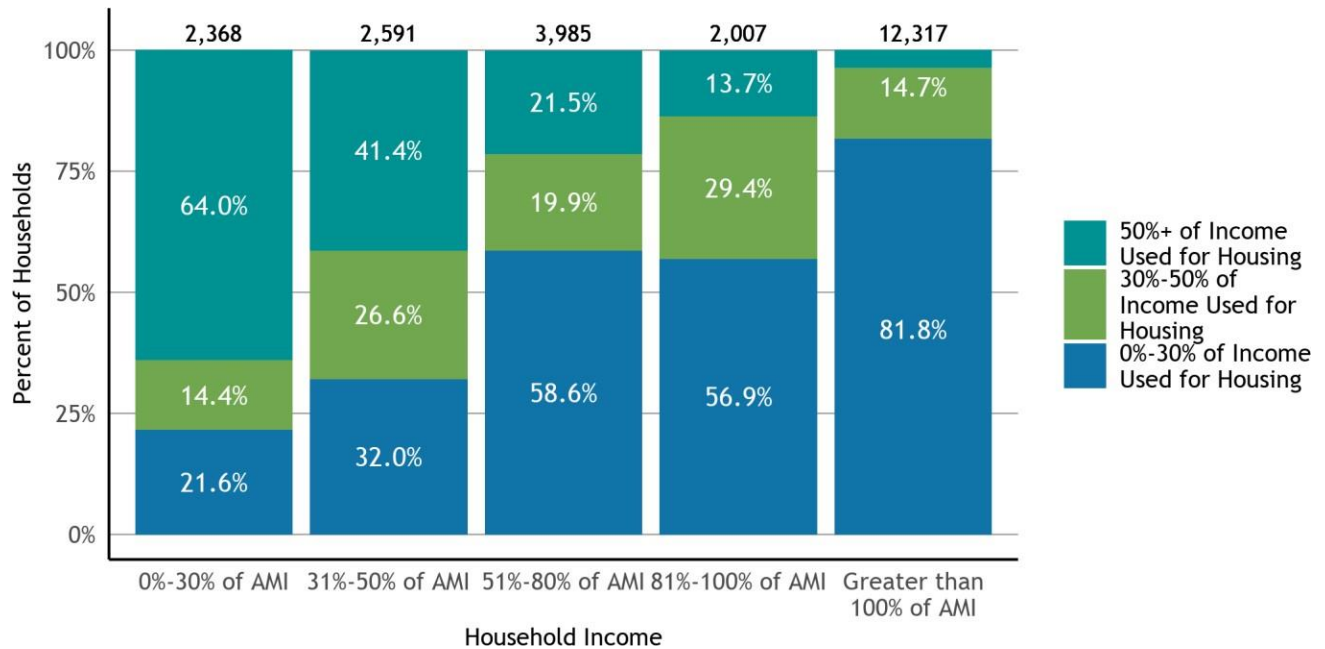


Figure 31: Cost-Burdened Senior Households by Income Level

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 Unincorporated Sonoma County, 2.1% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.6% of households that own (see Figure 32). In Unincorporated Sonoma County, 7.4% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.8% for those own.

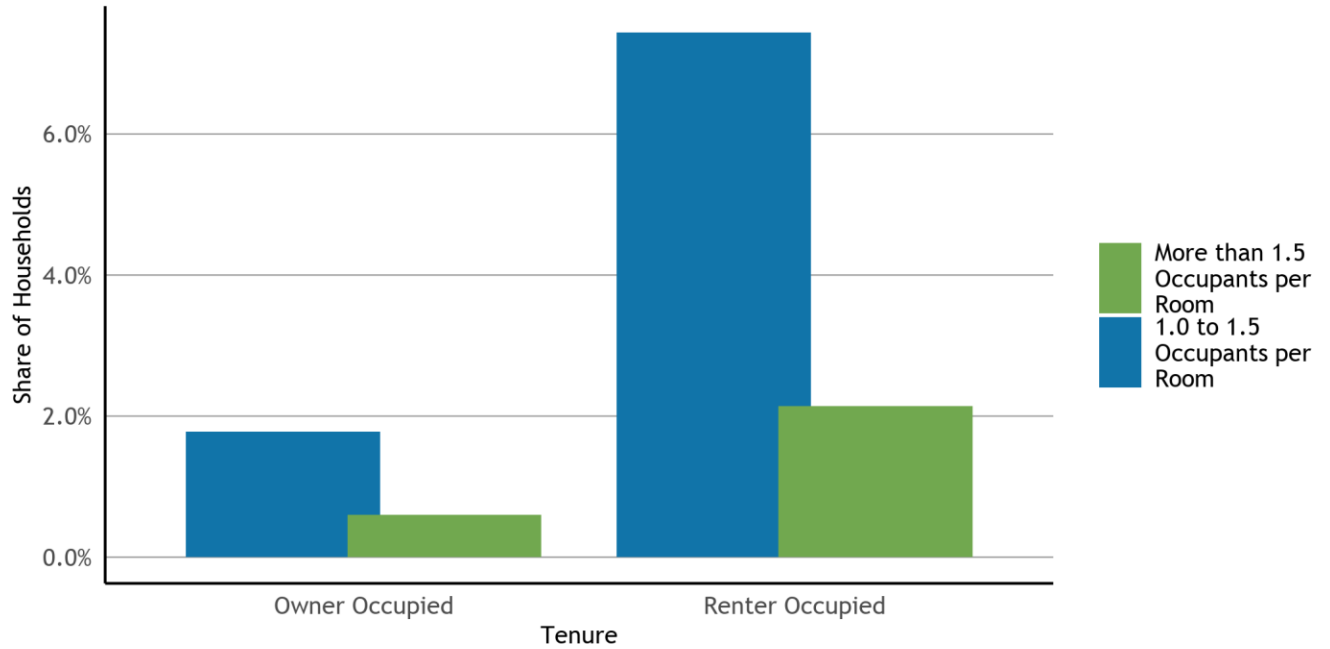


Figure 32: Overcrowding by Tenure and Severity

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. 1.5% 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 33).

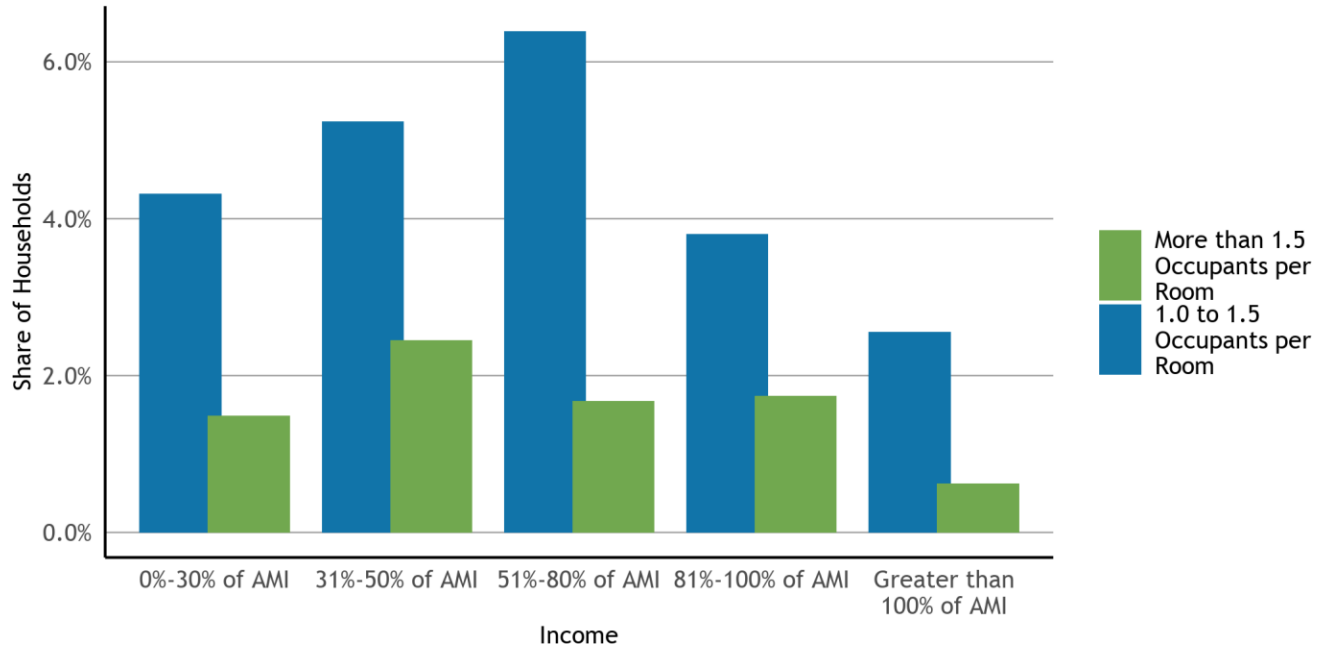


Figure 33: Overcrowding by Income Level and Severity

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 Unincorporated Sonoma County, the racial group with the largest overcrowding rate is *Other Race or Multiple Races (Hispanic and Non-Hispanic)* (see Figure 34)

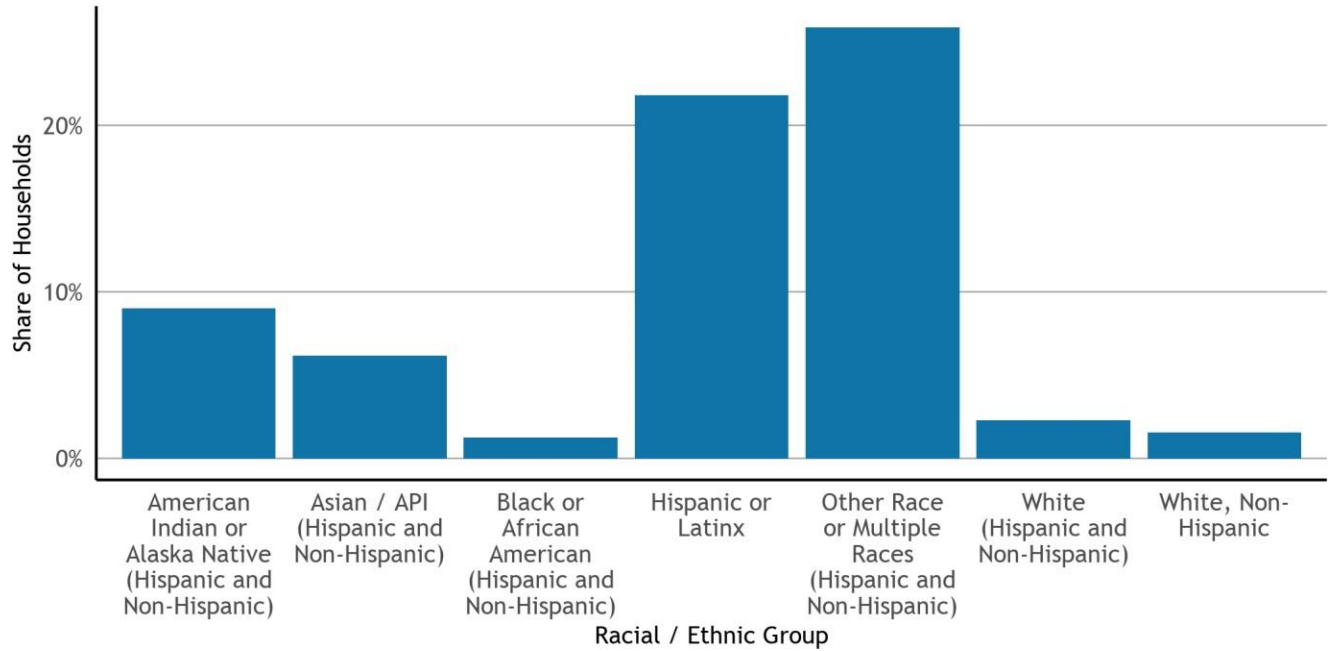


Figure 34: Overcrowding by Race

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 Unincorporated Sonoma, for large households with 5 or more persons, most units (57.1%) are owner occupied (see Figure 35). In 2017, 15.8% of large households were very low-income, earning less than 50% of the area median income (AMI).

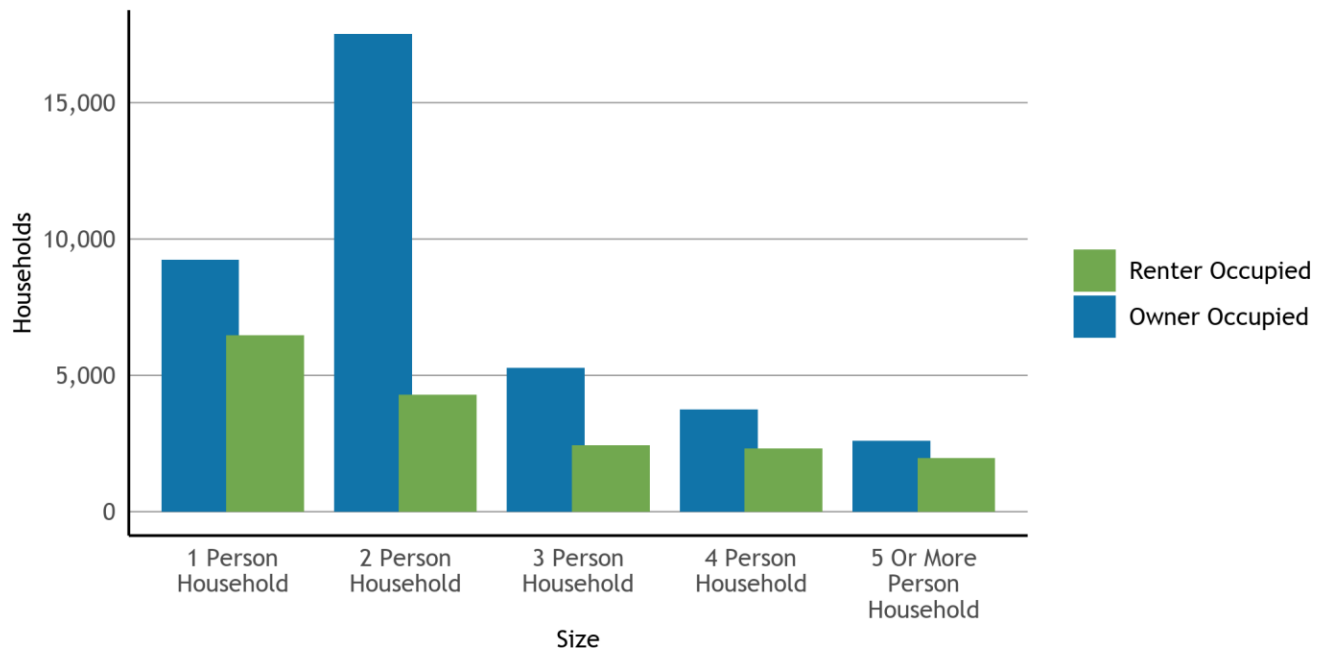


Figure 35: Household Size by Tenure

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 30,984 units in Unincorporated Sonoma County. Among these large units with 3 or more bedrooms, 16.8% are owner-occupied and 83.2% are renter occupied (see Figure 36).

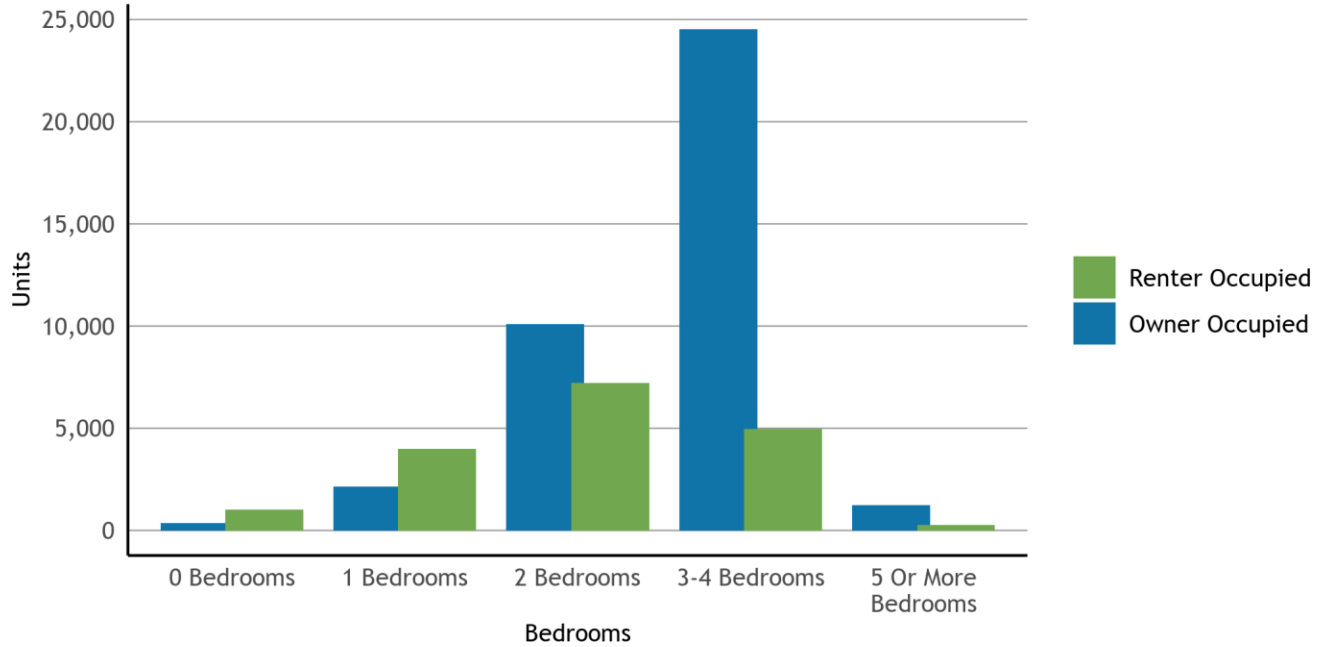


Figure 36: Housing Units by Number of Bedrooms

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 Unincorporated Sonoma County, the largest proportion of households is *Married-couple Family Households* at 50.2% of total, while *Female-Headed Households* make up 8.2% of all households.

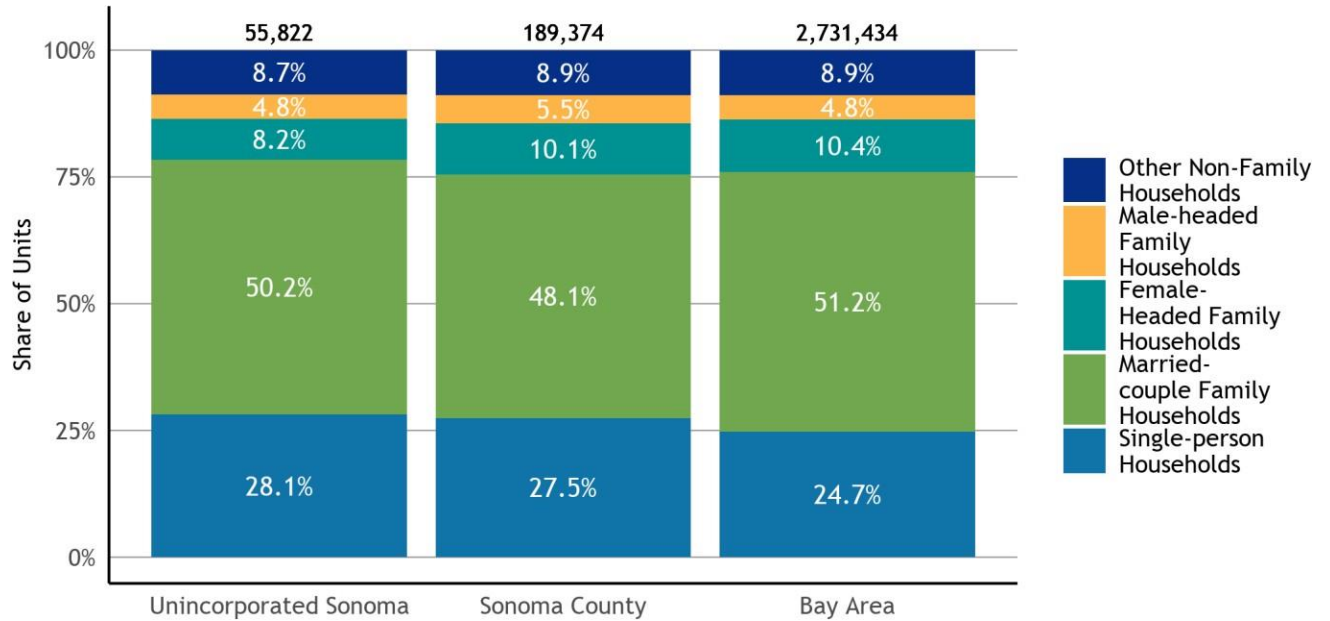


Figure 37: Household Type

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 Unincorporated Sonoma County, 21.2% of female-headed households with children fall below the Federal Poverty Line, while 12.6% of female-headed households *without* children live in poverty (see Figure 38).

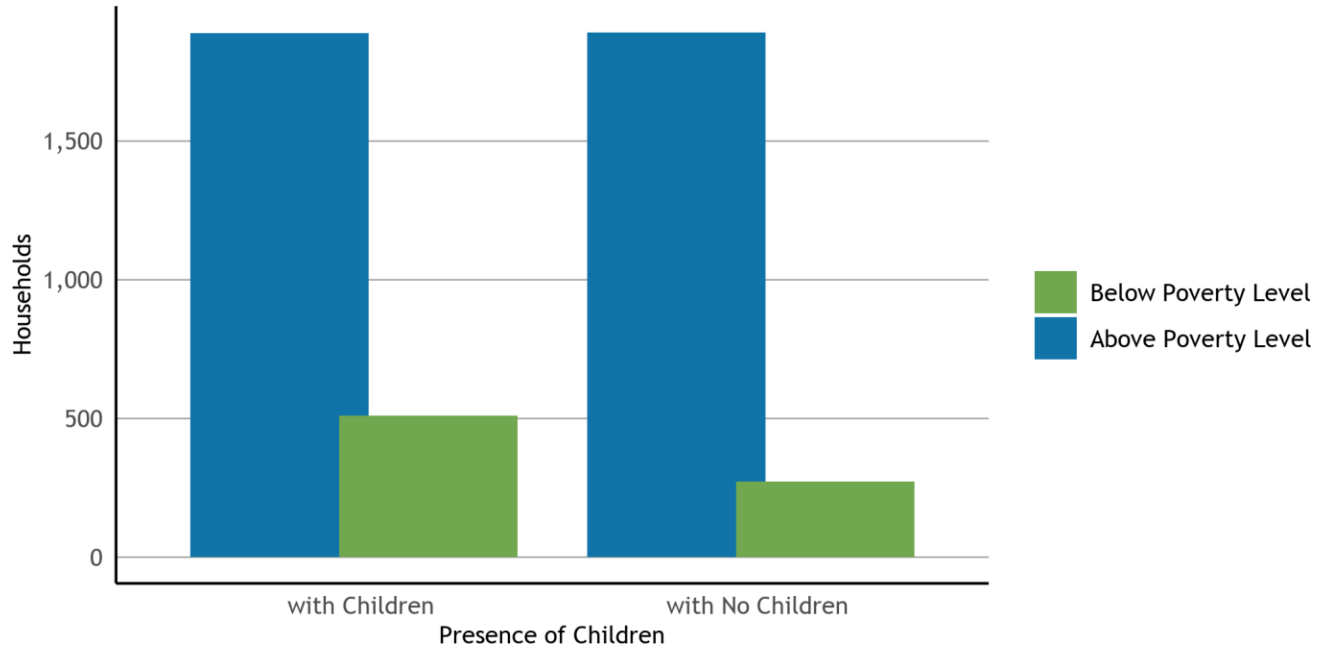


Figure 38: Female-Headed Households by Poverty Status

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 *Greater than 100% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).

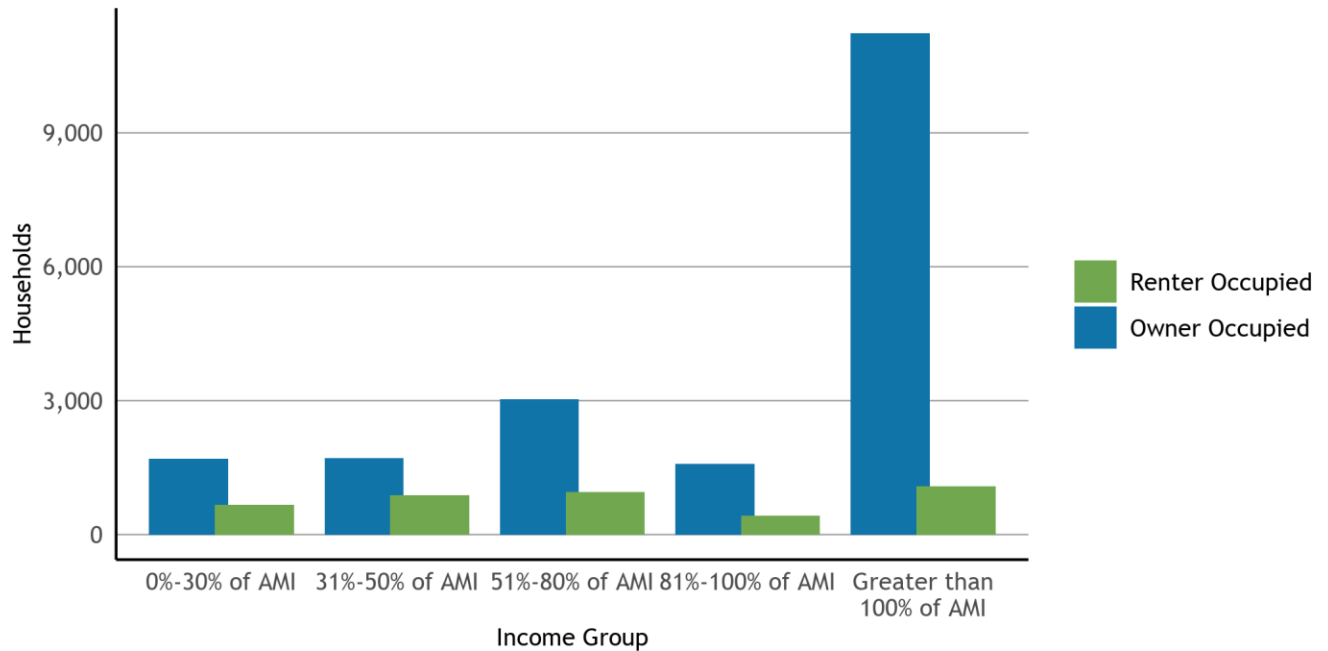


Figure 39: Senior Households by Income and Tenure

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 40 shows the rates at which different disabilities are present among residents of Unincorporated Sonoma County. Overall, 13.0% of people in Unincorporated Sonoma County have a disability of any kind.²²

²² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

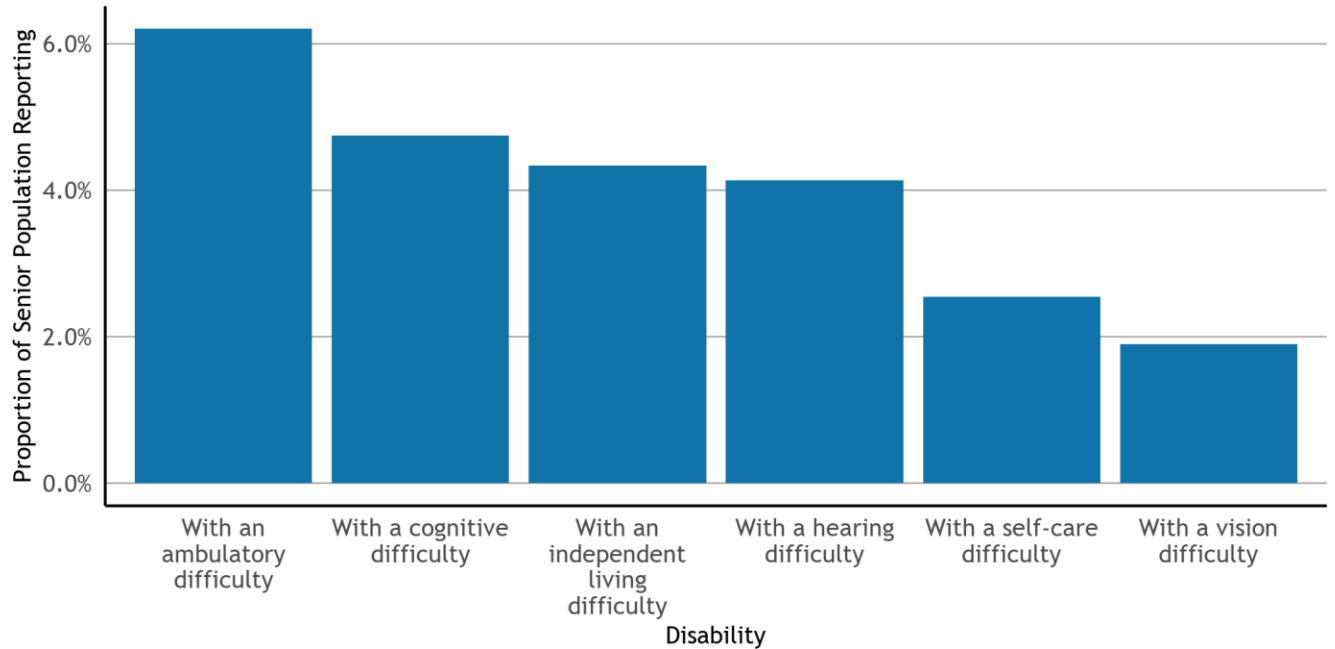


Figure 40: Disability by Type

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

In Unincorporated Sonoma County, of the population with a developmental disability, children under the age of 18 make up 44.7%, while adults account for 55.3%.

²³ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	560
Age Under 18	453

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 Unincorporated Sonoma County is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	743
Independent /Supported Living	139
Community Care Facility	67
Foster /Family Home	30
Intermediate Care Facility	17
Other	15

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 41).

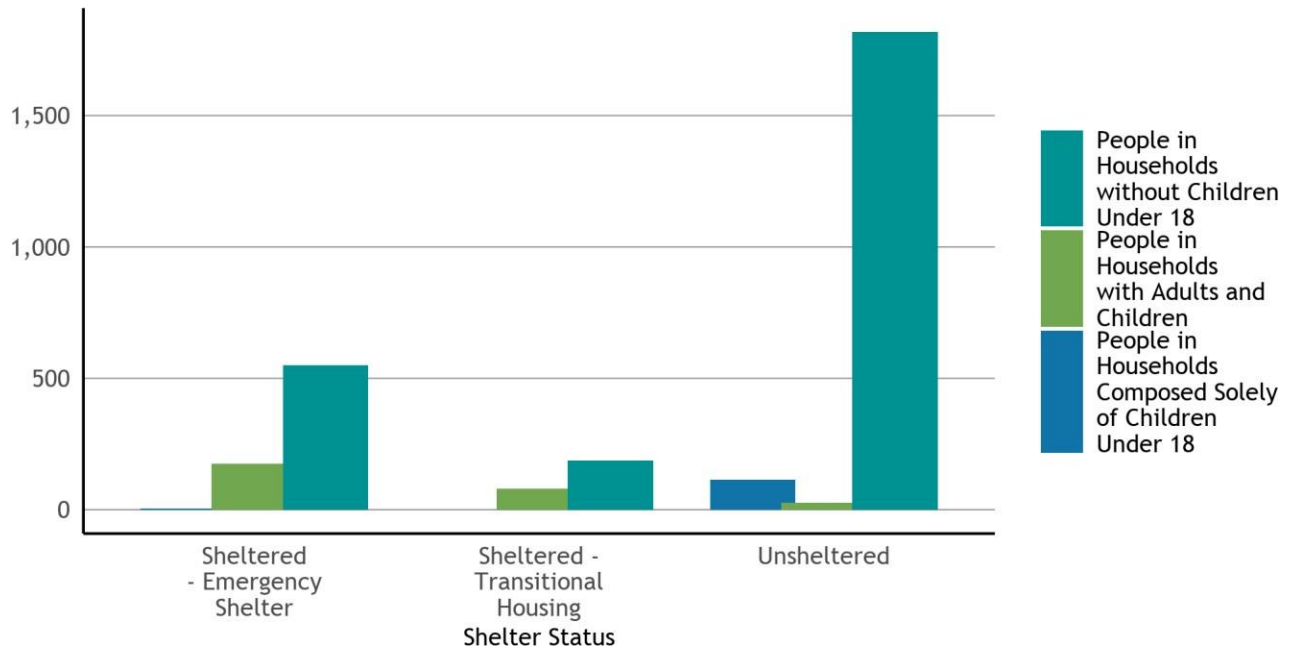


Figure 41: Homelessness by Household Type and Shelter Status, Sonoma County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 42).

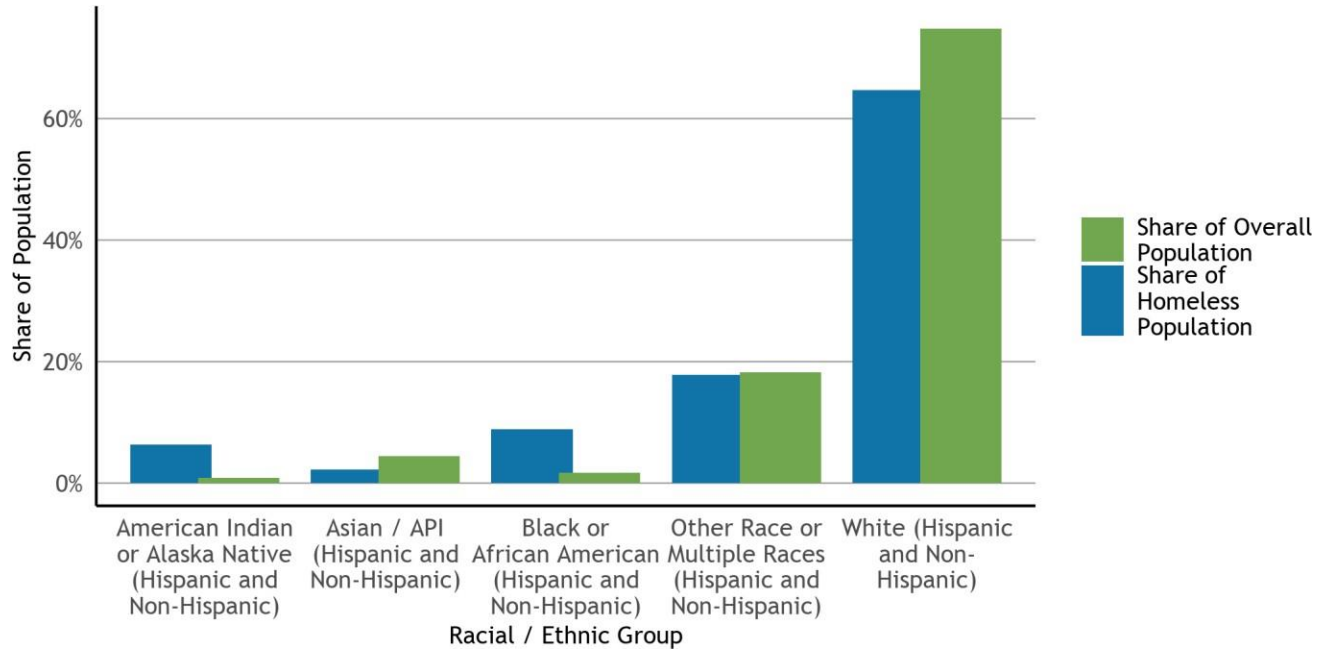


Figure 42: Racial Group Share of General and Homeless Populations, Sonoma County

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 43).

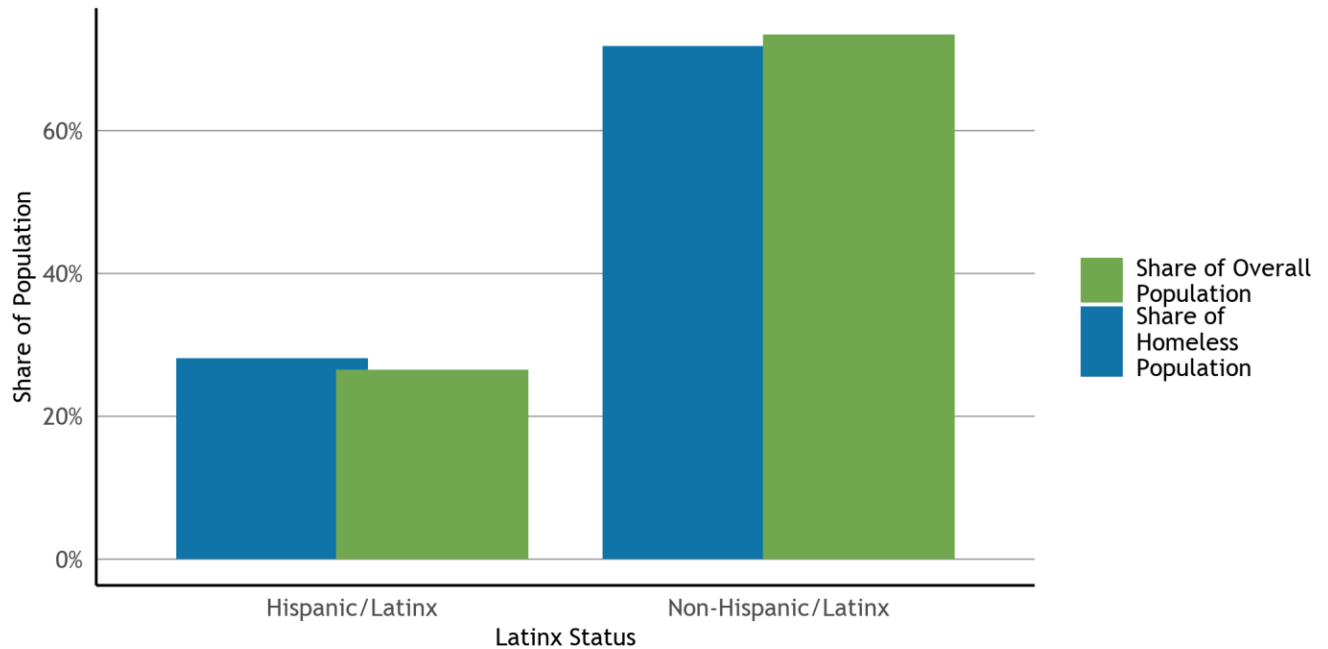


Figure 43: Latinx Share of General and Homeless Populations, Sonoma County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015 reporting this condition (see Figure 12). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development’s (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.²⁴

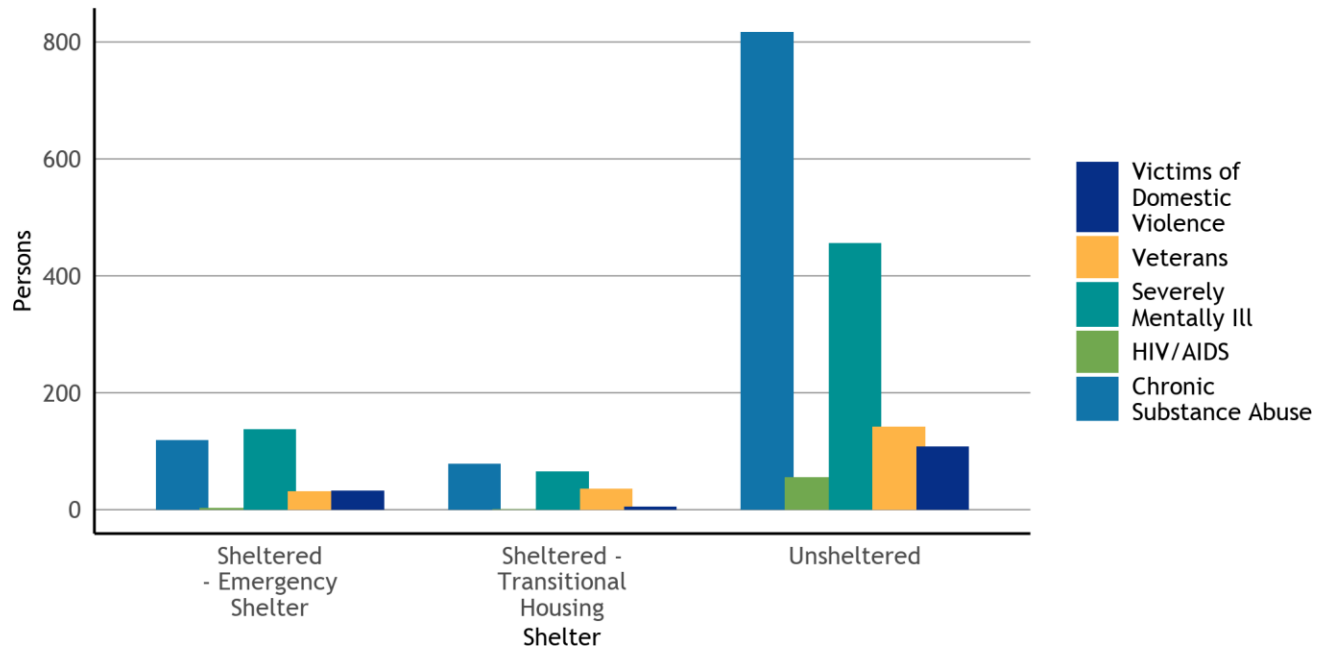


Figure 44: Characteristics for the Population Experiencing Homelessness, Sonoma County

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 HOMEELS-04.

In Unincorporated Sonoma County, the student population experiencing homelessness totaled 267 during the 2019-20 school year and increased by 493.3% 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 Unincorporated Sonoma County experiencing homelessness in 2019 represents 44.4% of the Sonoma County total and 1.9% of the Bay Area total.

²⁴ For more information, see HCD’s Building Blocks webpage for People Experiencing Homelessness: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml>

Table 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	Unincorporated Sonoma	Sonoma County	Bay Area
2016-17	45	690	14990
2017-18	284	1445	15142
2018-19	13	345	15427
2019-20	267	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 Unincorporated Sonoma County, the migrant worker student population totaled 74 during the 2019-20 school year and has decreased by 2.1% since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	Unincorporated Sonoma	Sonoma County	Bay Area
2016-17	94	825	4630
2017-18	91	789	4607
2018-19	74	738	4075
2019-20	92	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 45).

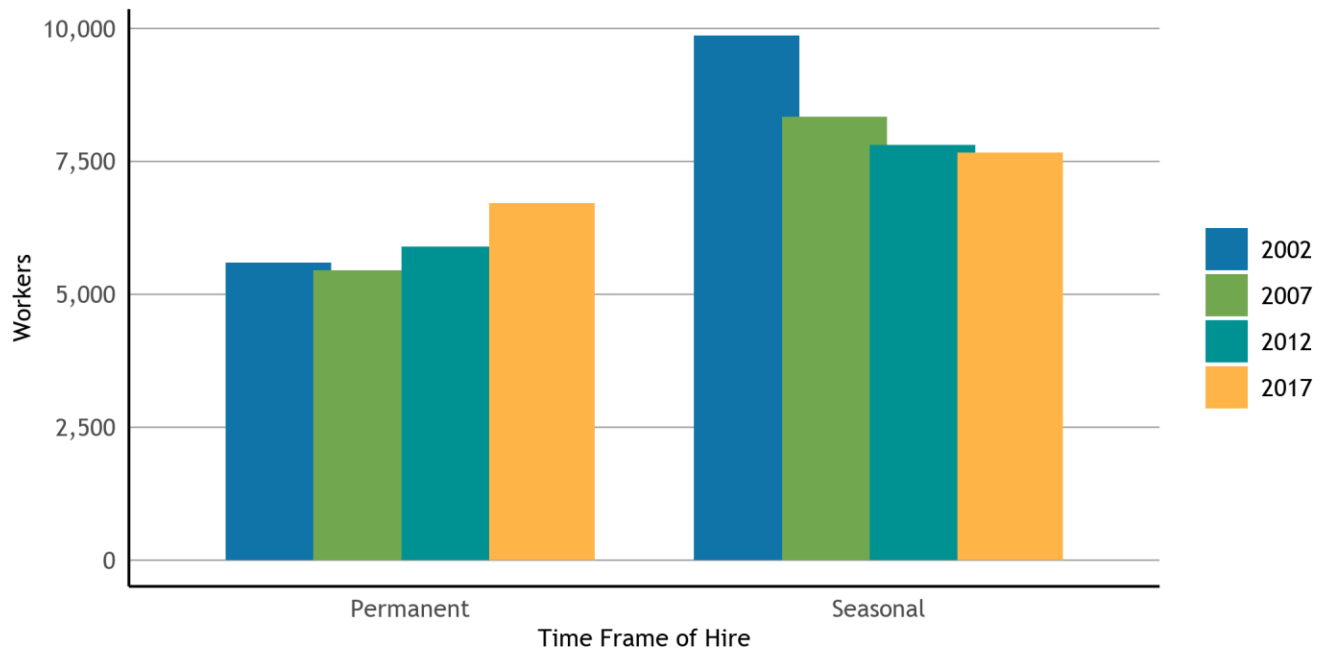


Figure 45: Farm Operations and Farm Labor by County, Sonoma County

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 Unincorporated Sonoma County, 4.0% 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%.

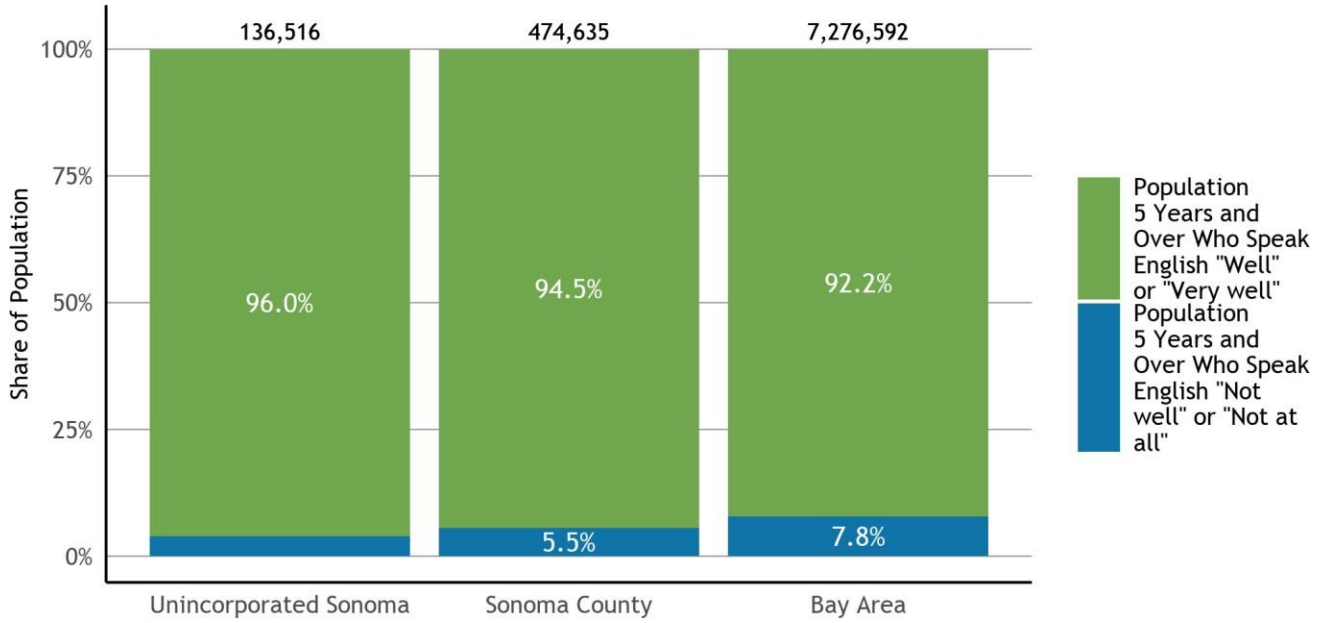


Figure 46: Population with Limited English Proficiency

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 C: Progress in Implementation of 5th Cycle Programs

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
Program 1: Continuation of Housing Production and Housing Funding Programs	Successful. Funding policies were revised in 2017 to allow a maximum income limit of 50 percent AMI and allows household income to rise to 80% AMI. County couples CFH funds with Permanent Local Housing Allocation (PLHA) to increase funding to affordable projects. A greater pool of funds available provides opportunity for greater impact by funding more projects or distributing larger awards.	During the 5 th cycle, 875 units were assisted with CFH funds with an average of 28 ELI units per year. The policy revision did not decrease the number of extremely low-income units built. The County will continue to couple funding programs to increase award pool for affordable housing projects with local, state, and federal funding programs.	The CFH Program will continue to be implemented, but the actions in this program have been completed and deleted.
Program 2: Retention of Affordable Units (up to 35 affordable units that may be lost from the affordable housing supply due to expiring affordability restrictions)	Not successful. Affordability covenants for 35 units expired during the 5 th cycle planning period.	The County was not successful in convincing property owners to extend restrictions.	Two projects (five units) are at risk of conversion during the 6 th Cycle Housing Element planning period. The retention program will be continued in the 6 th Cycle Housing Element and strengthened to add additional outreach.
Program 3: Discourage Conversion of Mobile Home Parks	Successful. The County's Zoning Ordinance was amended in 2018 to extend protections to renters.		Program implements existing state law and has been deleted.
Program 4: Retention of Rental Housing Stock – Condo Conversion Ordinance	Successful. Program was implemented with adoption of a condominium conversion ordinance (Section 26-88-193 of the County's Zoning Code).		The Program is complete and has been deleted.

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
Program 5: Review Density Bonus and Housing Opportunity Programs	Partially successful. The Housing Opportunity Area Programs were reviewed in 2015. A change was made to the Rental Housing Opportunity Area Program to lower the threshold for participation from five units to two units, increasing viability for small projects and incentivizing the development of or addition of units to very small parcels.	Rapidly escalating real estate prices have disrupted use of the Ownership Housing Opportunity Program during the 5 th Cycle. Program may need to be combined with Housing Land Trust solutions to become viable again.	The Program component to evaluate and make needed modifications to the Ownership Housing Opportunity Program has been continued to the 6 th cycle.
Program 6: Review Vacation Rental Ordinance (limit conversion of permanent housing stock to visitor-serving uses)	Successful. Program 6 was completed with revisions to the Vacation Rental Ordinance in 2016 and 2022 to further restrict the use of homes as vacation rentals and to prohibit the use of urban lands for this purpose	Sonoma County continues to have a very high “occasional use” census vacancy rate compared to other jurisdictions in the County and the region.	The Program was completed and has been deleted.
Program 7: Summary of Housing Sites & Site Data Sheets	Successful. Information about housing sites is available through the County’s website, electronic version of the 5 th Cycle Housing Element, and GIS viewer, completing Program.	A 2023 Napa-Sonoma Collaborative (NSC) project will include a comprehensive online mapping resource for all housing sites in the region, making specific site information and development criteria easily available to all developers.	This Program has been replaced by new programs to monitor the status of sites in inventory and ensure that remaining sites are sufficient to address the remaining housing need, consistent with No Net Loss requirements. See also the Proactive Community Outreach Program.
Program 8: Information about Affordable Housing	Successful. The CDC and Permit Sonoma regularly provide information about affordable housing programs on their websites and in pre-application meetings.	The Covid-19 global pandemic taught that electronically available, easily accessible information is vital.	The Program has been modified to include a proactive outreach component.
Program 9: Priority Processing for Affordable Housing	Partially successful. Program has been codified and is implemented across the Planning and Building Divisions of Permit Sonoma. Sonoma County Department of Transportation and Public	DTPW currently does not provide a clear mechanism for fast-tracking of affordable housing projects.	The Program has been modified to provide adequate staffing across divisions and to provide multidivisional training related to priority processing,

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
	Works (DTPW) has not implemented.		fast-tracking, and streamlined project approval for SB 35 projects, SB 9 projects, and others.
Program 10: Staff for Housing Implementation & Processing	Successful. Dedicated staff are available to fast-track affordable housing projects and ADUs through the planning and building permit processes. In 2019, an ADU-dedicated counter was opened.	Dedicated funding for housing implementation at Permit Sonoma and the CDC is needed to achieve full implementation of the Housing Element.	The Program will continue.
Program 11: Additional Sites for Housing	Successful. The Workforce Housing Combining District was created and adopted into the Code in 2018.	Multiple applications have been received from developers requesting that the overlay be applied to their properties. Rezoning of some inventory sites will include this designation as well.	The Program has been deleted.
Program 12: Continued Mitigation Opportunities for Housing Sites	Successful. The County continues to participate in the Santa Rosa Plain Conservation Strategy and its update currently underway.	Safe harbor agreement for vineyard maintenance recently published. SRPCS update is still in formative stages, no change to housing.	The Program will continue.
Program 13: Utility Providers Responsibility to Prioritize Service	Successful. Program was completed when the 5 th Cycle Housing Element was distributed to providers in 2014.		The Program is completed but remains a statutory requirement. See Proactive Outreach Program.
Program 14: Review Growth Management Programs	Partially successful. The GM programs of the 2008 General Plan were not included in General Plan 2020. Zoning Code has not been updated to remove relevant sections, but the programs are not implemented pursuant to state law.		The Program has been modified and continues.
Program 15: Review LOS Standards	Not started. Program was not implemented during the planning period. The General	The planned update to GP 2020 was delayed by the 2017 wildfire	Program 15 is obsolete following change in

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
	Plan will be amended to comply with SB 1000 before or during the upcoming General Plan Update. SB 743 (2013) also changed the way LOS can be used to evaluate impacts under CEQA as of 2020.	recovery efforts, floods, the 2019 and 2020 fires and then the COVID-19 pandemic.	State law and has been deleted.
Program 16: Review "Z" Combining District	Successful. Program 16 was completed in 2020 with the removal of the "Z" Combining District from 1,924 parcels.		Program is complete and has been deleted.
Program 17: Remove constraints to Single Room Occupancy	Successful. In 2018, the County adopted zoning changes to reduce permitting requirements for SRO facilities.		Program is complete and has been deleted.
Program 18: Encourage Development and Retention of Shared and Congregate Housing	Successful. In 2015 County adopted <i>Building HOMES: A Policy Maker's Toolbox</i> and in 2019 completed construction of the Veterans Village project on the County's admin campus, consisting of 14 tiny homes for chronically homeless veterans with on-site supportive services.		Program is complete and has been deleted, but replaced with a Program to provide objective, transparent standards for residential care facilities.
Program 19: Long Term Residency in Campgrounds	Successful. Program was completed in 2015 with adoption of the VR Visitor Residential Combining Zone, which allows mixed occupancies including long-term occupancies of RVs, travel trailers, park models and other mixed occupancies.	To date, only one applicant has taken advantage of the new provisions.	Program is complete and has been deleted. See Proactive Outreach Program
Program 20: Additional -AH Sites for Housing	Successful. Program is ongoing upon request. County also adopted -WH Program which requires lower levels of affordability and provides additional flexibility.	The Program may need to be better advertised to increase interest with non-profits.	The Program is ongoing and is continued as Program 16: Expand AH Combining District. Better advertisement will be addressed through the Proactive Outreach Program.

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
<p>Program 21: Fund Permanent Affordable Housing Stock (The County will devote at least 20 percent of the tax increment revenue received from dissolution of Redevelopment specifically to the production and rehabilitation of affordable housing and will consider increasing the 20 percent allocation as funding is available)</p>	<p>Partially successful. While boomerang funds continue to flow to the County, since 2017 there has not been a set percentage devoted to affordable housing.</p>	<p>While the County continues to receive a portion of tax increment revenue annually, there has not been a 20 percent dedication set. County desires to maintain flexibility in this funding source.</p>	<p>The Program has been modified and continued (see Programs 1c, 32f)</p>
<p>Program 22: County-Owned Land for Affordable Housing</p>	<p>Successful. Program was completed with the 2019 completion of the Veterans Village project on the County's admin campus, consisting of 14 tiny homes for chronically homeless veterans with on-site supportive services</p>		<p>Program is complete and has been deleted.</p>
<p>Program 23: Support Resident-Owned Mobile Home Parks</p>	<p>Not used. Changes to state law protect residents. County staff will continue to provide information and resources to non-profits and residents should a request to utilize Gov. Code § 66428.1 be made.</p>	<p>Gov. Code § 66428.1 may not be well known and should be promoted</p>	<p>The Program is no longer needed and has been deleted, but Gov. Code § 66428.1 will be promoted via the Proactive Outreach Program.</p>
<p>Program 24: Funding Preference to Non-profits</p>	<p>Obsolete. The County's CFH now allows project sponsors to be for-profit or nonprofit, as federal funding policies allow CDBG funds to be used by for-profit organizations, and qualifying for-profit entities can use HOME funds.</p>	<p>In May 2017, the CFH policy was modified to provide more flexibility in the use of funds, including allowing both for-profit and nonprofit entities to leverage CFH funds. This has reduced affordability of assisted units to some extent, because</p>	<p>The Program will be continued (as Program 19b), and the CFH, LMIHAF, and HOME funding policies have been revised to once again give funding priority to non-profit developers.</p>

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
		nonprofit developers typically provide deeper levels of affordability and maintain those levels as long as they own the units.	
Program 25: Utilize Community Land Trust Model	Successful. The County’s ownership housing policy allows community land trusts to access funds for ownership projects.	The Housing Land Trust has become increasingly active in the County and the role in the provision of affordable ownership an senior housing is increasing	The Program is complete and has been replaced with other programs to facilitate the use of CLTs.
Program 26: Provide Predevelopment Funding	Successful. Policies are now in place to provide that predevelopment activities are eligible uses of federal and local funds. Nine projects have accessed CDBG, HOME, Low and Moderate-Income Housing Asset Funds (LMIHAF), and CFH funds for predevelopment activities during the planning period.		The Program is complete and has been deleted
Program 27: Recreation and Visitor-Serving Uses (A portion of Transient Occupancy Tax [TOT] funds will be earmarked for an array of affordable housing programs to identified housing needs)	Partially successful. TOT funds are still allocated to affordable housing programs through the Board’s Community Investment Fud Policy. However, a minimum set-aside or earmark of this funding source was not achieved.	The Board has continued to dedicate significant TOT monies to affordable housing programs. An annual allocation would allow planning and staffing for a broader, proactive and more equitable community outreach program and should be explored.	The Program has been modified and continued (see Programs 1c, 32f)
Program 28: County Employee Housing Assistance	Successful. Program is ongoing. During the previous planning period, 81 employees were assisted, for a total of \$2,348,829. Payoffs during this time totaled \$1,116,216.		The Program will continue and be modified to include measurable outcomes.
Program 29: Tiered Fee Structure	Not successful. A fee study was done for DTPW and Parks fees in 2018-2019 but	Changes in state law (AB 602) now make this mandatory.	The Program has been replaced with Program 17, requiring impact

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
	it did not support a tiered fee structure.		fees to be proportional to the size of a housing unit in compliance AB 602.
Program 30: Inter-Jurisdictional Housing Committee	Successful. The SCTA/RCPA hosts bi-monthly housing meetings, including representatives of all Sonoma County jurisdictions and the Association of Bay Area Governments. The County participates in the Napa-Sonoma Collaborative (NSC), a subregional planning effort that brings together all of the jurisdictions within Napa and Sonoma counties to share experiences and resources related to housing (www.nsc-housing.org).		The Program will be continued on an ongoing basis
Program 31: Homeless Survey (Ongoing PIT)	Successful. The Annual Homeless Census and Survey is conducted by the Continuum of Care for Sonoma County, Santa Rosa, and Petaluma, in accordance with the U.S. Department of Housing and Urban Development regulations.		The Program described normal operations required by federal regulations and will not be continued.
Program 32: Residential Care Facilities and Group Homes	Partially completed. While County staff worked with service providers to identify any changes that might be necessary, no conclusions were reached and no definitive action was sought.	A lack of consistent staffing contributed to these efforts being unfinished.	The Program has been modified to address potential constraints to large residential care facilities.
Program 33: Reasonable Accommodations	Successful. Program is ongoing. Reasonable Accommodations are simple and free to request and processing time is as short as 1 hour.		Program has been continued as ongoing with a staff training component added.
Program 34: Funding for Fair Housing Program	Successful. Fair Housing Programs were funded throughout the 5 th cycle.	There may be a mismatch between some of the limitations from funders and the needs of the community.	The Program has been deleted and replaced by new policies and programs in the Housing Element to address Fair Housing

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
			issues as identified in the Fair Housing Assessment.
Program 35: Fair Housing Information & Referrals	Successful. Fair Housing referrals were made throughout the 5 th cycle.		The Program has been deleted and replaced by new policies and programs in the Housing Element to address Fair Housing issues as identified in the Fair Housing Assessment.
Program 36: Curtail Abatement of Affordable and Farmworker Housing	Successful. The County has continued to ensure that any code enforcement activities related to affordable and farmworker housing units are primarily intended to abate unsafe conditions and facilitate continued occupancy and availability.	Ongoing staff training is an important component of this program.	The Program has been continued with a training component.
Program 37 Consider Assessment for Farmworker Housing	Not started. Shortly after the adoption of this Program, the funding structure after which it was modeled was demonstrated to be less viable in Sonoma County.	Despite the lack of this Program, 183 beds in bunkhouses, 44 ag employee units, and 2 farm family units were provided during the planning period.	The Program was not completed and has been deleted, but other Programs are proposed to provide for farmworker housing needs.
Program 38: Revised Standards for Farmworker Bunkhouses	Successful. Program was completed with the adoption of new regulations in FY 2015-2016. Since that time, the County has permitted 183 bunkhouse beds for farmworkers.		Program 38 is complete and has been deleted.
Program 39: Permitting for Transitional and Supportive Housing as Residential Uses	Successful. Program was completed with adoption of Zoning Ordinance amendments in 2018.		The Program is complete and has been deleted.
Program 40: Farmworker Housing Task Force	Successful. A task force met during the early part of the planning period, and included realtors, growers, bankers, and advocates. Since then, other housing		The Program has been deleted but is replaced with other Programs to address special needs.

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
	advocacy groups have emerged and filled this role.		
Housing Program 41: Pilot Program Using Non-traditional Structures for Housing	Program was completed with the construction of two “tiny home” projects on County-owned property. Veterans Village was sponsored by Community Housing Sonoma County. The project was built on the County administrative campus in 2019. Another tiny home project was completed in January 2020 at a parking lot of the County’s Los Guilicos campus. The project houses up to 60 persons in separate small manufactured housing units and includes a navigation center.	This model seems to work well to move residents away from homelessness. At Los Guilicos, the navigation center provides a direct onsite connection with services that can help people into permanent housing and provides supportive services. However, this project model has been more costly than first planned and having ongoing “buy-in” to fund it locally has been a challenge. For both projects, appropriate short- and long-term planning in place will be effective in assisting persons seeking permanent supportive housing.	The Program is complete and has been deleted.
Program 42: Weatherization & Rehabilitation Assistance	Successful. The CDC continues to offer low-cost rehabilitation loans to owner-occupied and rental properties, providing \$2,913,433 in rehabilitation assistance to 61 mobile homes and nine single-family homes during the 5 th cycle. The Sonoma County Energy Independence Program (SCEIP) offers Property Assessed Clean Energy (PACE) financing for energy efficiency, water conservation, renewable generation, wildfire safety, and seismic strengthening projects.		The Program will continue and be modified to reflect new CalGreen standards and include other agencies that implement these programs.

5 th Cycle Housing Element Program	Progress In Implementation	Lesson Learned	Update Action
Program 43: Energy & Water Conservation & Efficiency	Successful. Green building information is displayed in the Permit Center at Permit Sonoma and on multiple websites.	Program should be combined with outreach program.	The Program continues through the Proactive Outreach Program.
Program 44: CFH Priority to Efficient & Green Projects	Successful. In 2017, the Board of Supervisors adopted a change to the CFH funding policy to include these provisions.		The Program is complete and has been deleted.
Program 45: Checklists for Residential Developers	Successful. Checklists are available for residential developers on the County's website and at the Permit Center.	The User's Guide was developed during 2014-2015 but was not found to be as useful as had been anticipated.	The Program is complete and has been deleted.

Sonoma County



Appendix D: Housing Sites

August 2023

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Appendix D: Housing Sites

California law (Government Code § 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites and nonvacant (i.e., underutilized) sites having potential for development. State law also requires an analysis of the relationship to zoning and services to these sites as well as identifying sites throughout the community, in a manner that is consistent with its duty to Affirmatively ~~Further~~Furthering Fair Housing (AFFH). A jurisdiction must demonstrate in its Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of the County's land inventory in meeting future housing needs.

REGIONAL HOUSING NEEDS ASSESSMENT REQUIREMENT

State Housing Element Law (Gov. Code § 65580 et seq.) requires regional Metropolitan Planning Organizations (MPOs) to identify each member jurisdiction's "fair share allocation" of the RHNA provided by the California Department of Housing and Community Development (HCD). Each city and county must then demonstrate their capacity to accommodate their local share of regional housing needs in its housing element. Each jurisdiction holds the responsibility for meeting its share of the RHNA during the housing element planning period. The Association of Bay Area Governments (ABAG), the MPO for Sonoma County, adopted its 6th cycle RHNA Allocation Methodology in December 2021. ABAG considered several factors for determining the allocation, which weighed both projected and existing housing need. Projected housing need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, jobs accessibility, and residual need in disadvantaged communities weighing several socio-economic factors. The distribution of the RHNA across all four income categories factored in a social equity adjustment which allocated a smaller portion of the Lower-Income RHNA to jurisdictions with high concentrations of disadvantaged households, and inversely, allocated a greater share to jurisdictions without existing concentrations of Lower-Income households. The social equity adjustment also accounts for fair housing considerations, which adjusted the distribution of RHNA in jurisdictions with either very low- or very high-resource areas. Table 1 shows Sonoma County's RHNA.

Table 1 Sonoma County Regional Housing Needs Allocation

Income Category (% of Sonoma County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	518	13%
Very Low (30 to 50% of AMI)	518	13%
Low (51 to 80% of AMI)	596	15%
Moderate (81% to 120% of AMI)	627	16%
Above Moderate (> 120% of AMI)	1,622	42%
Total	3,881	100%

Source: Final Regional Housing Needs Allocation, ABAG, 2022

*The RHNA does not project the need for extremely Low-Income units. However, pursuant to State law (AB 2634), the County must project its extremely Low-Income housing needs by assuming 50 percent of the Very Low-Income units required by the RHNA as extremely low-income units. For purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

Projected housing needs are broken down by income level categories based on definitions in the California Health and Safety Code (§ 50079.5). HCD calculates the household income for each category (“~~extremely low,~~” “~~very low,~~” “~~low,~~” “~~moderate~~Extremely Low,” “Very Low,” “Low,” “Moderate,” and “~~above moderate~~Above Moderate”), based on the area median income (AMI) for each county.

Sonoma County’s share of the region’s future housing needs is 3,824 total units for the January 2023 through January 2031 planning period.¹ In the 5th Cycle planning period (2015-2023), Sonoma County was initially allocated 936 housing units; however this RHNA was reduced to 515 units upon annexation of the Roseland area to the City of Santa Rosa. The County’s share of the 6th Cycle RHNA represents an increase of more than 600 percent over the previous RHNA cycle. While the County is not responsible for the actual construction of these units, the County is responsible for ensuring that there is adequate land zoned to accommodate its share of the housing need and for creating the regulatory framework in which the private market could build the number of units and unit types included in the RHNA. This includes the creation, adoption, and implementation of policies, zoning standards, municipal code changes, and/or economic incentives to encourage and facilitate the construction of various types of units at all income levels.

In previous Housing Element cycles, RHNA responsibility for unincorporated land within a City’s Sphere of Influence (SOI) was assigned to the City, in anticipation of annexation. For the 6th Cycle RHNA, responsibility for the unincorporated land within a City’s SOI was instead assigned to the ~~unincorporated~~Unincorporated County. Under this methodology, the transfer of RHNA responsibility would take place between the City and County at the time of annexation. State law (Gov. Code § 65584.07) allows for a City to accept some of a County’s RHNA responsibility in the time period between the assignment of RHNA numbers and the statutory due date of the Housing Element. In 2022, Sonoma County and Cloverdale reached an agreement to transfer the RHNA

¹ Original RHNA Allocation was 3,881 units. This was reduced by 57 units through a RHNA transfer with the City of Cloverdale.

responsibility associated with recent annexations, and the County’s RHNA was decreased by 57 units, distributed across income categories in compliance with Gov. Code § 65584.07(a). The transfer decreased the County’s Lower-Income RHNA by 24 units and Above Moderate-Income RHNA by 33 units, as shown in Table 2. The RHNA transfer was approved by the ABAG Executive Board on November 17, 2022.

Table 2: Unincorporated Sonoma County Revised RHNA Allocation, 2023-2031

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Unincorporated Sonoma County Original RHNA Allocation	1,036	596	627	1,622	3,881
Transferred RHNA	12	12	0	33	57
Unincorporated Sonoma County Revised RHNA Allocation	1,024	584	627	1,589	3,824

While the RHNA is assigned based on the four income categories above, Housing Element law also requires that communities plan for the needs of Extremely Low-Income (ELI) households, defined as those making less than 30 percent of the County county AMI. The housing need for ~~Extremely Low Income~~ ELI households is ~~generally considered to be~~ calculated at one-half of the Very Low-Income need.

Housing Site Inventory Methodology

The Housing Element employs a comprehensive and iterative methodology to identify vacant and underutilized sites and estimate dwelling unit capacity on each site. As required by State law, the methodology must identify sites that have a high potential to be developed with housing in the planning period and the assumed capacity must reflect a reasonable estimate informed by past trends and substantial evidence. The inventory was developed by identifying:

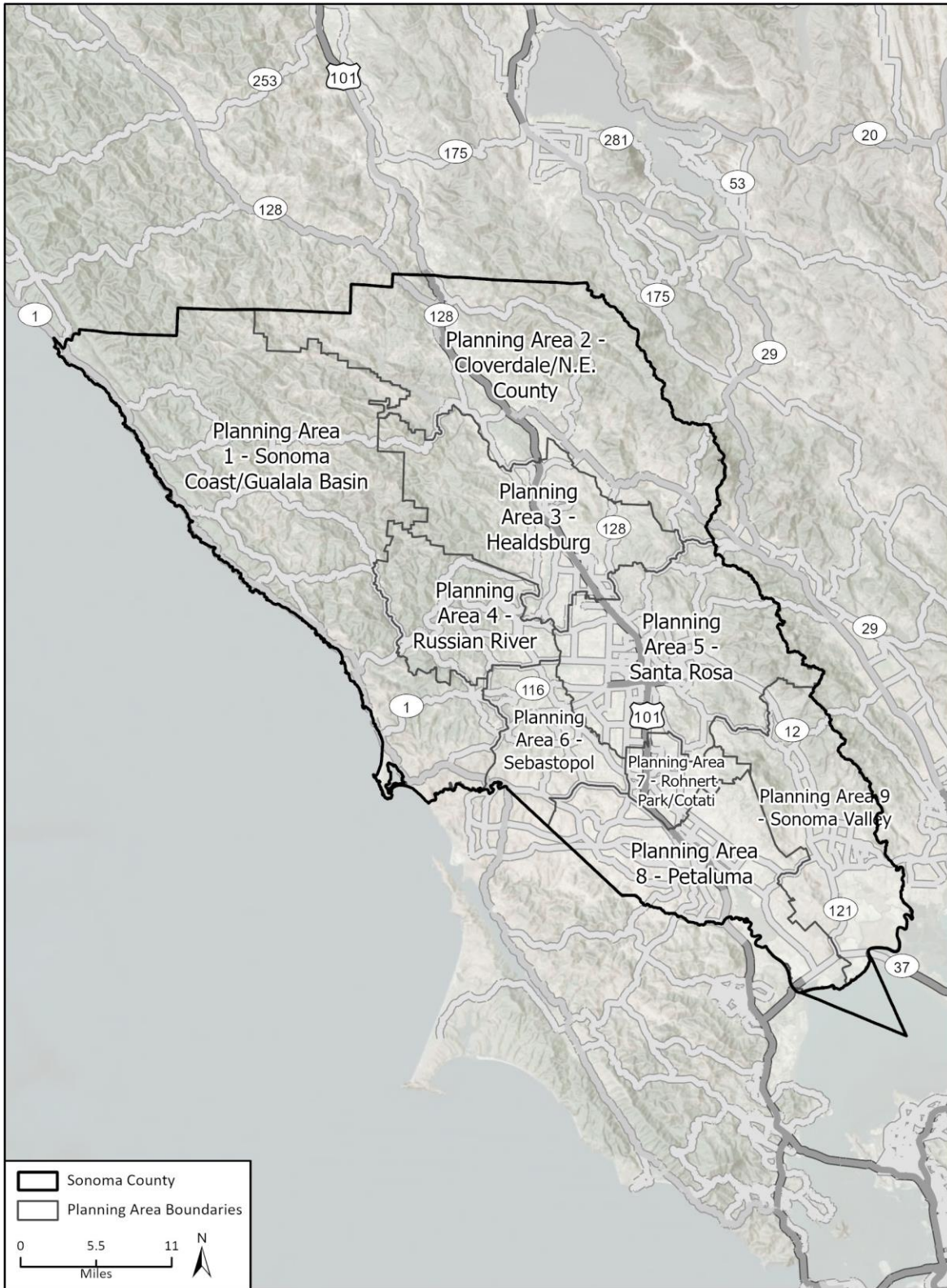
- Accessory dwelling units assumed to be built during the planning period;
- Projects in the planning process but not yet built; and
- Sites suitable for residential development.

~~In addition~~ On August 22, 2023, the County will adopt, with this Housing Element update, zoning changes for ~~52~~ adopted 34 sites that will allow residential development that meets the default density standards for Sonoma County. The County will adopt, with this Housing Element update, zoning changes for an additional 6 sites that will allow residential development that meets the default density standards for Sonoma County.

New residential development is expected to occur primarily in urban areas located in ~~seven~~ six of the County’s nine identified Planning Areas established by the County’s General Plan Land Use Element (see Figure 1):

- Planning Area 2 – Cloverdale/N.E. County
- Planning Area 4 – Russian River
- Planning Area 5 – Santa Rosa
- Planning Area 6 – Sebastopol
- Planning Area 7 – Rohnert Park/Cotati
- ~~Planning Area 8 – Petaluma~~
- Planning Area 9 – Sonoma Valley

Figure 1: Planning Area Boundaries



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Rezoning Pipeline Projects & Opportunity Sites
Planning Area Boundaries

Site Selection Criteria

State law requires that jurisdictions demonstrate in the Housing Element that the Site Inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law and HCD guidance establish criteria for including sites in the Site Inventory, which include:

Improvement-to-Land Value Ratio

A parcel's improvement-to-land value ratio (ILV) can help identify properties that are potentially underutilized. A ratio of less than 1.0 indicates that the land value itself has a higher value than the improvements built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. Approximately 80 percent of the units identified on the Site Inventory are on sites with an ILV of less than 1.0. The Site Inventory includes ILV calculations for each opportunity site.

Existing ~~use~~Use vs. ~~zoned use~~Zoned Use

A comparison of the current use of a site to the use for which it is officially zoned can identify underutilized or non-conforming properties. For example, a parcel currently occupied by a parking lot or single-family home which is zoned for high density housing or a single-story commercial development which is zoned for mixed-use represents an opportunity for the property owner to convert the property to a higher value use.

Existing vs. ~~allowed~~Allowed Floor Area Ratio

Existing non-residential uses with a floor area ratio (FAR) less than what is allowed in the zone indicates underutilization. Conversely, developed sites with higher floor area ratios are less likely to redevelop as the land and demolition costs would be high.

Age of ~~structure~~Structure

The age of a structure is useful in demonstrating likelihood of a site to redevelop. New construction on a site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future even though other factors may indicate a higher likelihood of redevelopment. Sites with structures less than 30 years old are not being considered as housing inventory sites. ~~Structure age for each opportunity site is included on the Site Inventory.~~

Likelihood of ~~redevelopment~~Redevelopment

Sites were identified if they align with local and regional development trends. Uses such as surface parking and marginally operating commercial uses have a high likelihood of redevelopment. Sites with existing ~~multi-family~~multifamily uses are less likely to redevelop and are not being considered as housing inventory sites.

Developer interestInterest

Sonoma County received input from local developers on the feasibility of residential development of selected housing inventory sites. This feedback was used in assessing the feasibility of developing sites with varying sizes, constraints, and land use allowances and was used to select appropriate sites and in determine realistic affordability assumptions.

Density and Size Requirements

State law has established a “default” density of 20 units per acre that can be used to estimate the potential for development of housing in the Low- and Very Low-Income categories. In addition, the California Legislature established size requirements for parcels intended to support the development of Lower-Income units. Gov. Code § 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 20 units per acre are suitable for Lower-Income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels. All sites that accommodate Lower-Income units meet these criteria with the exception of the sites located within the State-owned Sonoma Development Center.

Realistic Affordability

As shown in the summary of development trends below, there is a documented track record of projects developing with 100 percent affordable housing. However, for purposes of this Site Inventory analysis, the County assumed that, on sites deemed appropriate for Lower-Income housing, projects would develop with a mix of incomes, as opposed to allocating all units to one income category. The following income spread on these sites is as follows:

- ~~50 percent of the units allocated to the Lower Income category~~
- ~~20 percent of the units allocated to the Moderate Income category~~
- ~~30 percent of the units allocated to the Above Moderate Income category~~

This demonstrates a more realistic development scenario which avoids concentrations of Lower-Income units and furthers the County’s fair housing goals. ~~It is also:~~

- Income spread for sites in High Resource areas:
 - 70 percent of the units allocated to the Lower-Income category
 - 10 percent of the units allocated to the Moderate-Income category
 - 20 percent of the units allocated to the Above Moderate-Income category
- Income spread for sites in Low-to-Moderate Resource areas
 - 60 percent of the units allocated to the Lower-Income category
 - 20 percent of the units allocated to the Moderate-Income category

- 20 percent of the units allocated to the Above Moderate-Income category

These assumptions are consistent with the County's Rental Housing Opportunity Area Program. The Rental Housing Opportunity Area Program applies to parcels zoned for medium- and high-density housing and provides an automatic doubling of the mapped density for any project that provides at least 40 percent of total project units as affordable to lower-income households. Incentives are also provided for these projects as required by Gov. Code § 65915, even if a density bonus is not requested. The Rental Housing Opportunity Program is a popular and award-winning affordable housing program and is used by both non-profit developers to provide 100 percent affordable projects and by for-profit developers to provide mixed-income projects, often without need for public subsidy. Both non-profit and for-profit stakeholders indicate strong support for this housing program.

The County also utilizes a Workforce Housing (WH) Overlay which can be applied to commercially and industrially zoned properties to increase housing opportunities in areas close to employment and transit. Based on the County's experience with multifamily developments over the last 15 years (see Table 6) the County anticipates that the addition of the WH Overlay will provide a high enough density allowance (16 to 24 units per acre) to encourage and facilitate the development of Lower-Income and workforce housing within the community. Therefore, sites utilizing the WH overlay were assigned to the Moderate- and Above Moderate-Income categories.

Affirmatively Furthering Fair Housing

Housing Element law requires local jurisdictions to evaluate their Housing Element sites inventories through the lens of AFFH. This law requires that the Site Inventory be used to identify properties throughout the community consistent with the local jurisdiction's duty to affirmatively further fair housing. In an effort to equitably distribute units and avoid concentrations of either poverty or affluence, sites that meet size and density criteria for lower-income units also include a mix of moderate- and above moderate-income units.

The Housing Site Inventory does not exacerbate or create R/ECAPS, RCAAs, or racial or ethnic isolation or segregation; nor does it overly concentrate sites appropriate for development of lower-income housing in any single area of the county. The housing sites detailed in this chapter will affirmatively further fair housing by providing opportunities for housing development for lower-income households in areas with high opportunity and good access to jobs, transportation, and a healthy environment.

Existing Uses

The Housing Element must analyze the extent to which existing uses may impede additional residential development. As shown on Table 3, most of the units on the Site Inventory are accommodated on vacant sites. Additionally, over 50 percent of the identified Lower-Income units are accommodated on vacant sites, indicating that existing uses are not an impediment to affordable housing development. The remaining units are accommodated on nonvacant sites. Nonvacant sites were identified with uses that could be converted to a higher value use such

large residential sites, older commercial and retail uses, excess surface parking, and office and professional buildings that could support high-density residential projects. Excluding vacant sites, most units are identified on sites with existing low-density residential (32.26 percent), followed by industrial/ manufacturing (10.9 percent) and warehouses (7.7 percent). Sites currently being used for residential are generally larger than 0.5 acre and would yield a significant number of units. Other remaining uses (surface parking, warehouse, auto storage) make up a negligible portion of the total inventory and typically have low FAR and ILV values, indicating underutilization.

Table 3: Existing Uses on Housing Inventory Sites

Existing Use	Number of Sites	Total Acres	Number of Units	Percent of Inventory
Vacant	1917	42,827.38	853,199	34.50.8%
Surface parking/Open Space/Park	12	5,262.23	8927	41.1%
Commercial/retail	43	6,980.86	11712	0.5%
Warehouse	51	11,503.31	1764	70.2%
Industrial/manufacturing	53	17,181.71	248206	108.7%
Auto Storage	42	7,063.96	10376	43.2%
Religious institution	2	6.15	109123	45.2%
Residential	3224	53,343.72	838611	32.25.9%
Lodging	1	6.26	100	4.2%
Total	7255	150,297.95	2,533,358	100%

Sonoma County’s residential development trends indicate that there has also been successful redevelopment of existing residential (Siesta Senior Housing, Los Pinos) and non-residential (Boyes Food Center, Daybreak Apartments) uses. The sites selected for inclusion in the Site Inventory were chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the County’s housing stock.

Realistic Development Capacity

To determine the extent to which a site contributes to meeting the County’s RHNA, the County must estimate the number of units likely to develop on a particular site, depending on the site’s zoning capacity, physical characteristics of the site, and development trends in the County. The following subsections outline the basis for the County’s assumptions that sites will develop at 85 percent of the maximum density allowed by zoning.

The County assumed that the realistic development capacity of the chosen sites may be less than the full development capacity allowed by the parcel’s zoning or land use designation. This conservative assumption is based on site specific conditions and development standards that

~~may reduce the development potential of a given site. Slopes, protected wetlands or watercourses, open space or parking requirements, and irregularly shaped parcels all impact the ability to achieve the maximum density allowed by the zoning code. The County therefore assumes the realistic capacity of the Site Inventory to be 85 percent of the maximum density under the applicable zoning or general plan designation. This is a conservative assumption, as projects routinely develop at levels higher than 100 percent of the maximum allowable density. Buildable area assumptions were adjusted on sites constrained by environmental factors. The County used base (minimum) densities for each zoning to assume a conservative realistic buildout for each site. Residential zones are unrestricted by maximum allowable densities. No Lower-Income units were assumed on sites designated for Workforce Housing, which would allow for both residential and nonresidential uses and has a maximum allowable density of 24 dwelling units per acre. Table 4 shows the realistic allowable densities assumed for each zone district.~~

Table 4: Realistic Allowable Density By Zone District

Zone District	Minimum (Base) Allowable Density	Maximum Allowable Density	Realistic Allowable Density
R1 4	4	11	4
R1 4.8	4.8	11	4.8
R1 5	5	11	5
R2 11	11	22	11
R3 6	6	No Max	6
R3 7	7	No Max	7
R3 8	8	No Max	8
R3 13	13	No Max	13
R3 20	20	No Max	20
LC WH	16	24	16
M1 WH	16	24	16
M2 WH	16	24	16
M3 WH	16	24	16

All parcels in the Site Inventory were analyzed for physical constraints to development. Where portions of a site would not be suitable for construction of housing, that constrained acreage was removed. This includes constraints related to floodways, floodplains, utility easements, access easements, and freeway setbacks. These identified constraints may not preclude all development, and may allow for the development of parking, common areas, single-story buildings, or elevated buildings. The assumptions used in the analysis reflect a conservative realistic capacity.

To further justify these development assumptions, the County analyzed all new multifamily (3+ units) projects that have been developed in Unincorporated Sonoma County over the last 15 years. Some projects have been annexed into cities since their development. Table 5 reflects the projects as they were developed to establish realistic development trends based on actual local experience. Past residential development in Sonoma County indicates an average achieved density of nearly 24 dwelling units per acre for 100 percent affordable projects. This realized density exceeds the realistic allowable density assumed on inventory sites.

The County has a demonstrated trend of approving projects that exceed 20 units per acre through the Rental Housing Opportunity Area program. This program provides an automatic 100 percent increase above the mapped (minimum) density for rental projects that provide at least 40 percent of total units as affordable to low- or very low-income households. Changes to the program were made during the last housing element period to reduce the number of units required to participate in the program to three. Sites eligible for this program have a medium- or high-density residential general plan designation (Urban Residential, 6 to 15 units per acre density) and are zoned R2 (Medium Density Residential) or R3 (High Density Residential) and are located within a designated Urban Service Area (USA). Development Standards used for these projects allow increased height, reduced parking, and less stringent setbacks so long as privacy is maintained.

Table 5: Typical Densities of Multifamily Projects

Project Information	Total Units	Lower-Income Units	Percent Affordable	Zoning	Acres	Density Achieved	Base (Minimum) Density	Maximum Density	% of Base Density Achieved
<u>Siesta Senior Housing</u> <u>18503 Hwy 12, Sonoma</u> <u>APN: 056-511-029 and 056-511-046</u> <u>(year)</u>	<u>90</u>	<u>90</u>	<u>100%</u>	<u>R2 10</u> <u>LC AH</u>	<u>2.29</u>	<u>39.30</u>	<u>10</u>	<u>24</u>	<u>164%</u>
<u>Sonoma Ranch Apartments</u> <u>4490 Old Redwood Hwy, Santa Rosa</u> <u>APN: 058-050-042</u>	<u>96</u>	<u>6</u>	<u>6%</u>	<u>R2 11</u>	<u>5.44</u>	<u>17.65</u>	<u>11</u>	<u>No Max</u>	<u>160%</u>
<u>129 Dana Carlton Ln, Santa Rosa</u> <u>APN: 058-171-053 through -055</u>	<u>18</u>	<u>2</u>	<u>11%</u>	<u>R2 11</u>	<u>0.83</u>	<u>21.69</u>	<u>11</u>	<u>No Max</u>	<u>197%</u>
<u>Redwood Apartments</u> <u>3424 Santa Rosa Ave, Santa Rosa</u> <u>APN: 134-13-070</u>	<u>96</u>	<u>96</u>	<u>100%</u>	<u>R3 13</u>	<u>4.11</u>	<u>23.36</u>	<u>13</u>	<u>No Max</u>	<u>180%</u>
<u>3127 Santa Rosa Ave, Santa Rosa</u> <u>APN: 044-101-005</u>	<u>49</u>	<u>20</u>	<u>41%</u>	<u>R3 13</u>	<u>1.99</u>	<u>24.62</u>	<u>13</u>	<u>No Max</u>	<u>189%</u>
<u>Celestina Gardens Senior Apartments</u> <u>125 Dorene Way, Sonoma</u> <u>APN: 056-201-100</u>	<u>40</u>	<u>40</u>	<u>100%</u>	<u>PC</u>	<u>1.65</u>	<u>24.24</u>	<u>7</u>	<u>No Max</u>	<u>346%</u>
<u>14637 Jomark Ln, Occidental</u> <u>APNs: 074-350-001 through -004</u>	<u>4</u>	<u>0</u>	<u>0%</u>	<u>PC</u>	<u>0.44</u>	<u>9.09</u>	<u>4</u>	<u>No Max</u>	<u>227%</u>
<u>4040 Alexander David Ct, Santa Rosa</u> <u>APN: 058-171-072</u>	<u>4</u>	<u>1</u>	<u>25%</u>	<u>R2 11</u>	<u>0.34</u>	<u>11.76</u>	<u>11</u>	<u>No Max</u>	<u>107%</u>
<u>Ortiz Plaza I</u> <u>5352 Old Redwood Hwy, Windsor</u> <u>APN: 039-012-055</u>	<u>30</u>	<u>30</u>	<u>100%</u>	<u>C3 AH</u>	<u>1.75</u>	<u>17.14</u>	<u>16</u>	<u>24</u>	<u>107%</u>
<u>Crossroads Apartments</u> <u>841 Liana Dr, Bellevue</u> <u>APN: 125-421-019</u>	<u>79</u>	<u>79</u>	<u>100%</u>	<u>RR 4 AH</u>	<u>3.87</u>	<u>20.41</u>	<u>16</u>	<u>24</u>	<u>128%</u>
<u>Fettters Hot Springs Apartments</u> <u>500 Louis Way, Sonoma</u> <u>APN: 056-201-101</u>	<u>60</u>	<u>60</u>	<u>100%</u>	<u>PC</u>	<u>2.74</u>	<u>21.90</u>	<u>7</u>	<u>No Max</u>	<u>313%</u>

Project Information	Total Units	Lower-Income Units	Percent Affordable	Zoning	Acres	Density Achieved	Base (Minimum) Density	Maximum Density	% of Base Density Achieved
Sonoma Gardens Apartments 1300 Rodeo Ln, Santa Rosa APN: 044-101-014	60	60	100%	R3 13	3.89	15.42	13	No Max	119%
Fife Creek Commons 16376 5th Street, Guerneville APN: 070-020-022	48	48	100%	R3 15	1.64	29.27	15	No Max	195%
14620 Jomark Ln, Occidental APN: 074-350-007	3	0	0%	PC	0.46	6.52	4	No Max	163%
Average	-	-	63%	-	-	20.17	-	No Max	185%

DEVELOPMENT TRENDS

~~Much of the County's recent development relies on the redevelopment (or "recycling") of underutilized properties or underperforming commercial sites.~~

The conditions and characteristics of the underutilized commercial sites in the Site Inventory are similar to those that have been redeveloped in recent years. For example, the Boyes Food Center project redeveloped a 1.26-acre parcel formerly occupied by a convenience store with a parking lot and several detached cottages. The convenience store will remain as part of the mixed-use development. Given current development trends, the County anticipates further interest in the redevelopment of underperforming commercial sites at densities similar to those achieved by the projects listed below. Therefore, it can be reasonably assumed that further redevelopment would occur on nonvacant sites throughout the areas discussed in the Site Inventory.

~~Recycling activities are also likely to occur on sites zoned for mixed use. Development trends in the County show that a vast majority of projects on land zoned for mixed use have a large residential component with a relatively small square footage devoted to commercial use. None of the proposed projects in mixed use zones are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that further residential development would continue to occur in areas zoned mixed use to accommodate both residential and non-residential uses.~~

Sites included in the inventory of this Housing Element for the 6th cycle RHNA are very similar to the select projects described above in terms of size, existing conditions, and uses. Recycling sites in existing communities is desirable to help achieve the State Legislature's goal of alleviating California's housing crisis. According to HCD, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.² The lack of supply and high rent costs suggests that unit recycling activities is a method to consider when addressing housing needs.

Example Projects

Recycling activities described below have taken place since the certification of the 5th Cycle Housing Element and are representative of the conditions within each of the neighborhoods included in the Housing Site Inventory. ~~Examples of recent recycling trends include the following:~~ The characteristics of recent projects that included redevelopment of existing nonvacant uses are summarized in Table 6.

² California Department of Housing and Community Development. 2020. Addressing a Variety of Housing Challenges. - <https://www.hcd.ca.gov/policy-research/housing-challenges.shtml>.

Table 6: Recent Nonvacant Projects

Example Project	Previous Use	ILV of Previous Use	Year Built of Previous Use	FAR of Previous Use
<u>Siesta Senior Housing, 18503 Hwy 12, APN: 056-511-029, -046</u>	<u>Mobile Home Park</u>	<u>0.08</u>	<u>1954</u>	<u>0.01</u>
<u>Sonoma Ranch Apartments, 4490 Old Redwood Hwy, APN: 058-050-042</u>	<u>Fire Damage Apartments</u>	<u>N/A</u>	<u>1980</u>	<u>0.13</u>
<u>129 Dana Carlton Ln, APN: 058-171-053 through -055</u>	<u>Attached townhomes</u>	<u>N/A</u>	<u>N/A</u>	<u>0.42</u>
<u>3127 Santa Rosa Ave, APN: 044-101-005</u>	<u>Restaurant</u>	<u>N/A</u>	<u>1969</u>	<u>0.04</u>
<u>Celestina Gardens Senior Apartments, 125 Dorene Way, APN: 056-201-100</u>	<u>School Play Field</u>	<u>N/A</u>	<u>N/A</u>	<u>0.00</u>
<u>14637 Jomark Ln, APNs: 074-350-001 through -004</u>	<u>Single Family Residential</u>	<u>N/A</u>	<u>N/A</u>	<u>0.08</u>
<u>4040 Alexander David Ct, APN: 058-171-072</u>	<u>Attached townhomes</u>	<u>N/A</u>	<u>N/A</u>	<u>0.42</u>
<u>Ortiz Plaza I, 5352 Old Redwood Hwy, APN: 039-012-055</u>	<u>Single Family Residential</u>	<u>N/A</u>	<u>N/A</u>	<u>0.05</u>
<u>Sonoma Gardens Apartments, 1300 Rodeo Ln, APN: 044-101-014</u>	<u>Single Family Residential</u>	<u>N/A</u>	<u>1974</u>	<u>0.16</u>
<u>Fife Creek Commons 16376 5th Street, APN: 070-020-022</u>	<u>Auto-related use and 12 apartments</u>	<u>N/A</u>	<u>Various pre-1980</u>	<u>0.14</u>
<u>14620 Jomark Ln, APN: 074-350-007</u>	<u>Single Family Residential</u>	<u>N/A</u>	<u>N/A</u>	<u>0.08</u>
<u>Verano Family Housing, 175 Verano Ave, APN: 127-071-005, -012</u>	<u>Ballfield</u>	<u>0.00</u>	<u>N/A</u>	<u>0.00</u>
<u>River Road Mixed Use, 15190 River Rd, APN: 070-130-033</u>	<u>Gas Station</u>	<u>2.26</u>	<u>1960</u>	<u>0.13</u>
<u>Boyes Food Center, 18283 Hwy 12, APN: 056-415-016, -017, -018, -020</u>	<u>Grocery Store and Apartments</u>	<u>3.74</u>	<u>Various beginning in 1948</u>	<u>0.20</u>
<u>Hanna Boys MU Project, 810 W. Agua Caliente Road, APN: 133-112-020</u>	<u>Single Family with Extra Land</u>	<u>0.20</u>	<u>1974</u>	<u>0.01</u>
<u>14030 Mill Street, APN: 070-030-078</u>	<u>Single Family Residential</u>	<u>2.28</u>	<u>1926</u>	<u>0.09</u>
Average		<u>1.44</u>		<u>0.12</u>

Examples of recent projects that align with inventory assumptions are discussed in detail below:

Boyes Food Center: This project is located along Sonoma Highway 12 with Arroyo Road to the north and Calle Del Monte to the south, in Sonoma. The project would remodel the existing mixed-use building, demolish the existing detached residences, construct two new townhouse buildings with eight dwellings total, and construct a new detached mixed-use building with ground floor commercial uses and residences on the second and third floor. A tenant relocation plan is included in the proposed affordable housing plan, including temporary on-site or off-site relocation if necessary and matching of current rents during relocation. Of the 37 proposed dwellings, eight would be deed-restricted, affordable housing for rent at low-income levels: one townhome and seven apartments. Figure 2 shows an artist rendering of the Boyes Food Center project at completion.

Figure 2: Artist Rendering of Boyes Food Center Project



Daybreak Apartments (3172/3164 Santa Rosa Avenue): This project is under construction in unincorporated Santa Rosa. The development consists of a three-building apartment complex providing 49 housing units on a 1.08-acre parcel on the eastern side of Santa Rosa Avenue south of Bellevue Avenue in unincorporated Santa Rosa. The project required a zone change, General Plan amendment, and design review. The site was previously developed with a restaurant and parking area that was previously demolished.

Los Pinos (3496 Santa Rosa Avenue): This project is a 50-unit rental housing project currently under construction on a 2.49-acre parcel in unincorporated Santa Rosa. ~~Multi-family~~Multifamily housing is a permitted use onsite, subject to design review only. The project utilized a 20 percent State Density Bonus to achieve the proposed density in exchange for

providing three units onsite for Very Low-Income households. The site was previously used as a single-family home.

Ortiz Plaza (5352 Old Redwood Highway): Ortiz Plaza was completed in 2017. All 30 units are affordable farmworker housing for employees of vintners in the Santa Rosa area. The project is located in the unincorporated Larkfield area and consists of two-story residential buildings and a single-story community building as shown in Figure 3. The project was developed on a previously disturbed but vacant 1.75-acre site used for industrial purposes.

Figure 3: Ortiz Plaza I



Ortiz Plaza II (5340, 5330, and 5328 Old Redwood Highway): Ortiz Plaza II is a 38-unit affordable rental housing for farmworker households. It will adjoin the existing 30-unit Ortiz Plaza completed in 2017, with the two phases sharing community amenities and services. Phase II more than doubles the capacity of the original development, accommodating a wider range of unit types, income levels and growing families. Ortiz Plaza II includes 9 one-bedroom, 17 two-bedroom, and 12 three-bedroom units for households with incomes from 30 to 60 percent AMI. There are seven accessible units: four for persons with mobility impairments (two-1 bed, one-2 bed, and one-3 bed); and three units for those with sensory impairments (one each unit type). The 1.54-acre site was previously disturbed but vacant. This project is in the pre-application stage.

Verano Family Housing (175 East Verano Avenue and 135/155 West Verano Avenue): Verano Family Housing consists of an affordable housing development and a hotel in the Springs, in unincorporated Sonoma, on a vacant 5.9-acre site along a creek with a riparian setback. The project required a General Plan amendment, a zone change, a Use Permit for the new hotel use, and design review. The developer requested an increase to the building height limit and a reduction of the front setback. This project was approved and is anticipated to be completed in 2025.

Siesta Senior Housing: Siesta Senior Housing is a 90-unit affordable rental housing project for seniors on 2.29 acres. The project utilized the AH zoning designation and the Rental Housing Opportunity program. The site was previously used as a mobile home park. This project is currently under construction. Figure 4 shows an artist rendering of the Verano Family Housing project at completion.

Figure 4: Rendering of Verano Family Housing



Developer Input

Sonoma County received input from experienced local developers on the feasibility of residential development of selected housing sites in unincorporated areas of the County ~~(see Table 10)~~-county (see Table 7). The 79 responses received were used to assess the feasibility of developing sites with varying sizes, constraints, and land use allowances. Feedback was also used to select appropriate sites and determine realistic affordability assumptions to further justify the inclusion of these sites in the Site Inventory.

In April of 2023, staff again met with members of the development community to gain their perspectives about how much existing uses impede redevelopment or additional development. Answers were largely predicted on 1) the extent and value of the existing development; and 2) the sales price of the site. The location of existing uses on the site was also indicated as a factor for additional development. One developer indicated that non-vacant sites may be easier to redevelop because there is less of a CEQA process. In general, the consensus among developers was that it depends on the circumstances on each particular site and sales negotiation. All developers involved in the sites review indicated that they would consider any of the listed sites, regardless of existing uses.

Table 7: Developer Panel Site Feedback

APN	Site Address	Which of the following housing types would be suitable for development on this site?
019-090-004	1155 Bodega Ave Unincorporated Sonoma, CA 94952	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
019-090-053	1103 Bodega Ave Unincorporated Sonoma, CA 94952	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units
039-025-028	175 Airport Blvd Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
039-025-053	5200 Fulton Rd Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units
039-320-051	5146 Old Redwood Hwy Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, Mixed-Use Development, Rental Units, Ownership Units
039-390-019	5243 Faight Rd Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Ownership Units, Other
039-390-022	5224 Old Redwood Hwy Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units, Other
043-153-021	3345 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units
044-101-007	3180 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
047-153-004	220 Hatchery Rd Unincorporated Sonoma, CA 94951	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
047-173-016	9989 Oak St Unincorporated Sonoma, CA 94951	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
047-213-009	79 Ely Rd N Unincorporated Sonoma, CA 94954	Market-Rate Housing, Mixed-Income Housing, Mixed-Use Development
047-214-005	5520 Old Redwood Hwy Unincorporated Sonoma, CA 94951	Market-Rate Housing, Mixed-Income Housing, Mixed-Use Development
052-272-011	458 Craig Ave Unincorporated Sonoma, CA 95433	Mixed-Income Housing, 100% Affordable Housing, Rental Units
056-531-006	211 Old Maple Ave Unincorporated Sonoma, CA 95476	100% Affordable Housing, Rental Units
083-073-010	12050 Hwy 116 Unincorporated Sonoma, CA 95436	Market-Rate Housing, Ownership Units
083-073-017	6555 Covey Rd Unincorporated Sonoma, CA 95436	Mixed-Income Housing, Mixed-Use Development, Rental Units

APN	Site Address	Which of the following housing types would be suitable for development on this site?
083-120-062	Nolan Rd Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
084-020-003	6475 Packing House Rd Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
084-020-004	6194 Forestville St Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
084-020-011	6250 Forestville St, Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
130-090-009	Ross Rd Unincorporated Sonoma, CA 95472	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
130-146-003	3280 Hicks Rd Unincorporated Sonoma, CA 95472	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
130-165-001	9001 Donald St Unincorporated Sonoma, CA 95444	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
130-176-013	3022 Hwy 116 Unincorporated Sonoma, CA 95444	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other
130-180-079	3155 Frei Rd Unincorporated Sonoma, CA 95472	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other
134-072-038	3270 Dutton Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
134-072-040	3284 Dutton Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, Ownership Units
134-111-068	298 W Robles Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, Mixed-Income Housing, Ownership Units
134-123-003	3753 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-123-010	3515 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
134-123-024	35 E Todd Rd Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-132-013	3534 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
134-132-017	3454 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, Mixed-Use Development, Rental Units

APN	Site Address	Which of the following housing types would be suitable for development on this site?
134-132-034	3509 Brooks Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units, Ownership Units
134-132-056	Brooks Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units, Ownership Units
134-171-059	150 Todd Rd Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-181-026	3977 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-181-046	3855 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-181-047	3845 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-192-016	4028 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, Rental Units
140-100-004	80 Depot St Unincorporated Sonoma, CA 95441	Market-Rate Housing, Ownership Units, Other
140-150-001	21421 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
140-150-004	21413 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
140-150-008	21403 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
140-150-012	21322 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
140-160-011	Redwood Hwy Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
140-180-035	21837 Geyserville Ave Unincorporated Sonoma, CA 95441	Mixed-Income Housing, 100% Affordable Housing
039-040-040	201 Wikiup Dr Unincorporated Sonoma, CA 95403	Market Rate Housing, Mixed-Income Housing
058-090-022	Fulton Rd. Unincorporated Sonoma, CA 95403	Market Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
039-380-018	5495 Old Redwood Hwy Unincorporated Sonoma, CA 95403	Market Rate Housing, Mixed-Income Housing, Rental Units

APN	Site Address	Which of the following housing types would be suitable for development on this site?
161-020-065	Los Amigos Rd Unincorporated Sonoma, CA 95492	Market Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units
130-090-042	3400 Ross Rd Unincorporated Sonoma, CA 95472	100% Affordable Housing, Rental Units

Residential Site Inventory

This section describes the entitled and proposed developments, expected ADU construction, and housing inventory sites that will meet the County's share of the RHNA.

Entitled and Proposed Developments

Residential developments approved and permitted, but not yet built (~~"pipeline projects"~~) can be credited towards the County's RHNA for the 6th Cycle Housing Element provided it can be demonstrated that the units can be built by the end of the 6th Cycle's planning period. Similarly, units included in projects which have received a ~~certificate of occupancy~~ building permit as of June 30, 2022, can also be credited towards the County's RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below-market rate prices affordable to households in the various income categories described above. Local, state, or federal rules would establish rules for which income categories must be served by each development.

Of projects currently approved or in review, ~~three~~two consist solely of market-rate units affordable to above-moderate households, while ~~eleven~~15 projects have an affordability component. These projects are generally clustered in Planning Areas 2, 4, 5, and 9. All projects with affordability components have restricted rents or sales price required by County regulations or state, federal, or local funding policies. In some cases, the project has also been approved for a density bonus. Rents are restricted by an affordable housing rental agreement while resale prices are restricted by a resale restriction agreement. ~~Table 11 shows the mechanisms that ensure affordability in each of the pipeline project.~~ All projects are expected to receive Certificates of Occupancy before the end of the 6th Cycle planning period. The only known barrier to development that would preclude development of these projects is the need for utility hookups to be installed prior to the construction of the project at 6705 Petaluma Hill Road, Penngrove. In the last 15 years, 100 percent of housing projects with affordable components have moved forward to completion. Table 8 shows the mechanisms that ensure affordability for each project. The approved or pending projects that are credited towards meeting the County's RHNA are listed in ~~Table 12.~~ Table 9. The locations of these projects are symbolized with the corresponding Map ID numbers on ~~Figure 10 through.~~ All projects are expected to receive Certificates of Occupancy before the end of the planning period. Figure 5.

Table 8: Affordability Mechanisms for Pipeline Planned, Approved and Entitled Projects

Project Name	Address	Affordability Mechanism
Siesta Senior Housing	18503 Highway 12 and 171 Siesta Way Sonoma	Rental Housing Opportunity Area Program; -AH Overlay
Los Pinos Apartments	3496 Santa Rosa Avenue Santa Rosa	State Density Bonus
Carlton Assisted Living Facility	4732 Old Redwood Highway Santa Rosa	No affordable units proposed
Redwood Apartments	3422 Santa Rosa Avenue Santa Rosa	Low-Income Housing Tax Credits, Local Density Bonus
Boyes Mixed-Use	18283 Highway 12 Sonoma	<u>Inclusionary Requirements/long-term Affordable Housing Agreement (AHA)</u>
Verano Family Housing	175 Verano Avenue Sonoma	Rental Housing Opportunity Area Program, Workforce Housing Inclusionary Requirements/ <u>AHA</u>
Homeless Action Sonoma Low Barrier Navigation Center	18820 Highway 12 Sonoma	Project Homekey
Redwood West Residences	4614 Old Redwood Highway Santa Rosa	State Density Bonus/ <u>AHA</u>
River Road Mixed-Use	15190 River Road Guerneville	No affordable units proposed
Walnut Avenue Cottage Housing	654 Walnut Avenue Sonoma	No affordable units proposed
Hanna Boys Mixed-Use Project	810 W. Agua Caliente Road Sonoma	<u>Inclusionary and Local Density Bonus/AHAs (160 lower-income units)</u> Unknown (project in pre-application status)
Mill Street	14030 Mill Street Guerneville	Unknown (project in pre-application status)
Geyserville Ave	21249 Geyserville Avenue Geyserville	Unknown (project in pre-application status)
6705 Petaluma Hill Road	6705 Petaluma Hill Road Penngrove	Inclusionary and Local Density Bonus/AHAs
175 Airport Boulevard	175 Airport Boulevard, Santa Rosa	Inclusionary and Local Density Bonus/AHAs
201 Wikiup Drive	201 Wikiup Drive, Santa Rosa	Unknown (project in pre-application status)
2580/2590 Roberts Road	2580/2590 Roberts Road, Petaluma	Unknown (project in pre-application status)

Table 9: Planned, Approved, and Pending Projects (2023)

Map ID	Project Name and Address	ELI* Units	VLI* Units	LI* Units	MI* Units	AMI* Units	Total Units	Estimated Completion	Status
<u>1</u>	21249 Geyserville Avenue, Geyserville	=	=	<u>1</u>	=	=	<u>1</u>	2028	Approved 9/8/22
<u>2</u>	River Road Mixed-Use, 15190 River Road, Guerneville	=	=	=	=	<u>7</u>	<u>7</u>	2028	Entitlement app incomplete 2/10/23
<u>3</u>	14030 Mill Street, Guerneville	=	=	=	<u>29</u>	<u>9</u>	<u>38</u>	2028	Pre-app
<u>4</u>	Carlton Assisted Living Facility, 4732 Old Redwood Highway, Santa Rosa	=	=	=	=	<u>134</u>	<u>134</u>	2025	Time extension 4/5/21
<u>5</u>	Redwood Apartments, 3422 Santa Rosa Avenue, Santa Rosa	<u>10</u>	<u>53</u>	<u>32</u>	<u>1</u>	=	<u>96</u>	2023	Grading complete 4/11/23
<u>6</u>	Redwood West Residences, 4614 Old Redwood Highway, Santa Rosa	=	<u>8</u>	=	=	<u>32</u>	<u>40</u>	2026	Entitlement approval hearing June 2023
<u>7</u>	175 Airport Boulevard, Santa Rosa	=	=	<u>6</u>	<u>6</u>	<u>45</u>	<u>57</u>	2028	SB 330 Pre-app received
<u>8</u>	6705 Petaluma Hill Road, Penngrove	=	=	<u>30</u>	=	<u>116</u>	<u>164</u>	2028	SB 330 Pre-app received
<u>9</u>	Los Pinos Apartments, 3496 Santa Rosa Avenue, Santa Rosa	=	<u>3</u>	=	=	<u>47</u>	<u>50</u>	2024	Plan Check complete 4/12/23
<u>10</u>	Siesta Senior Housing, 18503 Highway 12 and 171 Siesta Way, Sonoma	=	<u>66</u>	<u>25</u>	=	=	<u>91</u>	2023	Building Permits Issued 8/9/22
<u>11</u>	Boyes Food Center (mixed-use rental housing), 18283 Highway 12, Sonoma	=	=	<u>7</u>	=	<u>14</u>	<u>21</u>	2023	Plan check complete 1/12/23
<u>11</u>	Boyes Food Center (townhomes), 18283 Highway 12, Sonoma	=	=	<u>1</u>	=	<u>10</u>	<u>11</u>	2023	Grading Plan resubmittal 2/2/23
<u>12</u>	Verano Family Housing, 175 Verano Avenue, Sonoma	=	<u>11</u>	<u>60</u>	=	<u>1</u>	<u>72</u>	2023	Building permits issued 12/15/22
<u>13</u>	Homeless Action Sonoma Low Barrier Navigation Center, 18820 Highway 12, Sonoma	=	=	<u>10</u>	=	<u>19</u>	<u>29</u>	2024	Entitlement approval hearing June 2023
<u>14</u>	Hanna Boys Mixed-Use Project, 810 W. Agua Caliente Road	=	=	<u>130</u>	=	<u>400</u>	<u>530</u>	2028	SB 330 Pre-app received
<u>15</u>	Walnut Avenue Cottage Housing, 654 Walnut	=	=	=	=	<u>5</u>	<u>5</u>	2028	In process
<u>16</u>	201 Wikiup Drive, Santa Rosa	=	=	<u>2</u>	=	<u>10</u>	<u>23</u>	2026	SB 330 Pre-app received
<u>17</u>	2580/2590 Roberts Road, Petaluma	=	=	<u>2</u>	=	<u>8</u>	<u>10</u>	2026	SB 330 Pre-app received
Total Units		<u>10</u>	<u>141</u>	<u>306</u>	<u>36</u>	<u>853</u>	<u>1,346</u>		

Figure 5: Planned or Approved Projects – Planning Area 2

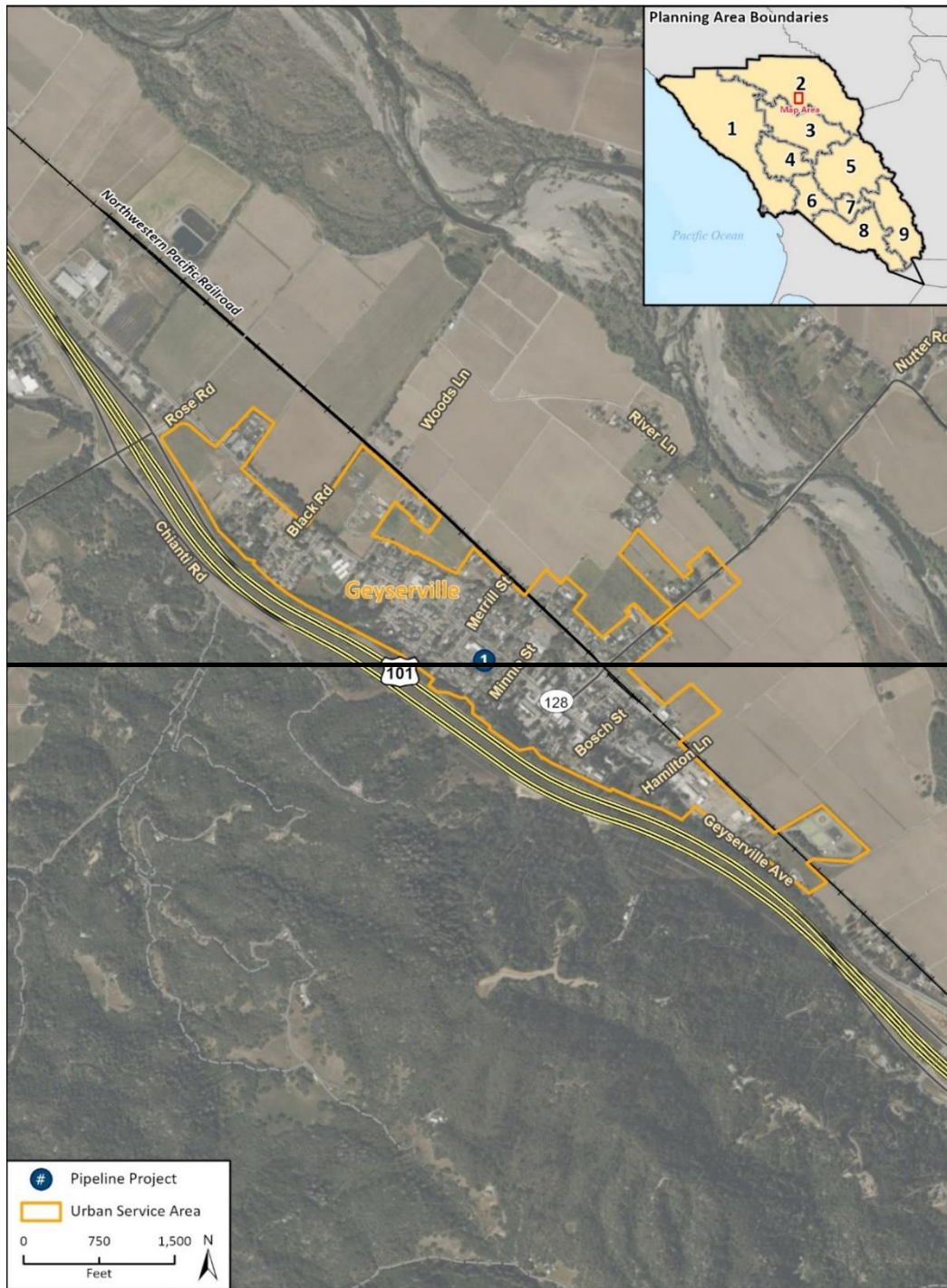


Figure 6: Planned or Approved Projects — Planning Area 4

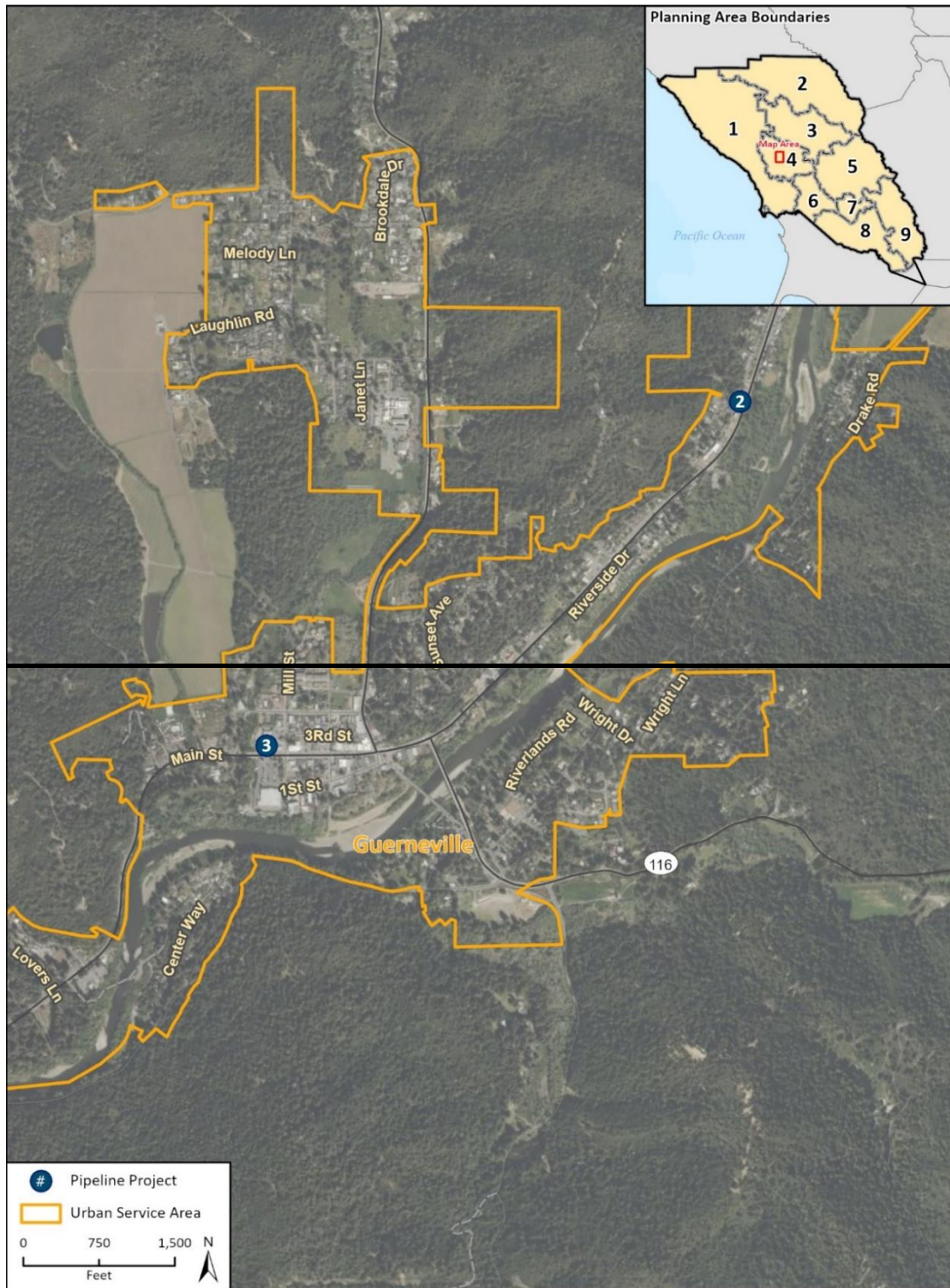


Figure 7: Planned or Approved Projects – Planning Area 5 (North)

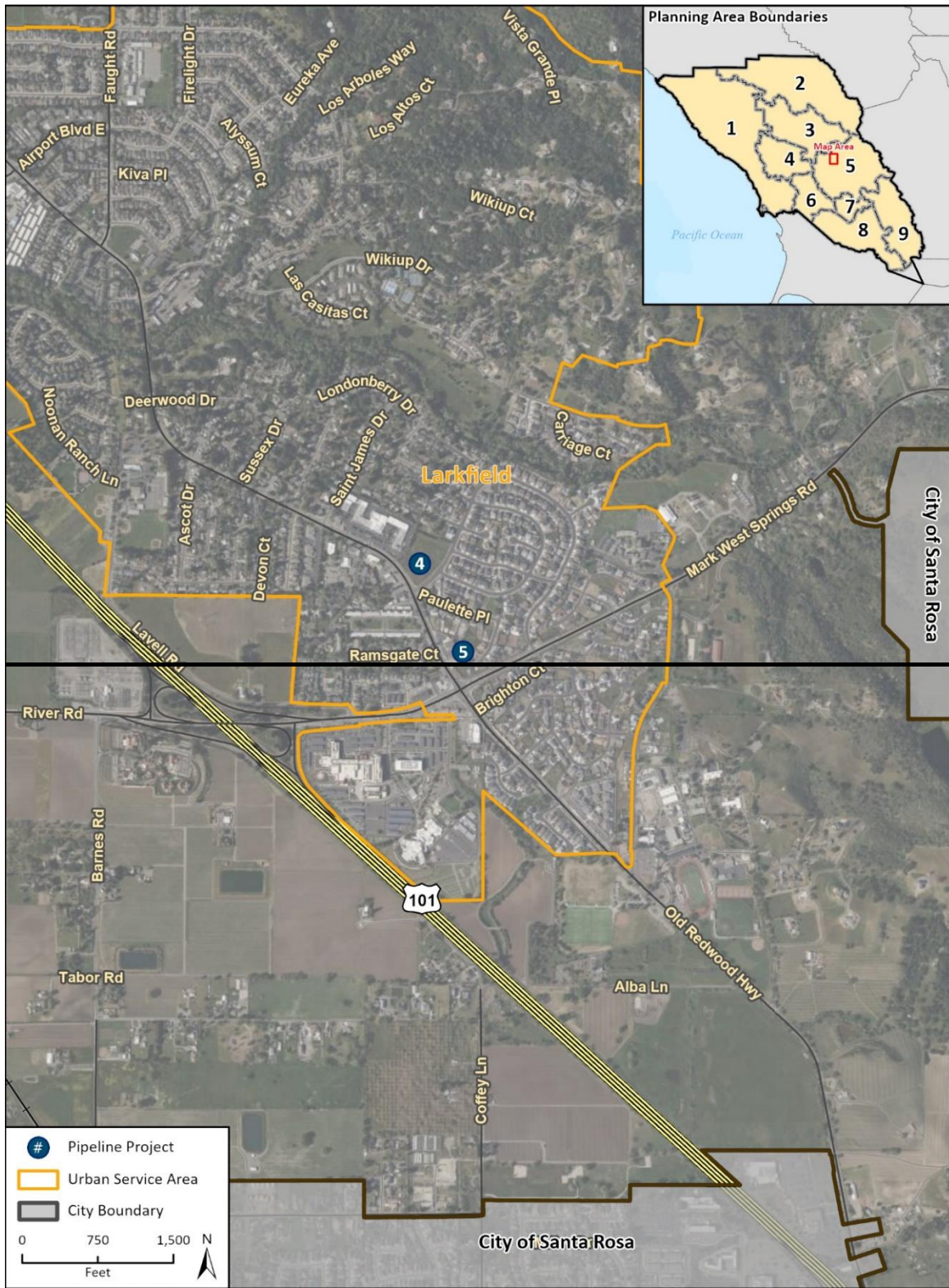
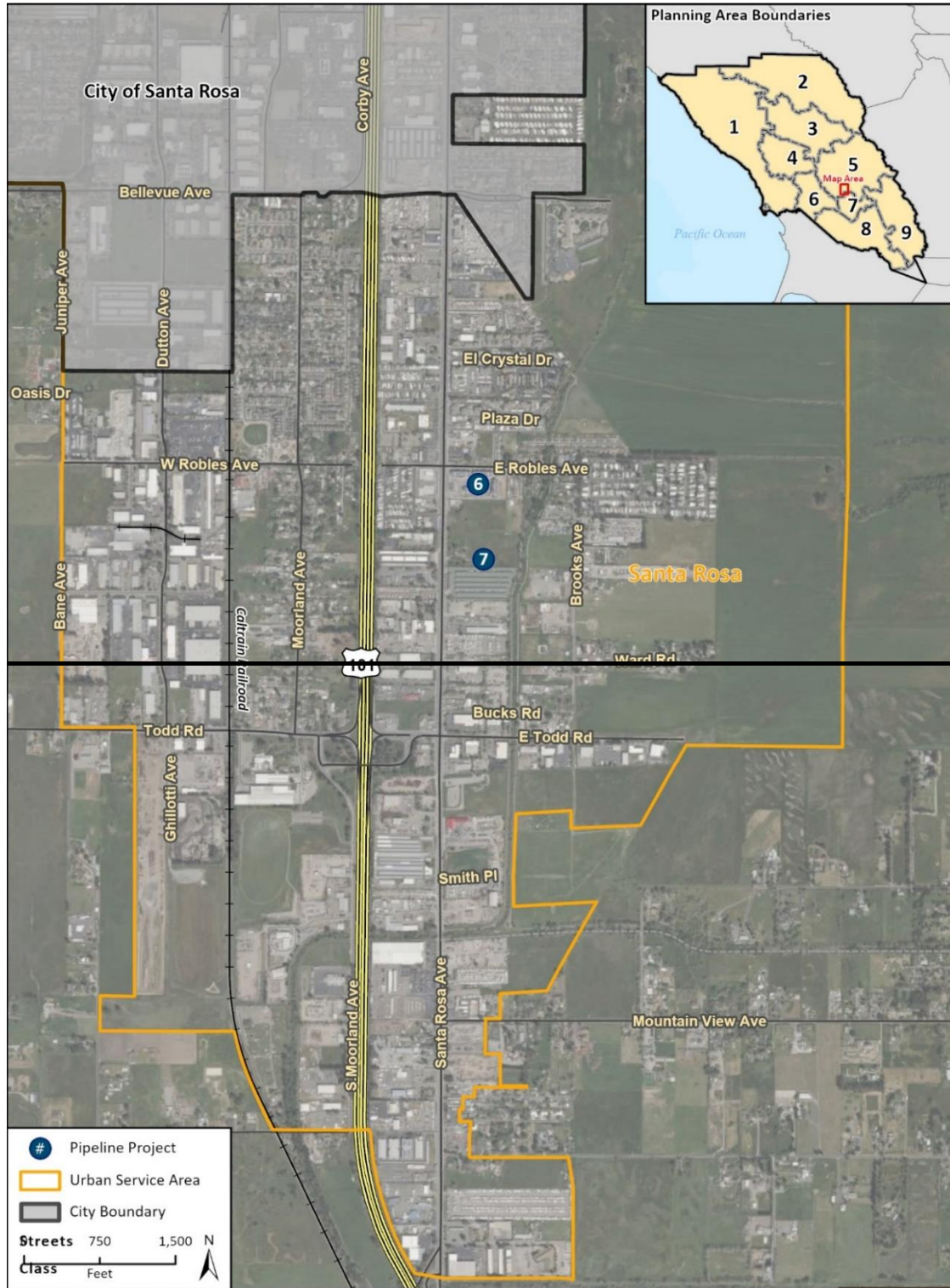


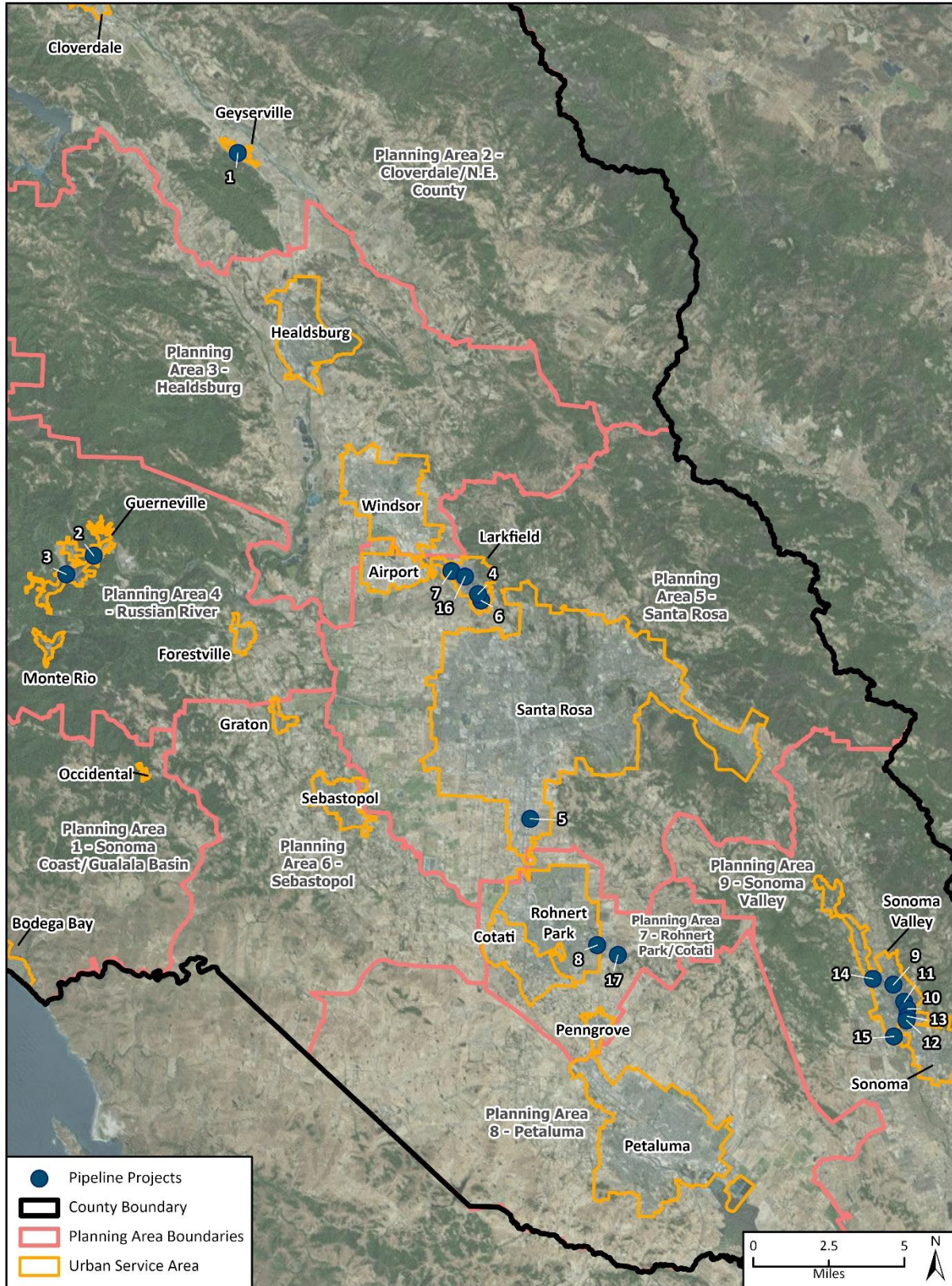
Figure 8: Planned or Approved Projects – Planning Area 5 (South)



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Additional data provided by the County of Sonoma, 2022.

Figure 9: Planned or Approved Projects — Planning Area 9





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19-08587_Rezoning Pipeline Projects & Opportunity Sites_HE Pipeline Projects

Accessory Dwelling Units

Accessory dwelling units (ADUs) anticipated to be built between 2023 and 2031 are also credited towards the County’s RHNA. An ADU is a secondary dwelling unit located on residentially zoned property that has an existing single-family or ~~multi-family~~ multifamily residence.

The number of junior and accessory dwelling units (ADUs) built in the ~~County~~ county has increased since the passage of legislation in 2018 that reduced barriers to the development of these accessory units. Annual ADU permits have averaged ~~73.5~~ 102 units per year between 2018 and ~~2021~~ 2022 (Table 10). Given the average over the last few years, this Housing Element credits ~~588~~ 816 ADUs toward the County’s share of the RHNA for the 6th Cycle planning period.

Table 10: Number of ADUs Permitted, Sonoma County, 2018-2021

Year	Number of ADUs Permitted
2018	68
2019	63
2020	68
2021	95
<u>2022</u>	<u>216</u>
Annual average	73.5 <u>102</u>
Assumed for eight-year 6th Cycle planning period	588 <u>816</u>

In 2020, the Center for Community Innovation at the University of California at Berkeley (UC Berkeley) undertook a comprehensive, statewide survey of ADUs, resulting in a document entitled “Implementing the Backyard Revolution: Perspectives of California’s ADU Homeowners,” released on April 22, 2021. The Association of Bay Area Governments (ABAG) expands upon that research and provided a memo for Bay Area jurisdictions to use as they consider ADU affordability levels while developing their Housing Element site inventory analyses. The study concluded that the assumptions listed in Table 11 are generally applicable across Bay Area jurisdictions.³

Table 11: Percent of ADUs Affordable to Different Income Categories

Affordability Category	ABAG Recommended Percentage	Estimated ADUs
Very Low	30%	176 <u>244</u>
Low	30%	176 <u>245</u>
Moderate	30%	176 <u>245</u>
Above Moderate	10%	60 <u>82</u>

³ Association of Bay Area Governments (ABAG) Using ADUs to Satisfy RHNA Technical Memo, 2022. https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf

Total	100%	588,816
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Identification of Additional Sites Suitable for Housing

After counting anticipated units from ~~pipeline projects~~ entitled and proposed developments and ADUs, the County must demonstrate its ability to meet its remaining housing needs through the identification of sites suitable for housing development. Table 12 shows the remaining RHNA after accounting for units that are pending or approved as of June 30, 2022, and the number of ADUs assumed to be permitted between 2023 and 2031.

Table 12: Remaining Share of RHNA

Affordability Category	RHNA Allocation	Entitled and Proposed Developments	Estimated ADUs	Remaining RHNA
Very Low	1,024	441,151	176,244	819,662
Low	584	296,306	176,245	
Moderate	627	3036	176,245	421,346
Above Moderate	1,589	786,853	6082	743,654
Total	3,824	1,253,346	588,816	1,983,662

After accounting for planned and approved units and projected ADU development, the County has satisfied approximately ~~52.43~~ percent of its total allocation for the 2023-2031 planning period. The County must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional ~~1,984,662~~ units. This total includes ~~820,662~~ Lower-Income, ~~421,346~~ Moderate-Income, and ~~743,654~~ Above Moderate-Income units.

The ~~County~~ county is largely rural with limited urban areas. There are strong General Plan policies that protect voter-approved Community Separators and Urban Growth Boundaries and facilitate city- and community-centered growth within General Plan-designated ~~Urban Service Areas~~ USAs where public sewer and water are available and higher densities of housing could be built. The selection of sites must be consistent with those policies and the availability of services. As described in the following subsections, sites were selected from undeveloped 5th Cycle inventory sites, underutilized sites that meet the criteria described above, and sites that are appropriate for rezoning.

Sites Used in Previous Planning Periods

~~Some sites in the County's 5th Cycle Housing Element site inventory were not developed during the planning period. Seventeen identified in this 6th Cycle Site Inventory were used in the County's 5th Cycle Housing Element, with capacity for 272 total units. A deficit of 1,712 units remained after counting these sites.~~

Gov. Code § 65583 requires that, on sites used in prior housing element periods (vacant parcels that were consecutively used for Lower-Income units in both the 4th and 5th cycles or nonvacant parcels that were used for Lower-Income units in the 5th Cycle), a jurisdiction

must allow residential use by right for housing developments in which at least 20 percent of the units are affordable to Lower-Income households. ~~Because the County already allows by-right multifamily development on all inventoried residential parcels, an additional program is not needed to comply with Gov. Code § 65583. Only one identified site (APN: 134-132-022) is subject to this requirement. Program 4b is included to address this State requirement.~~

Underutilized Sites (Vacant/Nonvacant Sites)

The County used geospatial data to identify additional underutilized sites that currently allow for residential development. Nonvacant parcels were chosen as sites likely to be redeveloped during the next eight years, based on development trends. This analysis identified ~~three~~13 sites for inclusion in the residential site inventory, with capacity for ~~128~~198 total units. A deficit of ~~1,584~~329 units remained after counting the capacity of these sites.

RezoneRezoned Sites

To accommodate the shortfall of capacity, ~~the~~the County began seeking input on sites appropriate for rezoning for housing in late 2018. The County asked for the public's help in identifying sites, accepted nominations, and over 100 sites were nominated. County staff evaluated all nominated sites to determine if they met the basic eligibility criteria. Of those original sites, the County narrowed the list to 59 Potential Sites that were studied in the EIR. Of these 59 sites, ~~most~~34 sites were determined to be adequate for inclusion on the Site Inventory. ~~Rezones are planned to be adopted concurrently with~~ These rezoned sites were approved by the Housing Element Sonoma County Board of Supervisors on August 22, 2023. Rezoned sites meet the following four basic requirements:

- Site must be located in the ~~unincorporated~~Unincorporated County;
- Site must be located within an established ~~Urban Service Area where public sewer and water service is available~~USA;
- Site must not be located within a Community Separator; and,
- If a site is near an incorporated city, it must not be located outside of a city's Urban Growth Boundary.

In addition to these criteria, the County considered 5th Cycle Housing Element policies and programs that directed housing development to areas with proximity to jobs, transit, services, and schools.

~~Eight sites to be rezoned were used in the County's 5th Cycle Housing Element site inventory at lower densities. Rezoning those sites would allow them to be included in this 6th Cycle Housing Element site inventory without the additional restrictions described above.~~

Publicly-Owned Sites

While the vast majority of identified opportunity sites are privately owned, three sites owned by the County have been identified as having high redevelopment potential and have been included on the Site Inventory. One of these sites (APN: 084-020-004) is currently vacant.

The County will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California law. The other two sites (APNs: 054-090-001 and 054-150-005) are located in the Sonoma Development Center Specific Plan area, which is owned by the State of California and exempt from the Surplus Land Act. The State has selected a developer to build housing on these sites. In the event that these sites do not develop in this time frame, the County will identify alternative sites to accommodate the RHNA.

Summary of Adequate Sites

Sonoma County can accommodate a total of 2,602,358 total units on vacant, nonvacant, and rezone inventory sites (see ~~Table 16~~ Table 13). The following subsections describe the planning areas and capacity of sites identified in Planning areas Areas 2, 4, 5, 6, 7, 8, and 9. ~~Figure 10~~ Figure 6 through Figure 11 show the locations of the housing inventory sites by Planning Area that have been identified as part of this Housing Element.

Table 13: Adequate Sites to Meet RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	1,024	584	627	1,589	3,825,824
Planned and Approved Units	141,151	296,306	30,366	786,853	1,253,346
ADUs	176,244	176,245	176,245	6082	588,816
Remaining RHNA After Credits	819,662	421,346	743,653	1,983,662	
Unit Capacity of Sites in Inventory	1,190,863	484,664	878,831	2,552,358	
Unit Surplus	371,211	63,317	135,180	569,708	
Total % Buffer above RHNA Allocation	4530%	1592%	1827%	2942%	

Sites Discussion by Planning Area

The following section shows the distribution of housing sites by Planning Area. Sites included in the Site inventory with their current zoning designation are identified on Table 14. Sites that were rezoned on August 22, 2023 through the County’s rezoning project are identified on Table 15 and sites that will be subsequently rezoned through Program 4 to accommodate the County’s RHNA shortfall are shown on Table 16. Each site is designated with a 3-letter code that indicate the following areas:

- GEY – Geyserville
- GUE – Guerneville
- LAR – Larkfield
- FOR – Forestville

- GRA – Graton
- SAN – South Santa Rosa
- GLE – Glen Ellen
- AGU – Agua Caliente
- PEN – Penngrove
- PET – Petaluma
- SON – Sonoma City

All parcels in the Site Inventory were analyzed for physical constraints to development. Where portions of a site would not be suitable for construction of housing, that constrained acreage was removed. This includes constraints related to floodways, floodplains, utility easements, access easements, and freeway setbacks. All USAs other than Forestville currently have adequate water and wastewater capacity accommodate identified sites. In the Forestville USA, the County performed a site-specific analysis to determine which parcels could feasibly be served within the planning period (see Table 18).

Planning Area 2 – Cloverdale/N.E. County

The Cloverdale/Northeast County Planning Area includes the City of Cloverdale and the community of Geyserville. This Planning Area consists mainly of agricultural and manufacturing; however, there has been growth in retail sectors throughout the area due to increased tourism. Residential growth in the planning area is expected to occur primarily within the City of Cloverdale’s Sphere of Influence, with limited development in Geyserville. ~~The Site Inventory identified 12.49 acres of vacant and underutilized land within Planning Area 2 which can accommodate 178 housing units (Figure 10). Table 17 summarizes the capacity of vacant and underutilized sites within Planning Area 2. Figure 6 shows the location of the sites in this area included on the Site Inventory.~~

Fair Housing

Inventory sites in Planning Area 2 are all located in a ~~moderate resource~~ Moderate Resource area ~~(Figure 10).~~. Sites are in Geyserville, with access to services and jobs. Education scores are low, but despite proximity to Highway 101, environmental scores in for sites in Planning Area 2 are high.

Infrastructure

Inventory sites in Planning Area 2 are in the Geyserville ~~Urban Service Area~~ USA and have access to water and sewer service. Water service in the Geyserville area is provided by California American Water. Wastewater service is provided by Sonoma Water. ~~See Water and Wastewater~~ There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

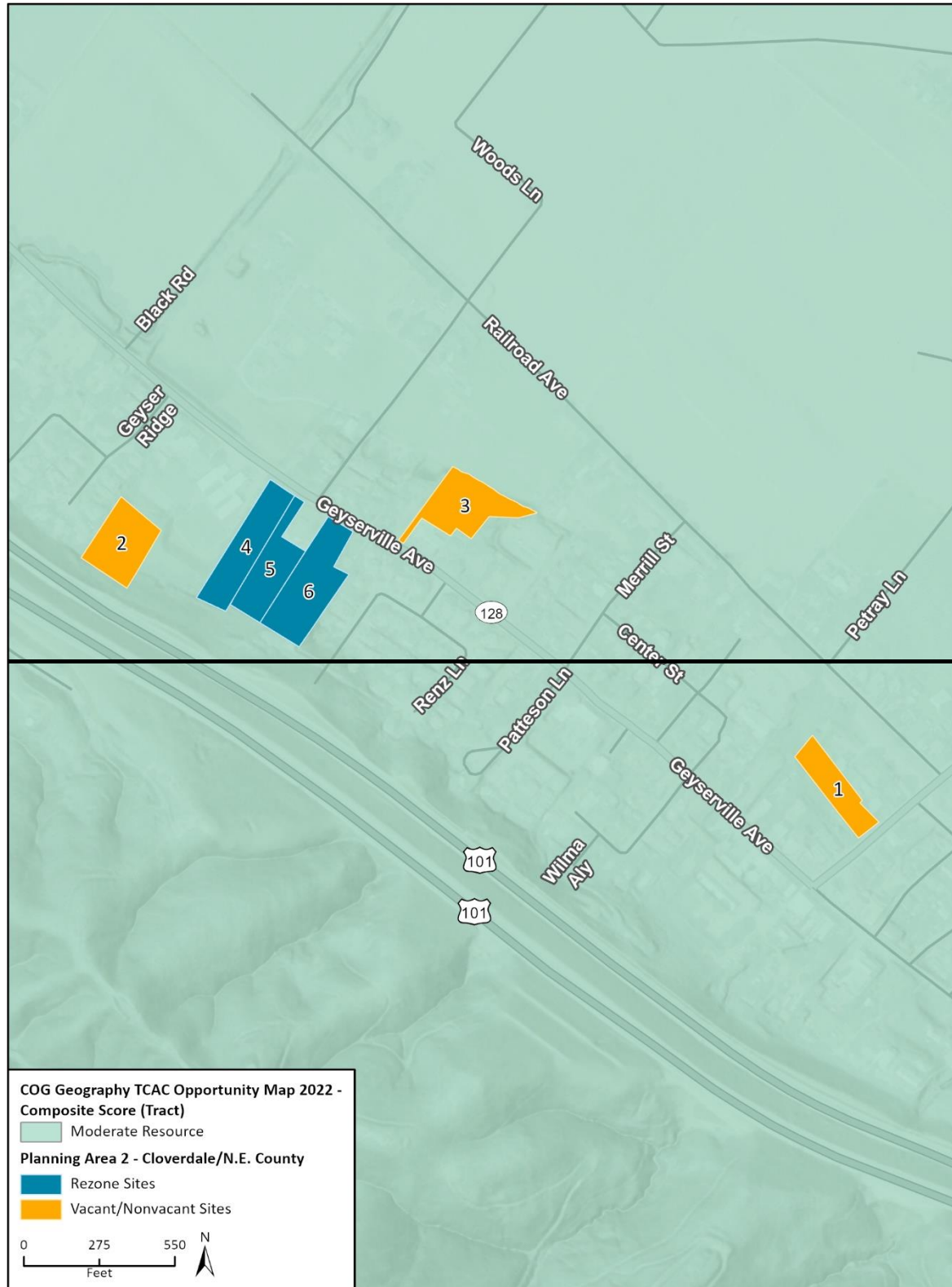
Environmental Constraints

There are no known environmental issues on the inventory sites in Planning Area 2 that would preclude the development of housing. The unincorporated community of Geyserville is just east of Highway 101, but overall pollution burden is low. The town is near moderate and high fire hazard severity zones (FHSVs), but inventory sites are not in any state-designated FHSVs.

Table 17: Housing Sites in Planning Area 2

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	TCAG Resource Level	ILV	Year Built
1	80 Highway 128	140-100-004	Rental housing	UR-6	R2-6	0.87	Residential (1)	10.2	7	Moderate	0.93	1908
2	Geyser Rd	140-160-011	Ownership Housing	UR-4.8	R1-4.8	1.11	Vacant	8.16	9	Moderate	0.00	N/A
3	21322 Geyserville Ave	140-150-012	Rental housing	UR-6	R2-6	1.46	Residential (1)	10.2	13	Moderate	0.85	1938
4	21421 Geyserville Ave	140-150-001	Rental housing	UR-10	R2-10	1.31	Residential (1)	17	21	Moderate	0.94	1910
5	21413 Geyserville Ave	140-150-004	Rental housing	UR-10	R2-10	1.07	Residential (1)	17	17	Moderate	1.58	N/A
6	21403 Geyserville Ave	140-150-008	Rental housing	UR-10	R2-10	1.56	Residential (1)	17	25	Moderate	0.42	N/A
7	21837 Geyserville Ave	140-180-035	Rental housing	UR-10	R2-10	5.11	Vacant	17	86	Moderate	0.00	N/A

Figure 10: Planning Area 2 – Cloverdale/N.E. County



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Additional data provided by HCD, 2022.

Rezoning Pipeline Projects & Opportunity Sites
Planning Area 2

Planning Area 4 – Russian River

The Russian River Planning Area extends from the Laguna de Santa Rosa westward to Austin Creek, and includes the communities of Guerneville, Forestville, and Monte Rio. The Site Inventory identified 40.81 acres of vacant and underutilized land within Planning Area 4 which can accommodate 648 housing units (see Figure 11). Fair Housing

~~Inventory sites in Planning Area 4 are in moderate resource areas (Figure 11). Educational scores are low, but environmental scores in for sites in Planning Area 4 are high.~~

Infrastructure

~~Inventory sites in Planning Area 4 are in the Guerneville and Forestville urban service areas, with access to sewer and water service. See Water and Wastewater in the Infrastructure and Services section below for more details.~~

Environmental Constraints

~~As described further in Environmental Constraints to Sites, below, the Russian River area is prone to flooding. No inventory sites in Planning Area 4 are located entirely within flood zones. Some sites are partially in the flood plain and therefore subject to additional construction requirements, but none that would preclude the development of housing. All sites have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed. Overall pollution burden is low on sites in Planning Area 4. Inventory sites are in the moderate fire hazard severity zone. Table 18 summarizes the capacity of vacant and underutilized sites within Planning Area 4.~~

Fair Housing

~~Inventory sites in Planning Area 4 are in moderate resource areas (Figure 11). Educational scores are low, but environmental scores in for sites in Planning Area 4 are high.~~

Infrastructure

~~Inventory sites in Planning Area 4 are in the Guerneville and Forestville urban service areas, with access to sewer and water service. Figure 7 shows the location of the sites in this area included on the Site Inventory.~~

Fair Housing

Inventory sites in Planning Area 4 are in Moderate Resource areas. Educational scores are low, but environmental scores for sites in Planning Area 4 are high.

Infrastructure

Inventory sites in Planning Area 4 are in the Guerneville and Forestville USAs, with access to sewer and water service. There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See ~~Water and Wastewater~~ Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

As described further in ~~Environmental Constraints to Sites~~ Environmental Constraints to Sites, below, the Russian River area is prone to flooding. No inventory sites in Planning Area 4 are located entirely within flood zones. Some sites are partially in the flood plain and therefore subject to additional construction requirements, but none that would preclude the development of housing. All sites have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed. Overall pollution burden is low on sites in Planning Area 4. Inventory sites are in the moderate fire hazard severity zone.⁴

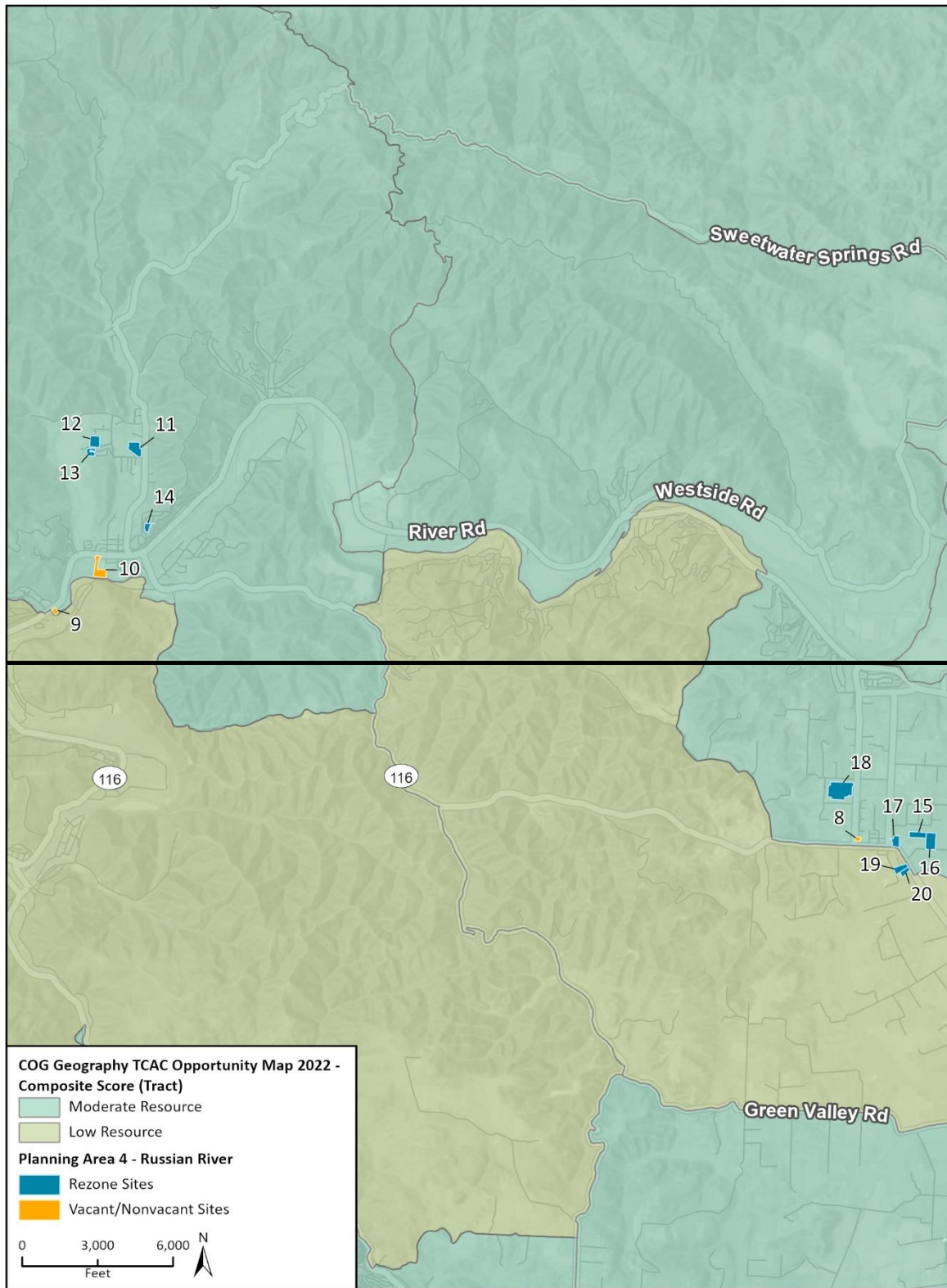
⁴ Sonoma County Zoning and Land Use ActiveMap, 2022.
<https://sonomacounty.maps.arcgis.com/apps/webappviewer/index.html?id=06ac7fe1b8554171b4682dc141293962>

Table 18: Housing Sites in Planning Area 4

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	TCAG Resource Level	ILV	Year Built
8	Mirabel Rd and HWY 116	083-090-085	Mixed Use	LC	C1	0.8	Vacant	8.5	6	Moderate	0.0	N/A
9	17081 CA-116, Guerneville	071-200-003	Mixed Use	LC	LC	1.1	Truck Terminal	8.5	8	Low	0.0	N/A
10	16451 River Rd	071-180-014	Mixed Use	LC	LC	2	Auto storage	8.5	16	Moderate	0.0	1950
11	16050 Laughlin Road	069-230-007	Rental housing	UR-10	R2-10	5.86	Residential (1)	17	98	Moderate	0.06	1943
12	16450 Laughlin Rd	069-270-002	Rental housing	UR-10	R2-10	3.34	Residential (2)	17	54	Moderate	1.62	1953
13	16500 Cutten Ct	069-280-043	Rental housing	UR-10	R2-10	2	Residential (1)	17	33	Moderate	1.28	1929
14	14156 Sunset Ave	070-070-040	Rental housing	UR-10	R2-10	0.70	Vacant	17	11	Moderate	0.0	N/A
15	6090 Van Keppel Road	083-073-010	Rental housing	UR-10	R2-10	3.55	Residential (1)	17	59	Moderate	0.84	1920
16	6250 Forestville St	084-020-011	Rental housing	UR-10	R2-10	4.94	Vacant	17	83	Moderate	0.0	N/A
17	6555 Covey Rd	083-073-017	Workforce	LI	M3-WH	2.86	Light manufacturing & industrial	17	48	Moderate	5.90	N/A
18	6898 Nolan Road	083-120-062	Rental housing	UR-10	R2-10	10	Vacant	17	170	Moderate	0.07	N/A

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	FCAG Resource Level	ILV	Year Built
19	6475 Packing House Road	084-020-003	Rental housing	UR-10	R2-10	2.00	Vacant	17	34	Low	0.0	N/A
20	6194 Forestville Street	084-020-004	Rental housing	UR-10	R2-10	1.66	Vacant	17	28	Low	0.0	1936

Figure 11: Planning Area 4 – Russian River



Planning Area 5 – Santa Rosa

The Santa Rosa Planning Area includes the flat terrain of the Santa Rosa Plain, several small valleys surrounded by rolling hills and the more rugged mountainous areas of the Sonoma and Mayacamas Mountain ranges. There are significant amounts of rural residential developed in isolated pockets of the planning area, and the population in this Planning Area is projected to grow more than other planning areas. ~~The Site Inventory identified 59.4 acres of vacant and underutilized land within Planning Area 5 which can accommodate 1,045 housing units (see Table 19 summarizes the capacity of vacant and underutilized sites within Planning Area 5. Figure 8 shows the location of the sites in this area included on the Site Inventory.~~

Planning Area 5 includes the Lance Drive subdivision (APNs: 036-111-009, 036-111-010, and 036-111-016). This 30-acre property is currently in the unincorporated area of Sonoma County but has been pre-zoned by the City of Santa Rosa consistent with its adopted North Station Area Specific Plan and related EIR. These parcels will be rezoned to County zone districts consistent with the City's rezoning. The Site Inventory assumes buildout on these sites consistent with the City of Santa Rosa's established zoning standards for these sites, which range from 18 to 30 dwelling units per acre.

Fair Housing

Inventory sites in Planning Area 5 are primarily in low-resource areas, though some sites in the northern part of the Planning Area (Larkfield) are in ~~moderate resource~~ Moderate Resource areas.

Infrastructure

Inventory sites in Planning Area 5 are in the Santa Rosa and Larkfield ~~urban service areas~~ USA, with access to public services. In the Santa Rosa ~~Urban Service Area~~ USA, services are provided by the City of Santa Rosa (water) and Sonoma Water (sanitation). In Larkfield, services are provided by California American Water. ~~See Water and Wastewater~~ There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

Planning Area 5 is partially within the Santa Rosa Plain, which is described in more detail in ~~Environmental Constraints to Sites~~ Environmental Constraints to Sites. Development in the Santa Rosa Plain requires additional studies and potentially mitigation, but these requirements would not preclude the development of housing; many parcels in Planning Area 5 and in the Santa Rosa Plain have been developed with affordable and market-rate housing. Inventory sites in the southern part of the planning area are near Highway 101, ~~so creating a high pollution burden is high.~~ Pollution in the area. Alternatively, the pollution burden is lower in the Larkfield area.

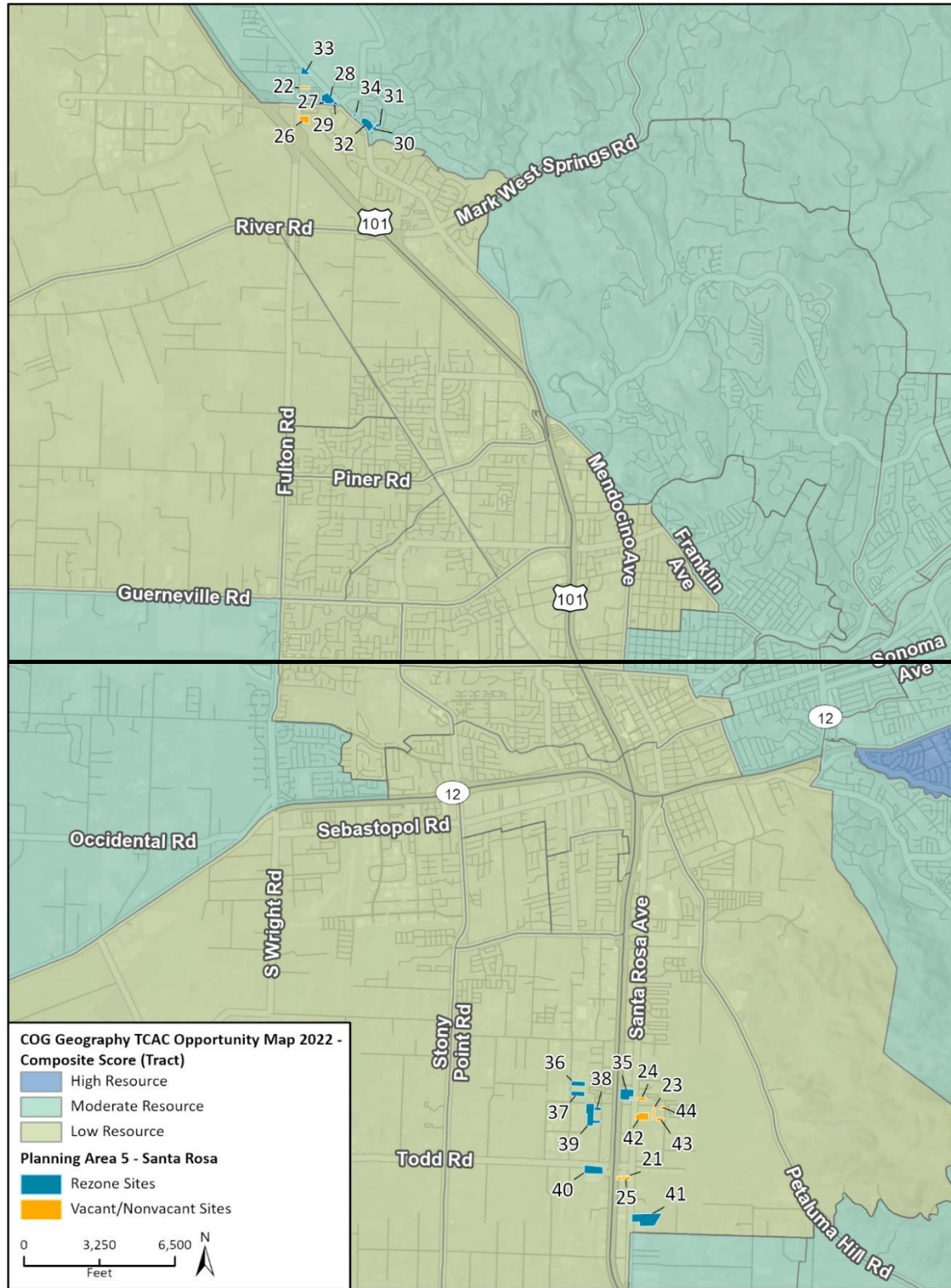
Table 19: Housing Sites in Planning Area 5

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	TCAG Resource Level	ILV	Year Built
21	3847 Santa Rosa Avenue	134-181-047	Mixed Use	LC	LC	0.71	Warehousing-Yard	8.5	6	Low	0.0	N/A
22	5368 Fulton Rd	039-380-027	Ownership housing	UR-5	R1-5	1.04	Residential (1)	8.5	7	Moderate	0.37	1954
23	358-E Robles Avenue	134-132-022	Rental housing	UR-20	R3-20	1.12	Residential (1)	34	37	Low	0.36	1940
24	3372 Santa Rosa Ave	044-101-023	Rental housing	UR-13	R3-13	1.26	Residential (1)	22.1	26	Low	0.60	1880
25	3847 Santa Rosa Avenue	134-181-046	Mixed Use	LC	LC, SR VOH	1.53	Warehousing-Yard	8.5	13	Low	0.00	N/A
26	5200 Fulton Rd	039-025-053	Rental housing	UR-11	R2-11	3.04	Residential (1)	18.7	55	Low	1.00	1880
27	245 Airport Blvd	039-025-026	Rental housing	UR-11	R2-11	0.29	Vacant	18	5	Moderate	0.0	1924
28	175 Airport Blvd-ORH & Airport	039-025-028	Rental housing	UR-11	R2-11	4.49	Vacant	18.7	83	Moderate	0.0	1974
29	1 Airport Boulevard	039-025-060	Rental housing	UR-11	R2-11	0.45	Vacant	18	8	Moderate	0.0	N/A
30	145 Wikiup Drive	039-040-035	Rental housing	UR-11	R2-11	0.51	Two Story Office Building	18.7	9	Moderate	0.90	1977

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	FCAG Resource Level	ILV	Year Built
31	201 Wikiup Drive	039-040-040	Rental housing	UR-11	R2-11	0.76	Vacant	18.7	14	Moderate	0.0	N/A
32	5146 Old Redwood Highway	039-320-051	Rental housing	UR-11	R2-11	3	Religious Building	18.7	56	Moderate	3.30	1983
33	5495 Old Redwood Highway	039-380-018	Rental housing	UR-11	R2-11	1.51	Residential (1)	18.7	27	Moderate	0.29	1914
34	5224 Old Redwood Hwy	039-390-022	Workforce	LC	CO-WH	0.46	Vacant	17	7	Moderate	0.0	N/A
35	3345 Santa Rosa Avenue	043-153-021	Workforce	LC	LC-WH	6.26	Motel & commercial	17	106	Low	0.5	1967
36	3280 Dutton Avenue	134-072-038	Workforce	GI	M1-WH	3.01	Vacant	17	51	Low	0.0	N/A
37	3824 Dutton Avenue	134-072-040	Workforce	GI	M1-WH	3.01	Auto storage	17	51	Low	0.0	N/A
38	3427 Moorland Avenue	134-111-020	Rental housing	UR-10	R2-10	1.02	Residential (2)	17	15	Low	2.00	1967
39	298 W Robles Avenue	134-111-068	Workforce	GI	M2-WH	8.3	Warehouse	17	141	Low	0.23	1964
40	150 Todd Road	134-171-059	Workforce	LI	M3-WH	6.57	Light manufacturing & industrial	17	111	Low	0.79	1965

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	FCAG Resource Level	ILV	Year Built
41	4020 Santa Rosa Avenue	134-192-016	Workforce	LI/RR	M1-WH	5.26	Parking lot	17	89	Low	0.0	N/A
42	3454 Santa Rosa Ave	134-132-017	Rental housing	UR-13	R3-13	4.1	Vacant	22.1	79	Low	0.0	N/A
43	3445 Brooks Avenue	134-132-067	Rental housing	UR-20	R3-13	0.95	Auto storage	34	28	Low	0.0	N/A
44	388-E Robles Ave	134-132-025	Rental housing	UR-20	R3-13	0.75	Residential (1)	34	21	Low	0.89	1963

Figure 12: Planning Area 5 – Santa Rosa



Planning Area 6 – Sebastopol

The Sebastopol Planning Area includes the City of Sebastopol, the communities of Graton, Bloomfield and Valley Ford, and portions of the Laguna de Santa Rosa. Most area residents live in single-family homes on lands designated Rural Residential, mixed with small farms and orchards. Land use policies for this area are intended to maintain its rural quality with limited commercial, industrial, and urban residential uses. ~~The Site Inventory identified 9.2 acres of vacant and underutilized land within Planning Area 6 which can accommodate 152 housing units (see) Table 20 summarizes the capacity of vacant and underutilized sites within Planning Area 6.~~

Figure 9 shows the location of the sites in this area included on the Site Inventory.

Fair Housing

Inventory sites in Planning Area 6 are in a ~~moderate resource~~ Moderate Resource area. Environmental and education scores are also high.

Infrastructure

Inventory sites in Planning Area 6 are in the Graton ~~Urban Service Areas~~ USA, with access to public services. The Graton USA is a small area served by a municipal water system, the Graton Mutual Water District, but the majority of Planning Area 6 uses private on-site wells for water supply. Water service for the sites located in Planning Area 6 would be supported by construction of on-site private wells. See ~~Water and Wastewater~~ Water and Wastewater in the Infrastructure and Services section below for more details.

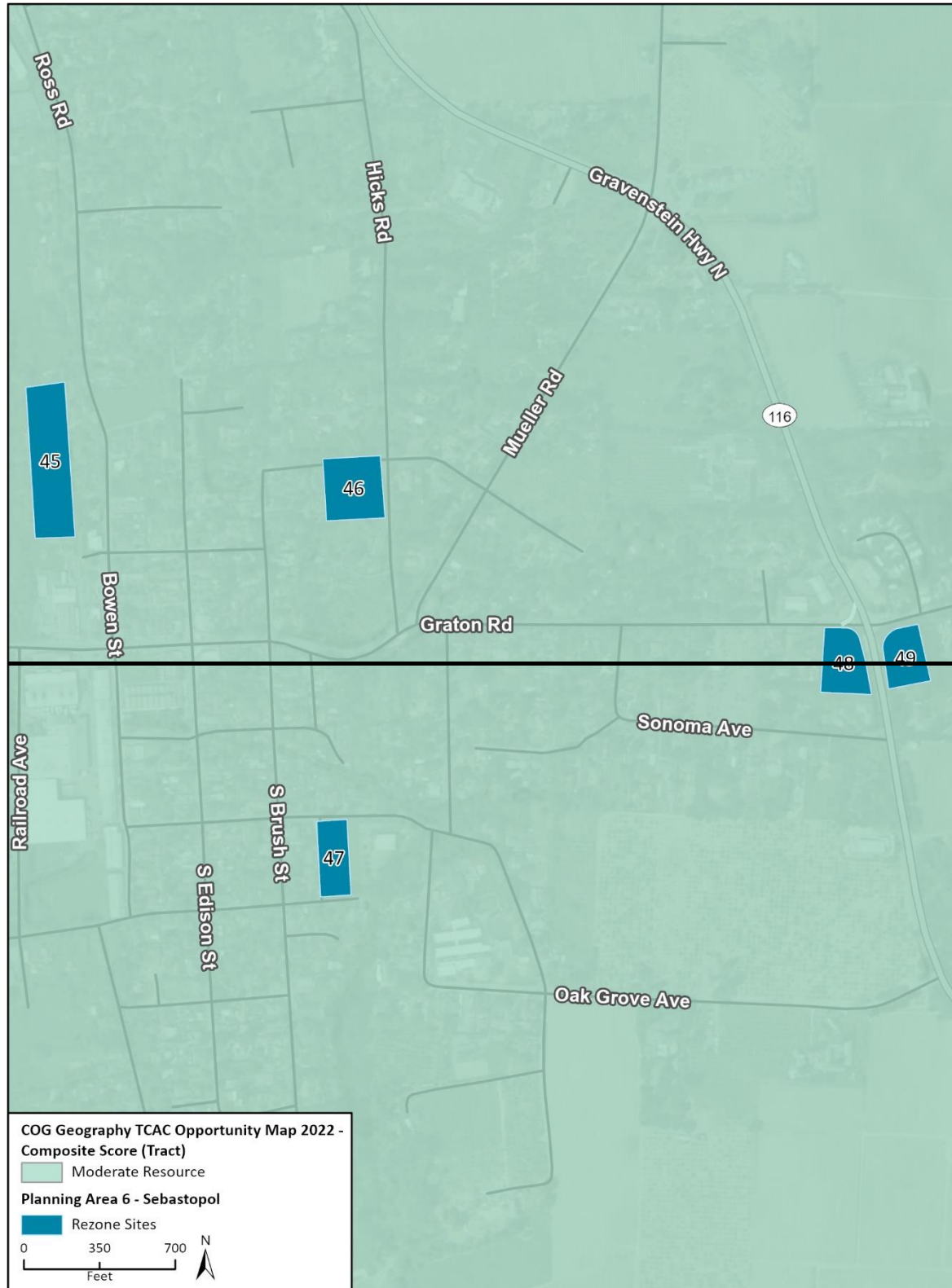
Environmental Constraints

Inventory sites in Planning Area 6 do not have environmental constraints that would preclude the development of housing.

Table 20: Housing Sites in Planning Area 6

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	TCAG Resource Level	ILV	Year Built
45	3400 Ross Road	130-090-009	Workforce	UR-10	M1-WH	2.9	Industrial	17	49	Moderate	0.0	N/A
46	3280 Hicks Road	130-146-003	Rental housing	UR-10	R2-10	2.08	Residential (1)	17	34	Moderate	0.75	1932
47	9001 Donald St	130-165-001	Rental housing	UR-10	R2-10	1.12	Vacant	17	19	Moderate	0.0	N/A
48	8525 Graton Road	130-176-013	Rental housing	UR-10	R2-10	1.92	Residential (1)	17	31	Moderate	0.0	N/A
49	3155 Frei Rd	130-180-079	Rental housing	UR-10	R2-10	1.18	Residential (1)	17	19	Moderate	1.38	1985

Figure 13: Planning Area 6 – Sebastopol



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Additional data provided by HCD, 2022.

Rezoning Pipeline Projects & Opportunity Sites
Planning Area 6

Planning Area 7 – Rohnert Park/ Cotati

The Rohnert Park/Cotati Planning Area is in central Sonoma County along the Highway 101 corridor and includes Rohnert Park, Cotati, and Penngrove. This is the smallest of the nine planning areas but has the highest population density. ~~The Site Inventory identified 12.53 acres of vacant and underutilized land within Planning Area 7 which can accommodate 195 housing units (see Figure 14). Table 21 summarizes the capacity of vacant and underutilized sites within Planning Area 7.~~ Figure 10 shows the location of these sites.

Fair Housing

Sites in Planning Area 7 are in ~~moderate~~ Moderate and ~~high resource~~ High Resource areas. Economic, environmental, and economic scores are lower in the moderate-resource areas as well.

Infrastructure

Sites in Planning Area 7 are in the Penngrove ~~Urban Service Areas~~ USAs, with access to public services provided by Sonoma Water and California American Water. ~~See Water and Wastewater.~~ Sites in Planning Area 7 are adequately served by the existing water service and the existing conveyance system. Upgrades needed to accommodate specific projects may include pipe upsizing or extensions. See Water and Wastewater in the Infrastructure and Services section below for more details.

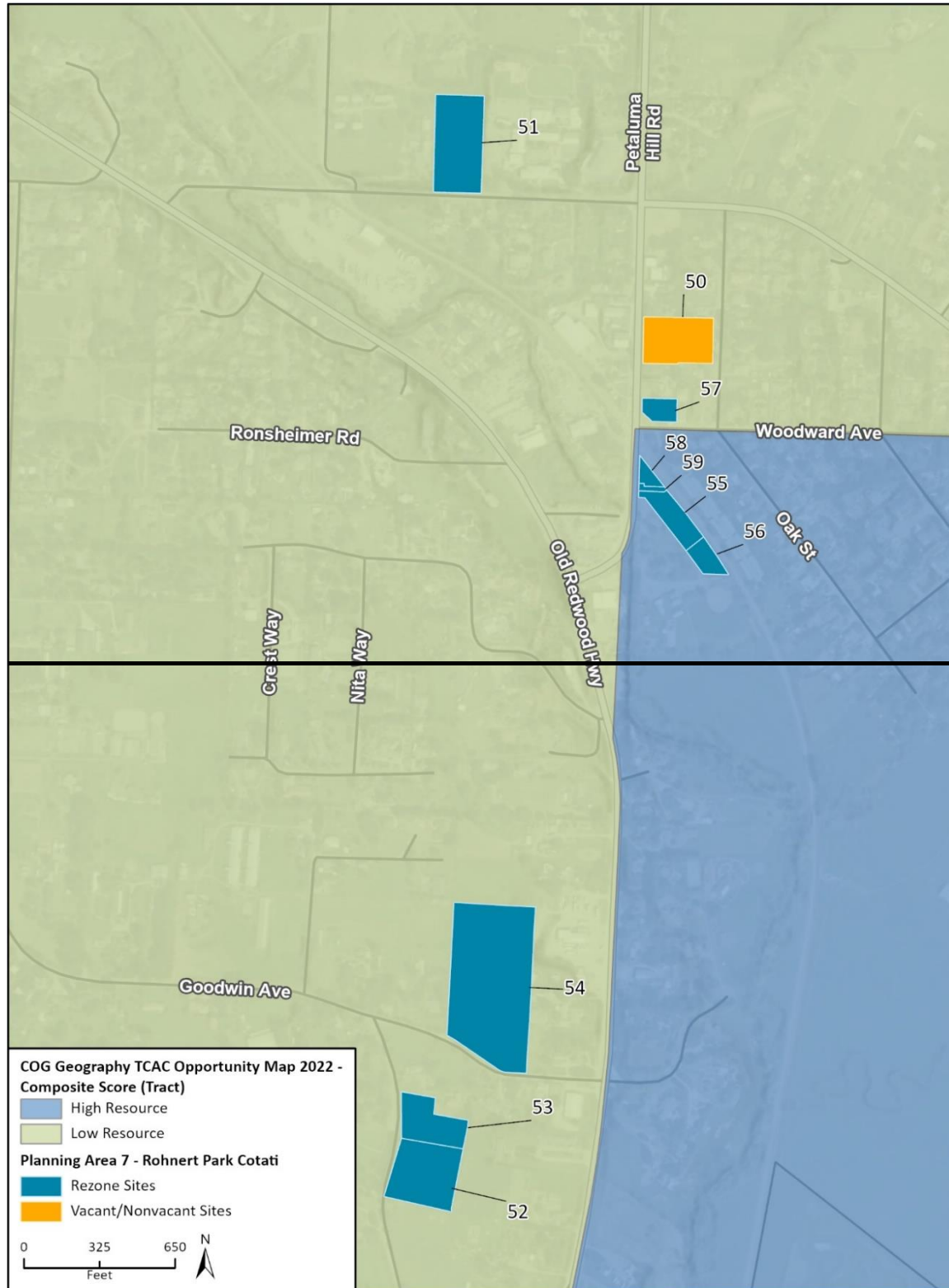
Environmental Constraints

Planning Area 7 is partially within the Santa Rosa Plain, which is described in more detail in ~~Environmental Constraints to Sites, below.~~ Environmental Constraints to Sites, below. Development in the Santa Rosa Plain requires additional studies and potentially mitigation, but these requirements would not preclude the development of housing; many parcels in the Santa Rosa Plain have been developed with affordable and market-rate housing and required mitigation. Land west of Old Redwood Highway is a moderate fire hazard severity zone.

Table 21: Housing Sites in Planning Area 7

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	TCAG Resource Level	ILV	Year Built
50	10004 Main St	047-173-016	Rental housing	UR-6	R2-6	1.36	Residential (1)	10.2	12	Low	0.85	1956
51	355 Adobe Road	047-091-013	Rental housing	UR-10	R2-10	1.95	Residential (2)	17	31	Low	1.04	1965
52	635 Goodwin Ave	047-152-019	Rental housing	UR-10	R2-10	1.72	Vacant	17	29	Low	0.0	N/A
53	635 Goodwin Ave	047-152-020	Rental housing	UR-10	R2-10	1.01	Vacant	17	17	Low	0.0	N/A
54	220 Hatchery Road	047-153-004	Rental housing	UR-10	R2-10	5	Residential (1)	17	84	Low	1.12	1920
55	202 Main Street	047-166-023	Workforce	GC	C2-WH	0.65	Warehouse	17	11	High	0.32	1918
56	11830 Main Street	047-166-025	Workforce	GC	C3-WH	0.31	Warehouse	17	5	High	0.68	1918
57	361 Woodward Ave	047-173-011	Workforce	LC	LC	0.32	Residential (1)	17	4	Low	0.62	1920
58	10070 / 10078 / 11790 Main Street	047-174-008	Workforce	LC	C2-WH	0.16	Single Story Store	17	2	High	0.84	1900
59	10078 Main Street	047-174-009	Workforce	LC	C-WH	0.05	Single Story Store	17	0	High	0.0	N/A

Figure 14: Planning Area 7 – Rohnert Park/Cotati



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Rezoning Pipeline Projects & Opportunity Sites
Planning Area 7

Planning Area 8 – Petaluma

~~The Petaluma Planning Area, in the southwest portion of the county, extends from south of Penngrove to the Marin County line and from the Sonoma Mountains to Two Rock. With its proximity to Marin and San Francisco, the area has seen a significant increase in population. As this area grows, the goal is to avoid extension of Petaluma's Urban Service Boundary and limit urban residential development to the Urban Service Area when annexed by the City. The Site Inventory identified 4.85 acres of vacant and underutilized land within Planning Area 8 which can accommodate 40 housing units (see) Table 22 summarizes the capacity of vacant and underutilized sites within Planning Area 8.~~

Fair Housing

~~Inventory sites in Planning Area 8 are located just outside of the city of Petaluma in a high-resource area. Environmental scores are high, but economic and education scores are low in this area. However, the sites are located near services and schools.~~

Infrastructure

~~Inventory sites in Planning Area 8 are in the Petaluma Urban Service Areas, with access to public services, provided by the City of Petaluma. See Water and Wastewater in the Infrastructure and Services section below for more details.~~

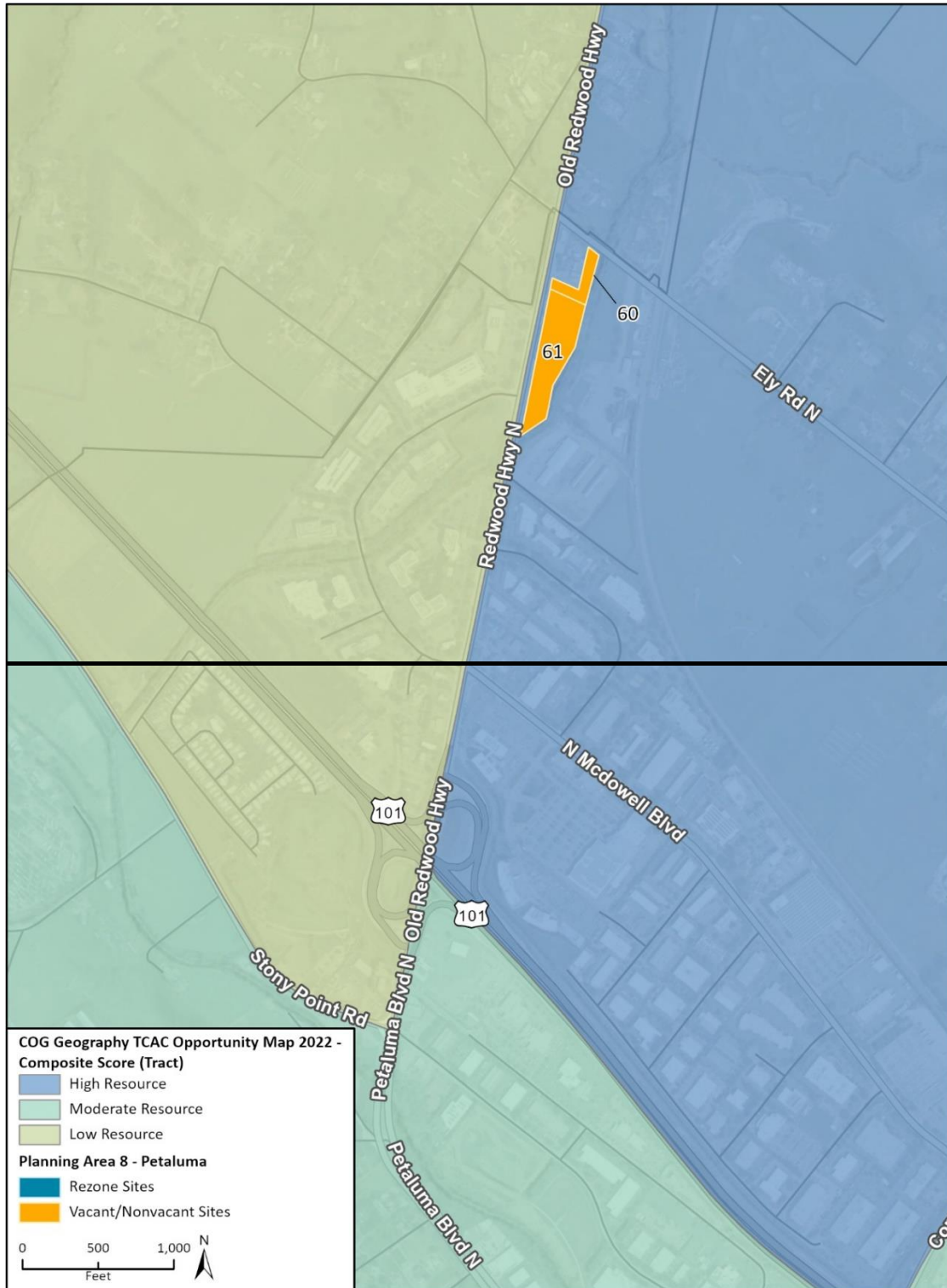
Environmental Constraints

~~Inventory sites in Planning Area 8 do not have environmental constraints that would preclude the development of housing.~~

Table 22: Housing Sites in Planning Area 8

Map ID	Address	APN	Opportunity Type	Land Use	Zoning	Acres	Existing Uses	Density	New Units	TCAG Resource Level	ILV	Year Built
60	5500-Old Redwood Hwy	047-213-009	Mixed-Use	LC	LC	1.00	Industrial	8.5	8	High	0.0	N/A
61	Old Redwood Hwy	047-213-010	Mixed-Use	LC	LC	3.85	Industrial	8.5	32	High	0.0	N/A

Figure 15: Planning Area 8 – Petaluma



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Rezoning Pipeline Projects & Opportunity Sites
Planning Area 8

Planning Area 9 – Sonoma Valley

The Sonoma Valley Planning Area extends from Bennett Valley and Kenwood south to San Pablo Bay and from the crest of the Sonoma Mountains east to the Sonoma-Napa County line. Population is concentrated in Sonoma and in the adjacent unincorporated communities of Agua Caliente, Feters Hot Springs, El Verano and Boyes Hot Springs. ~~The Site Inventory identified 18.66 acres~~Figure 11 shows the location of vacant and underutilized land within these sites.

Planning Area 9 includes the Sonoma Developmental Center (APNs: 054-090-001 and 054-150-005), which can accommodate 275 is located about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge. The County's near-term (one to five years) adopted Specific Plan and EIR for this area include breaking ground on the first housing units (see). **Table 23 summarizes the capacity of vacant and underutilized sites within Planning Area 9.**

west of Arnold Drive and working with non-profit affordable housing partners and project sponsors to develop and finance affordable housing projects.

Fair Housing

Inventory sites in Planning Area 9 are in ~~moderate resource~~Moderate Resource areas. Environmental scores are high, but education and economic scores are lower.

Infrastructure

Inventory sites in Planning Area 9 are in the Sonoma and Sonoma Valley ~~urban service areas~~USAs, with access to public services. In the Sonoma ~~Urban Service Area~~USAs, services are provided by the City of Sonoma. In Sonoma Valley, services are provided by Sonoma Water (Sonoma Valley County Sanitation District). ~~See Water and Wastewater~~There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

No inventory sites are in fire hazard severity zones but nearby areas with steep slopes are in a high fire hazard severity zone.

Table 14: Housing Sites in Planning Area 9 Site Inventory

Map ID	Address	APN	Land Use	Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County															
GEY-5	80 Highway 128	140-100-004	UR 6	R3 6	0.87	0.87	Residential	6	4	0	0	4	Low	0.93	1908
GEY-6	21322 Geyserville Ave	140-150-012	UR 6	R3 7	1.46	1.4	Residential	6	7	0	0	7	Low	0.85	1938
GEY-7	Geyser Rd	140-160-011	UR 4.8	R1 4.8	1.11	1.11	Vacant	4.8	5	0	0	5	High	0	N/A
5 - Santa Rosa															
SAN-11	3372 Santa Rosa Ave	044-101-023	UR 13	R3 13	1.26	1.26	Residential	13	15	0	11	4	Low	0.6	1880
SAN-12	358 E Robles Avenue	134-132-022	UR 20	R3 20	1.12	1.12	Residential	20	21	13	4	4	Low	0.36	1940
LAR-9	5200 Fulton Rd	039-025-053	UR 11	R2 11	3.04	2.29	Residential	11	24	0	17	7	Low	1	1880
LAR-10	5368 Fulton Rd	039-380-027	UR 5	R1 5	1.04	1.04	Residential	5	4	0	0	4	Low	0.37	1954
SAN-15	3454 Santa Rosa Ave	134-132-017	UR 13	R3 13	4.1	4.1	Vacant	13	53	0	37	16	Low	0	N/A
SAN-16	3445 Brooks Avenue	134-132-067	UR 20	R3 20	0.95	0.95	Auto storage	20	28	17	6	5	Low	0	N/A
SAN-17	388 E Robles Ave	134-132-025	UR 20	R3 20	0.75	0.75	Residential	20	21	13	4	4	Low	0.89	1963
7 - Rohnert Park/Cotati															
PEN-10	10004 Main St	047-173-016	UR 6	R3 8	1.36	1.36	Residential	6	7	0	0	7	Low	0.85	1956
9 - Sonoma Valley															
ELD-1	15577 Brookview Dr	054-381-010	UR 4	R1 4	1.26	1.26	Residential	4	4	0	0	4	Moderate	0.43	1956
AGU-4	17881 Riverside Dr	133-150-038	UR 5	R1 5	1.37	1.37	Residential	5	5	0	0	5	High	0	N/A

Map ID	Address	APN	Land Use	Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate Units	TCAC Resource Level	ILV	Year Built
GLE-3	15000 Arnold Dr	054-090-001	SDCSP	SDCSP	584.4	584.4	SDC Site	30	100	20	0	80	Moderate	N/A	1891
GLE-4	14785 Arnold Dr	054-150-005	SDCSP	SDCSP	90.66	90.66	SDC Site	30	100	20	0	80	Moderate	N/A	1891
Total					694.75	693.94			398	83	79	236			

* Site Capacity has been reduced to account for site specific constraints.

Table 15: Rezoned Sites (Approved by Sonoma County Board of Supervisors on August 22, 2023)

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County																	
GEY-1	21837 Geyserville Ave	140-180-035	LC	LC, AH	UR 20	R3 20	5.11	4.5	Vacant	20	90*	63	9	18	High	0	N/A
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	R1 4.8	UR 20	R3 20	1.07	1.07	Residential	20	19	14	2	4	High	1.58	N/A
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	R1 4.8	UR 20	R3 20	5.86	1.31	Residential	20	19	18	3	4	High	0.94	1910
4 - Russian River																	
FOR-1	6555 Covey Rd	083-073-017	LI	MP, AH	UR 20	R3 20	2.86	2.86	Light industrial	20	57	40	6	11	High	5.9	N/A
GUE-4	16050 Laughlin Road	069-230-007	UR 2	RR 2	UR 20	R3 20	4.23	4.23	Residential	20	19*	50	17	16	Moderate	0.06	1943
FOR-3	6194 Forestville Street	084-020-004	UR 2	R1 2	UR 20	R3 20	1.66	1.66	Vacant	20	33	23	3	7	High	0	1936
FOR-6	6250 Forestville Street	084-020-011	LI	M1	UR 20	R3 20	4.94	2.8	Vacant	20	56	39	6	11	High	0	N/A
5 - Santa Rosa																	
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	LC	UR 20	R3 20	3	3	Religious Building	20	20*	36	12	12	Low	3.3	1983
LAR-3	1 Airport Boulevard	039-025-060	LC	CO, AH	UR 20	R3 20	0.45	0.45	Vacant	20	9	0	4	5	Low	0	N/A
LAR-4	245 Airport Blvd	039-025-026	UR 9	R2 9	UR 20	R3 20	0.29	0.29	Vacant	20	5	0	2	3	Low	0	1924
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	R1 5	UR 20	R3 20	1.51	1.51	Residential	20	19	17	6	6	Low	0.29	1914
LAR-8	5224 Old Redwood Hwy	039-390-022	LC	CO	LC	CO WH	0.46	0.46	Vacant	16	7	0	4	3	Low	0	N/A

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	PC	LC	LC WH	6.26	6.26	Motel & commercial	16	100	0	50	50	Low	0.5	1967
SAN-6	3824 Dutton Avenue	134-072-040	GI	M1	GI	M1 WH	3.01	3.01	Auto storage	16	48	0	24	24	Low	0	N/A
SAN-7	3280 Dutton Avenue	134-072-038	GI	M1	GI	M1 WH	3.01	3.01	Vacant	16	48	0	24	24	Low	0	N/A
SAN-8	3427 Moorland Avenue	134-111-020	UR 5	RR	UR 20	R3 20	1.02	1.02	Residential	20	18	11	4	3	Low	2	1967
SAN-9	150 Todd Road	134-171-059	LI	M3	GI	M3 WH	6.57	6.57	Light manufacturing	16	105	0	53	52	Low	0.79	1965
6 - Sebastopol																	
GRA-1	9001 Donald St	130-165-001	UR 5	R1 5	UR 20	R3 20	1.12	1.12	Vacant	20	20	15	2	5	Highest	0	N/A
GRA-3	3155 Frei Rd	130-180-079	RR 2	RR 2	UR 20	R3 20	1.18	1.18	Residential	20	19	15	2	5	Highest	1.38	1985
GRA-5	8525 Graton Road	130-176-013	UR 2	RR 2	UR 20	R3 20	1.92	1.92	Residential	20	40	16	24	0	Highest	0	N/A
7 - Rohnert Park/Cotati																	
PEN-1	10078 Main Street	047-174-009	GC	C2	LC	C2 WH	0.05	0.05	Single Story Store	16	0	0	0	0	Low	0	N/A
PEN-2	635 Goodwin Ave	047-152-020	UR 2	RR 1	UR 20	R3 20	1.01	1.01	Vacant	20	20	12	4	4	Low	0	N/A
PEN-3	10070, 10078, 11790 Main Street	047-174-008	GC	C2	LC	C2 WH	0.16	0.16	Single Story Store	16	2	0	1	1	Moderate	0.84	1900
PEN-4	635 Goodwin Ave	047-152-019	UR 2	RR 2	UR 20	R3 20	1.72	1.72	Vacant	20	20	20	7	7	Low	0	N/A
PEN-6	355 Adobe Road	047-091-013	UR 1	RR 1	UR 20	R3 20	1.95	1.95	Residential	20	18	22	7	8	Low	1.04	1965
PEN-7	220 Hatchery Road	047-153-004	UR 2	RR 2	UR 20	R3 20	5	5	Residential	20	99	59	20	20	Low	1.12	1920

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
PEN-8	202 Main Street	047-166-023	GC	C3	GC	C2 WH	0.65	0.65	Warehouse	16	10*	0	5	5	Moderate	0.32	1918
PEN-9	11830 Main Street	047-166-025	GC	C3	GC	C2 WH	0.31	0.31	Warehouse	16	4*	0	2	2	Moderate	0.68	1918
9 - Sonoma Valley																	
AGU-2	211 Old Maple Ave	056-531-006	UR 1	R1 1	UR 20	R3 20	6.74	2.81	Residential	20	20*	34	11	11	Low	0.64	1910
AGU-3	18621 Railroad Avenue	052-272-011	UR 5	R1 5	UR 20	R3 20	3.15	3.15	Religious Building	20	54	38	13	12	Low	2.19	N/A
SON-1	20549 Broadway	128-311-015	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.21	1948
SON-2	20559 Broadway	128-311-016	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.34	1960
SON-3	20535 Broadway	128-311-014	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	3.36	1945
SON-4	20563 Broadway	128-311-017	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	19	11	4	4	Low	1.6	1934
Total							80.27	69.04			1,2272	586	343	346			

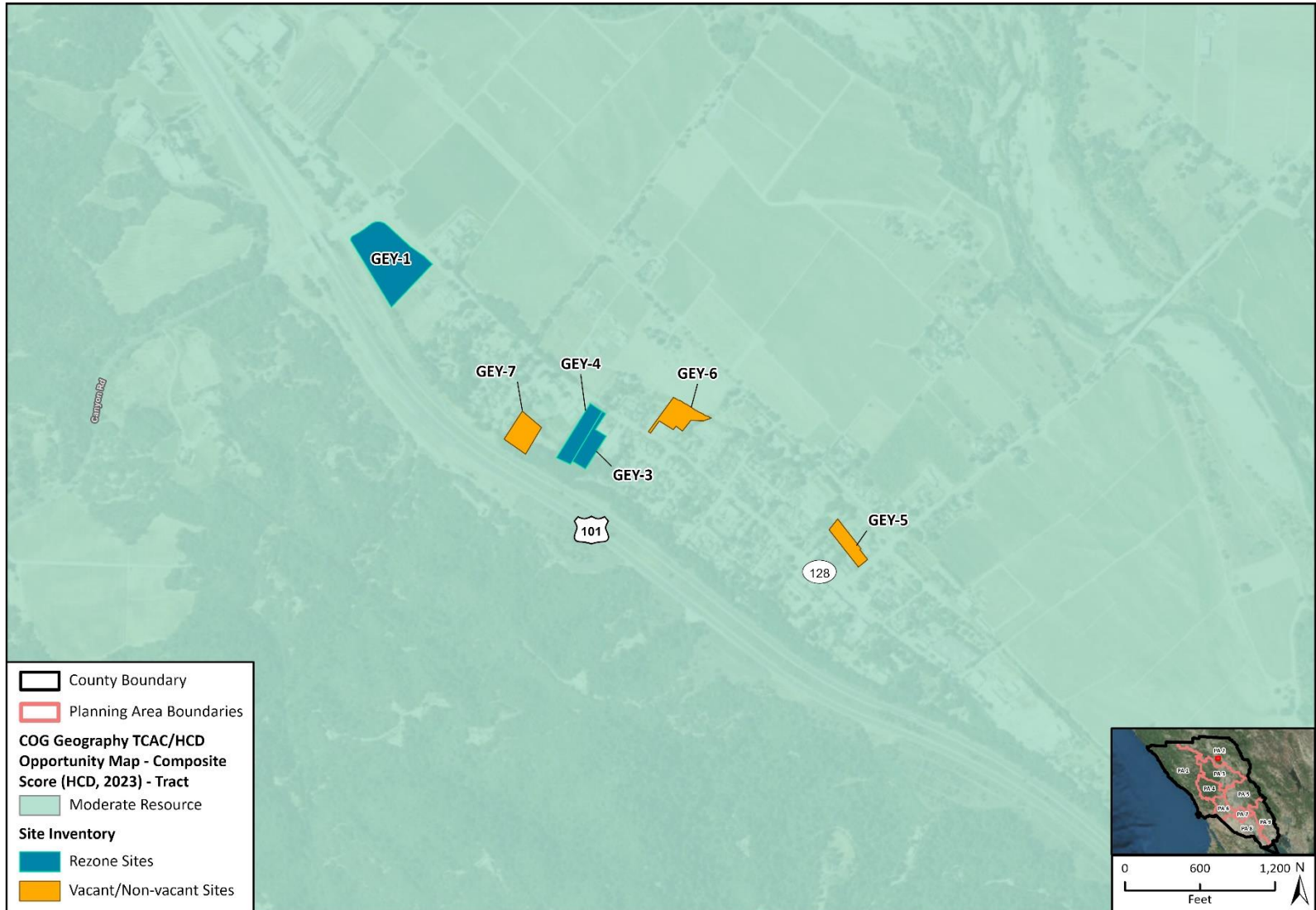
*Site Capacity has been reduced to account for site specific constraints.

Table 16: Sites to be Rezoned Through Program 4: Actions to Meet RHNA

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
5 - Santa Rosa																	
SAN-18	Lance Dr	036-111-009	Medium High Density Residential	R-3-30	UR 20	R3 20	6	6	Vacant	25.5	153	61	46	46	Low	0	N/A
SAN-18	Lance Dr	036-111-009	Medium Density Residential	R-3-18	UR 11	R2 11	8	8	Vacant	15.3	122	0	61	61	Low	0	N/A
SAN-19	Lance Dr	036-111-010	Medium Density Residential	R-3-18	UR 11	R2 11	4.82	4.82	Vacant	15.3	73	0	36	37	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Medium High Density Residential	R-3-30	UR 20	R3 20	10	10	Vacant	25.5	255	102	76	77	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Retail and Business Services	CN	LC	C2 WH	1.5	1.5	Vacant	25.5	38	0	19	19	Low	0	N/A
6 - Sebastopol																	
GRA-2	3400 Ross Road	130-090-009	GI	M1	GI	R3 20	2.9	2.28	Industrial	20	44	31	4	9	Highest	0	N/A
Total							33.22	32.6			685	164	242	244			

* Site Capacity has been reduced to account for site specific constraints.

Figure 6: Planning Area 9—Sonoma Valley2 – Cloverdale/N.E. County



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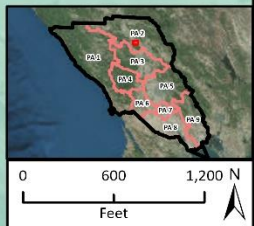
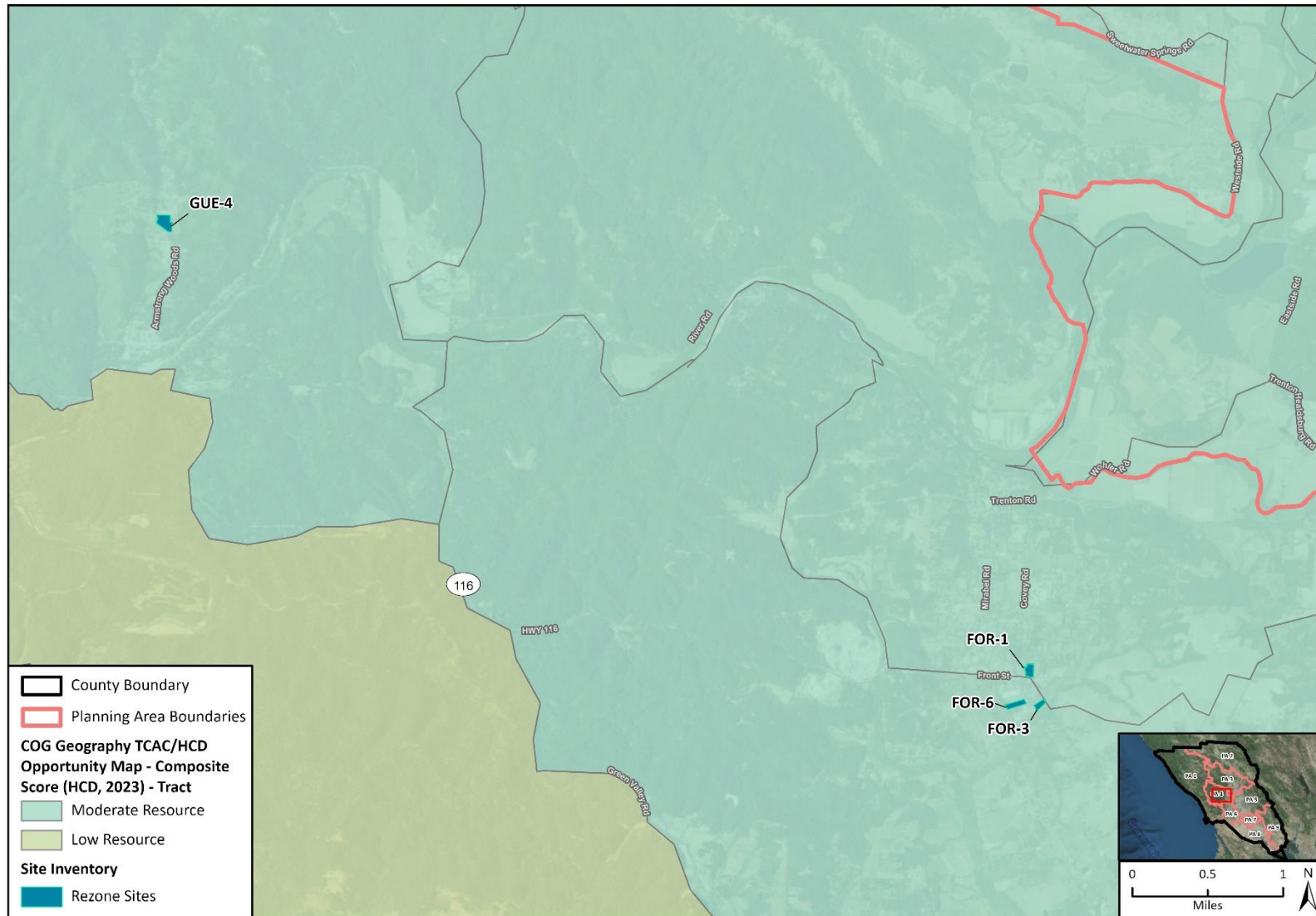
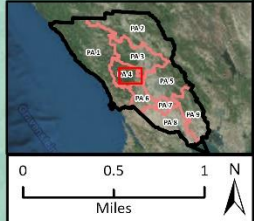


Figure 7: Planning Area 4 – Russian River

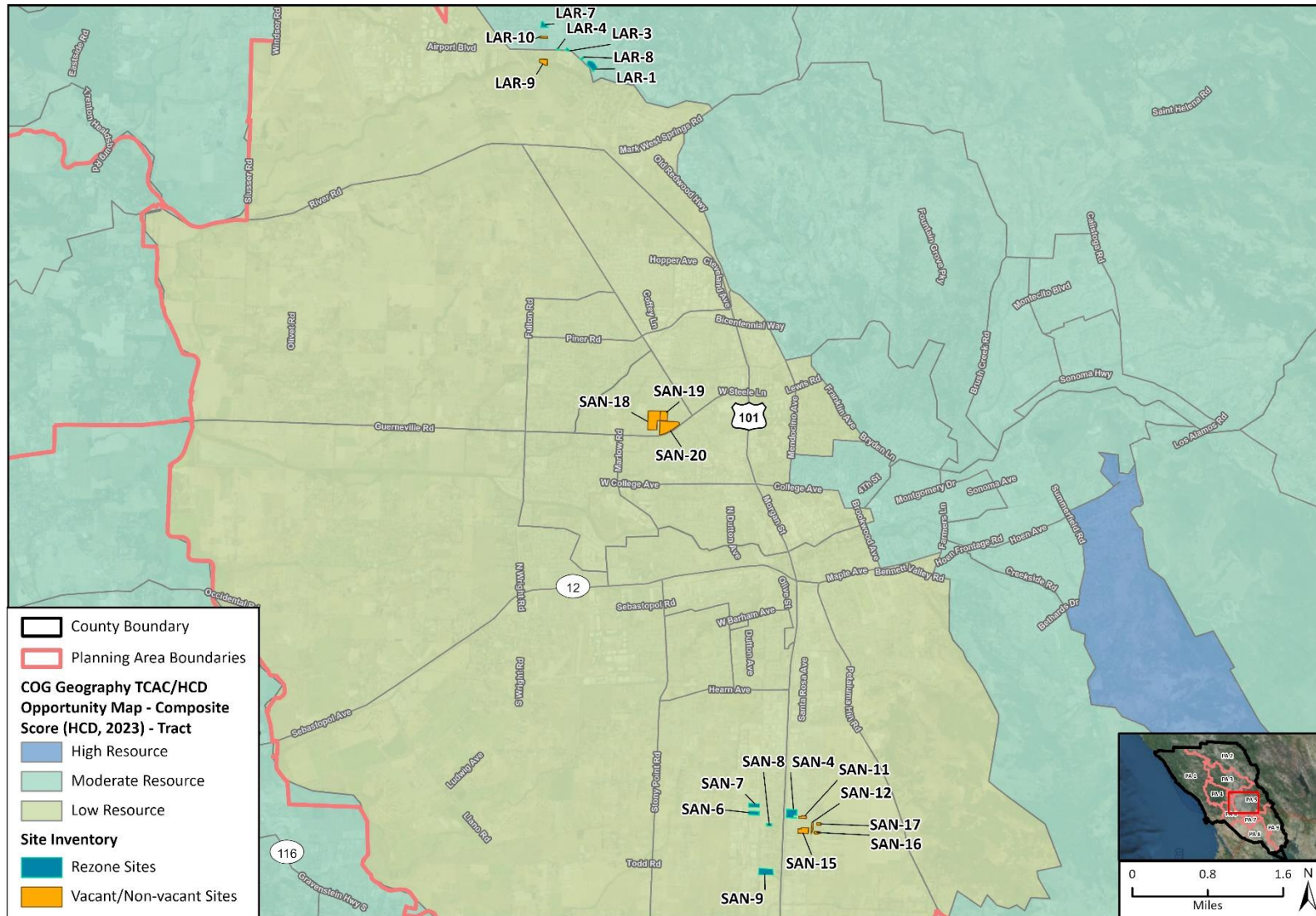


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19-08587_Rezoning Pipeline
Site Inventory - PA4_Russian River

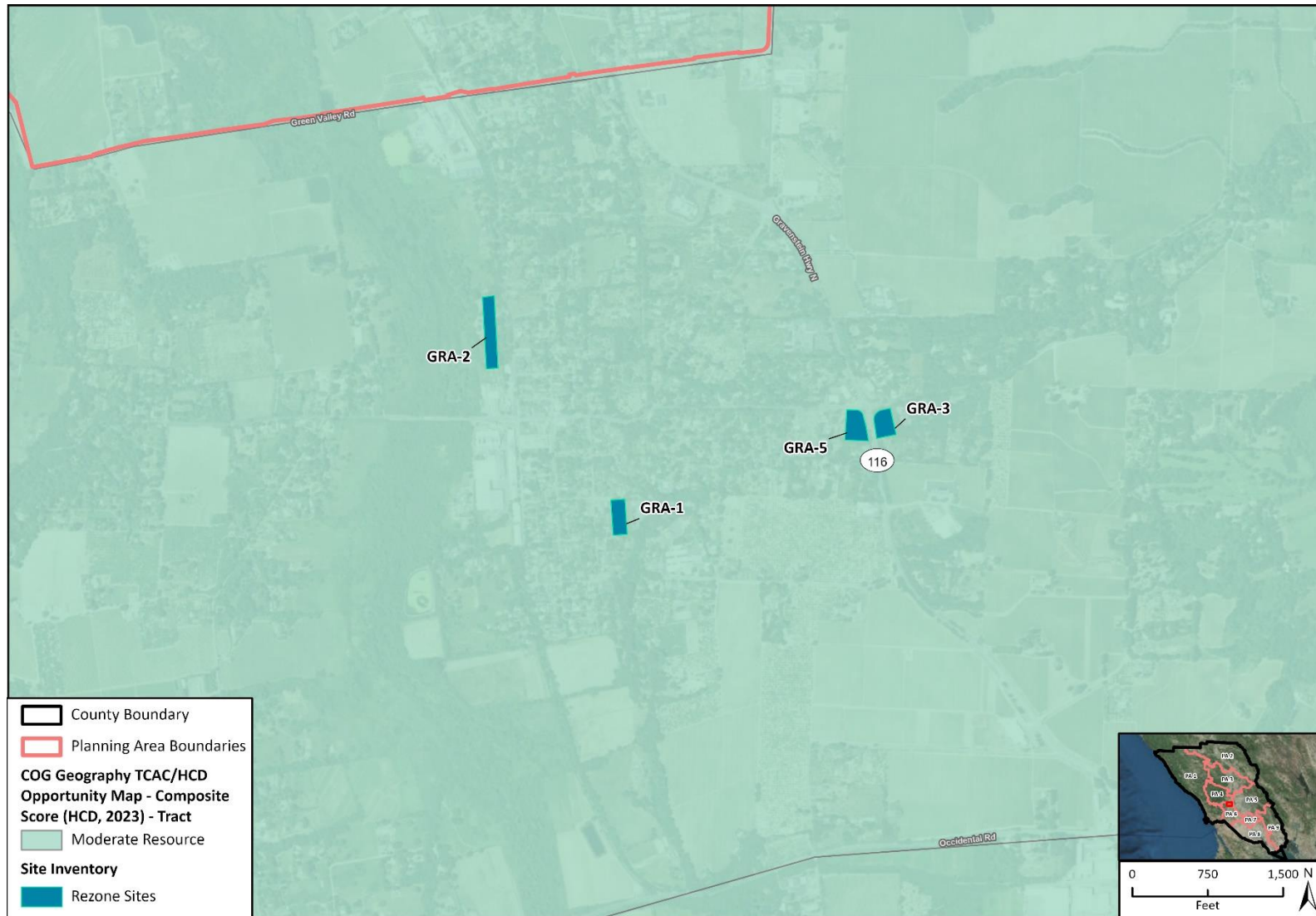
Figure 8: Planning Area 5 – Santa Rosa



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19-08587_Resoning Pipeline
Site Inventory - PA5_Santa Rosa

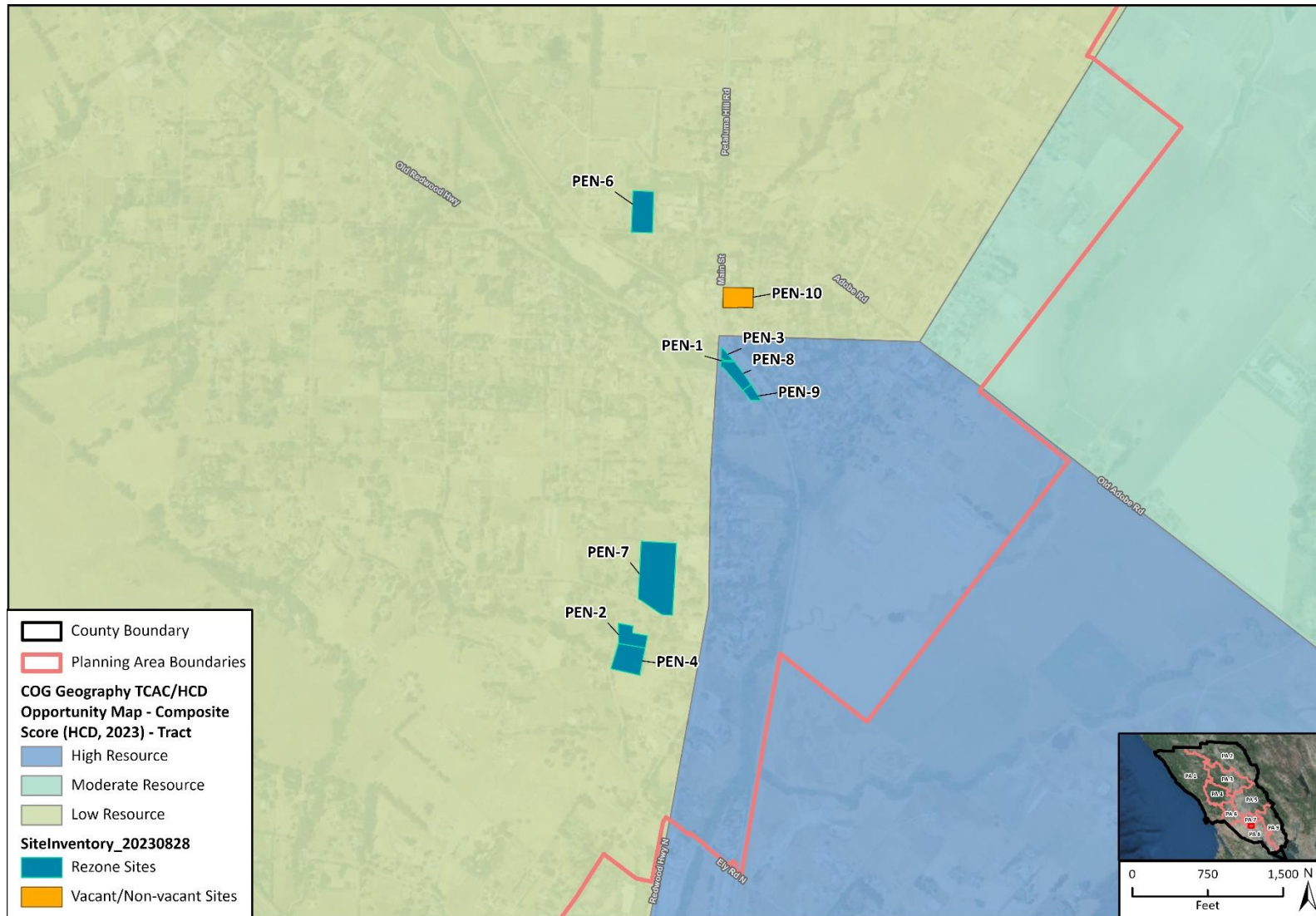
Figure 9: Planning Area 6 – Sebastopol



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19-08587_Resoning Pipeline
Site Inventory - PA6_Sebastopol

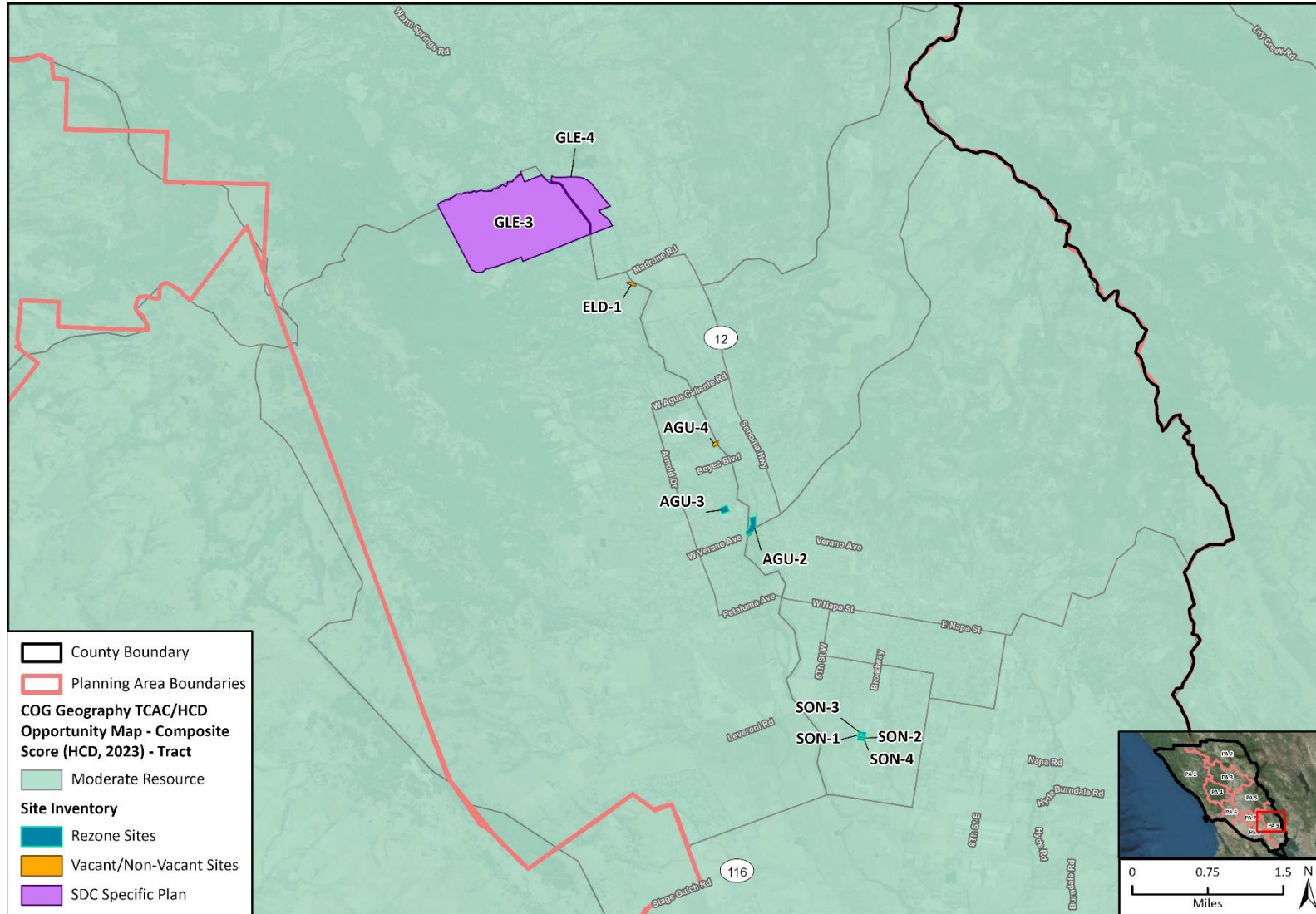
Figure 10: Planning Area 7 – Rohnert Park/Cotati/Penngrove



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19-08587_Rezoning Pipeline
Site Inventory - PA7_Rohnert Park_Cotati

Figure 11: Planning Area 9 – Sonoma Valley



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Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_ Rezoning Pipeline
Site Inventory - PA9_Sonoma Valley

Conversion from Non-Affordable to Affordable

Sonoma County is pursuing the acquisition and conversion of existing multifamily rental units from non-affordable to affordable through the implementation of its Housing Element Program 21. In this model, the County would join a Joint Powers Authority (JPA) and authorize the JPA to issue bonds on behalf of the County. The JPA would then acquire a market-rate apartment complex, through issuance of tax-exempt municipal bonds, and set rents to be affordable to Very Low-, Low-, and Moderate-Income households. The model has been proven in other jurisdictions throughout California, including Santa Rosa.

Affordable units added through this program meet the definition of conversion of multifamily rental units from non-affordable to affordable. Through this program, the County seeks to acquire and convert properties during the planning period. These units will meet the standards of Gov. Code § 65583.1(c)(2)(B), as follows:

- Acquired units will be made affordable to very low-, low-, and Moderate-Income households.
- Units converted to Very Low-Income will not be deed restricted as affordable to Very Low-Income households at the time they are identified for acquisition.
- Units converted to low-income will not be deed restricted as affordable to low-income households at the time they are identified for acquisition.
- Unit converted to moderate-income will not be deed restricted as affordable to Moderate-Income households at the time they are identified for acquisition.
- The model does not force existing residents to move at the time of acquisition. Rather, the units in which households that meet very low-, low-, and Moderate-Income standards are converted to affordable units immediately, and the units in which above-moderate households reside are converted upon attrition. Because there is no displacement of current residents occurs as a result of acquisition, no relocation is necessary.
- The units will be decent, safe, and sanitary upon occupancy.
- The affordability and occupancy restrictions will be maintained for 55 years.
- The County met part of its Lower-Income RHNA in the previous planning period. Section 1.15 provides a discussion of Sonoma County's progress in meeting 5th Cycle housing goals.

These units will be eligible to count towards the County's RHNA during the Annual Progress Report process but are not being used to demonstrate adequate capacity to meet the RHNA.

Infrastructure and Services

Water and Wastewater

The General Plan Land Use Element establishes 12 ~~Urban Service Areas~~USAs in the ~~unincorporated county~~Unincorporated County, where County policies allow urban services to be established and extended. All inventory sites are located in ~~Urban Service Areas~~USAs. Table 17 shows each USA that includes inventory sites along with the water and sewer providers that service each area.

Table 17: Water and Wastewater Agencies

Urban Service Area	Water Service Provider	Sewer Service Provider
<u>Agua Caliente</u>	<u>Valley of the Moon Water District</u>	<u>Sonoma Valley County Sanitation District (Sonoma Water)</u>
<u>Glen Ellen</u>		
<u>Sonoma City</u>	<u>City of Sonoma</u>	
<u>Forestville</u>	<u>Forestville Water District</u>	<u>Forestville Water District</u>
<u>Geyserville</u>	<u>California American Water - Geyserville</u>	<u>Geyserville Sanitation Zone (Sonoma Water)</u>
<u>Graton</u>	<u>Individually Owned Wells</u>	<u>Graton Community Services District</u>
<u>Guerneville</u>	<u>Sweetwater Springs Water District/California Water Service – Armstrong Valley</u>	<u>Russian River County Sanitation District (Sonoma Water)</u>
<u>Larkfield</u>	<u>California American Water – Larkfield</u>	<u>Airport/Larkfield/Wikiup Sanitation Zone (Sonoma Water)</u>
<u>Penngrove</u>	<u>Penngrove/Kenwood Water Company</u>	<u>Penngrove Sanitation Zone (Sonoma Water)</u>
<u>Petaluma</u>	<u>City of Petaluma</u>	<u>City of Petaluma</u>
<u>Santa Rosa</u>	<u>City of Santa Rosa</u>	<u>City of Santa Rosa and South Park County Sanitation District (Sonoma Water)</u>

Source: Sonoma County Rezoning Sites for Housing Project Water and Sewer Study 2022

The ~~Urban Service Areas~~USAs are served by a total of 22 water and wastewater service providers that are not under the jurisdiction of the County of Sonoma. Each unincorporated community and each sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure, and current status of long-range planning. Development enabled by the rezoning of sites may connect to public services but would bear the cost of extending physical infrastructure to a site if it is not existing, or, upgrading existing infrastructure if it is found to be insufficient. Constraints to housing development related to infrastructure are described in more detail in the Technical Background Report.

As part of the ongoing project to rezone 59 potential sites for residential use, the County prepared a Water and Sewer Study⁵ that analyzed available infrastructure on a site-by-site basis. Table 18 shows the number of inventory units for each USA along with the water and sewer, and overall category as defined below:

- Category 1 – Adequate as is to support rezoning
- Category 2 – Adequate, however some improvements are likely
- Category 3 – Inadequate as is, requires significant improvements.

A Category 1 site has both water and sewer infrastructure directly adjacent to the parcel, both the water and sewer systems have available capacity, and there are no supply or treatment deficiencies. These sites can be re-developed with minimal to no infrastructure improvements required.

For a Category 2 site, there is both water and sewer infrastructure within the general vicinity of the site, however the infrastructure may need to be extended or upsized. Category 2 sites may have system deficiencies identified, however plans to mitigate the deficiency are planned by the agency.

Category 3 sites will have more extensive concerns, such as no water and/or sewer service in the vicinity of the parcel or have supply or treatment deficiencies that cannot be easily mitigated. These parcels will require significant improvements or actions to provide water and/or sewer service.

The information gathered to determine each category includes, but is not limited to, infrastructure condition, excess capacity, supply and storage availability, and system specific issues. All USAs except for Forestville have an overall category of 2, indicating that there is adequate infrastructure with some improvements likely needed. Due to an overall categorization of 3 in Forestville, which indicated inadequate infrastructure, the County performed a site-specific analysis to determine which parcels could feasibly be served within the planning period.

⁵ Sonoma County Rezoning Sites for Housing Project Water and Sewer Study. 2022.

Table 18: Water and Wastewater Availability by Service Area

<u>Urban Service Area</u>	<u>Lower Income Units</u>	<u>Moderate Income Units</u>	<u>Above Moderate Income Units</u>	<u>Water Category</u>	<u>Sewer Category</u>	<u>Overall Category</u>	<u>TCAC Resource Level</u>
<u>Forestville</u>	<u>102</u>	<u>15</u>	<u>29</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>High Resource</u>
<u>Geyserville</u>	<u>95</u>	<u>14</u>	<u>42</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>High Resource</u>
<u>Graton</u>	<u>77</u>	<u>32</u>	<u>19</u>	<u>N/A</u>	<u>2</u>	<u>2</u>	<u>Highest Resource</u>
<u>Guerneville</u>	<u>50</u>	<u>17</u>	<u>16</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>Moderate Resource</u>
<u>Larkfield</u>	<u>53</u>	<u>45</u>	<u>40</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>Low Resource; Moderate Resource</u>
<u>Penngrove</u>	<u>113</u>	<u>46</u>	<u>54</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>Low Resource; Moderate Resource; High Resource</u>
<u>Santa Rosa</u>	<u>217</u>	<u>455</u>	<u>426</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>Low Resource; Moderate Resource; High Resource</u>
<u>City of Sonoma</u>	<u>44</u>	<u>16</u>	<u>13</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>Moderate Resource</u>
<u>Sonoma Valley</u>	<u>112</u>	<u>24</u>	<u>192</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>Moderate Resource</u>

Category 1 – Adequate as is to support rezoning

Category 2 - Adequate, however some improvements are likely

Category 3 - Inadequate as is, requires significant improvements

Source: Sonoma County Rezoning Sites for Housing Project Water and Sewer Study

Storm Water and Drainage

Unincorporated Sonoma County falls under the jurisdiction of two State Regional Water Quality Control Board (SRWQCB) regions, depending on the ultimate drainage of the watershed, and two Municipal Separate Storm Sewer Systems (MS4s) permits. The County's Permit and Resource Management Department (Permit Sonoma) administers these requirements for all new development. The County, together with the City of Santa Rosa and the Sonoma County Water Agency, has established a Storm Water Management Program, which includes efforts to raise awareness of stormwater quality issues through public education and outreach, providing information and resources to the construction and development industries to promote better stormwater management, with the goal of reducing polluted runoff in the county.

Circulation System

The Circulation and Transit Element of the Sonoma County General Plan outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel and serves as a comprehensive transportation management strategy to ensure adequate transportation infrastructure is in place to meet population growth.

Dry Utilities

PG&E supplies electricity and gas within Sonoma County. The County General Services Department Energy and Sustainability Division is responsible for planning, evaluating, and administering the ~~County-wide~~ Countywide Energy Management and Sustainability Program. Telephone, internet services, and cable television are serviced by contracted providers, including AT&T and Xfinity.

Environmental Constraints to Sites

There are four appreciable environmental constraints to the development of housing in the unincorporated area of Sonoma County. These include the potential for flooding along certain portions of the Russian River; steep slopes in some rural areas; poor septic suitability in some rural areas; and the presence of sensitive species, including the California Tiger Salamander (CTS) and possibly listed plants within the Santa Rosa Plain. All four types of constraints have been accounted for in the housing site inventory.

Flooding

The Guerneville area is subject to flooding from the Russian River and its tributaries. Smaller areas of flooding from urban creeks also exist within ~~unincorporated~~ Unincorporated Sonoma County. While the Guerneville ~~urban service area~~ USA allows high enough densities to support affordable housing development, many parcels within this area are subject to at least some flooding during a 100-year flood event. While County Code does prevent construction within the F1 (Floodway) Zone, construction is allowed within the F2 (Flood Plain) Zone so long as the

finished floor elevation is at least one foot greater than the 100-year flood elevation. This was taken into consideration when the housing site inventory was compiled; parcels that were located entirely within the F1 floodway were not included in the inventory. All inventoried parcels in the Guerneville area, as well as within other designated 100-year flood areas, have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed.

Steep Slopes and Septic Suitability

Much of ~~unincorporated~~Unincorporated Sonoma County's more remote land area is characterized by steeply wooded slopes which provide poor building sites and poor septic suitability. Allowable densities within these steep wooded areas are very low, on the order of one unit per 160 to 640 acres of land. While there is some development activity within these areas, they were not included in the housing inventory.

Sonoma County is known to have poor septic suitability in much of its land area. The residential Site Inventory does not contain any rural sites for which a septic system or other on-site sewage disposal systems would be required. All sites are in urban areas with access to public sewage systems.

California Tiger Salamander (CTS)

Some housing sites within the Santa Rosa Plain are identified as potential habitat for the California tiger salamander (CTS). The U.S. Fish and Wildlife Service (FWS) published the Santa Rosa Plain Conservation Strategy in 2005, and it provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of protected species. The Conservation Strategy has not been fully implemented, but Sonoma County uses the mitigation guidelines contained in the FWS Interim Guidance and the Programmatic Biological Opinion (PBO) for projects that require environmental review pursuant to CEQA. The mitigation standards described below apply to discretionary projects.

For projects proposed in areas that have Strategy Designations or are within the 2011 FWS designated Critical Habitat area that indicate the possible presence of CTS, an applicant may assume the presence of CTS and use the mitigation requirements contained in the PBO as summarized below, or hire a qualified professional biologist (typically an individual possessing a FWS Recovery Permit) to conduct a CTS Site Assessment (in accordance with Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander, October 2003). The FWS and/or California Department of Fish and Wildlife will make one of three findings based upon the Site Assessment, which will result in a corresponding County action as follows:

- Determine that the project will not likely result in take of CTS and CTS habitat. The County will not require further information or mitigation for CTS.
- Determine that a protocol survey for CTS is needed and direct the applicant to undertake the survey. If the survey is negative, the County will not require further information or

mitigation for CTS. If the survey finds CTS, the applicant will be required to mitigate as appropriate, based upon the Interim Mitigation Guidelines.

- If a survey is infeasible or the applicant simply wishes to assume CTS presence and mitigate, the applicant can obtain all necessary permits and implement mitigations as outlined within the PBO Mitigation Guidelines. To compensate for the loss of habitat, applicants may mitigate by purchasing credits in local mitigation banks, with projects closer to known breeding sites required to mitigate at a higher level.

Local mitigation banks have been developed, and projects routinely purchase mitigation credits to allow development within the potential CTS range. Presence/Absence Surveys, if chosen by the applicant, can be accomplished within two years; mitigation credits can be purchased within a matter of months.

While mitigating for CTS does add to the development costs of projects, County Fund for Housing (CFH) funding may be available to assist affordable projects. Additionally, the ~~County's~~county's largest non-profit housing developer, Burbank Housing Development Corporation, has undertaken the development of its own mitigation bank.

Sonoma County



Housing Element

Technical Background Report

August 2023

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Section IV: Technical Background Report

4.1 INTRODUCTION

This Technical Background Report includes both census data and 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. It meets all statutory requirements in Government Code §_65583(a) (1 and 2) related to quantification and analysis of existing housing needs. Key information from this analysis is summarized earlier in sections 1.9 and 1.10 of the Housing Element.

4.2 HOUSING NEEDS DATA

The Technical Background Report makes use of the Housing Needs Data Report provided by the Association of Bay Area Governments (ABAG) and pre-certified by the California Department of Housing and Community Development (HCD) in March 2021, 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 Housing Needs Data Report is included in Appendix C and contains a list of housing terms, RHNA methodology, household characteristics, demographics of housing stock, and data on special needs populations.

While this Housing Element addresses the housing needs of Unincorporated Sonoma County, much of the available data from the U.S. Census Bureau is at the County level and includes city data. Where data is available specifically for the Unincorporated County, it is used and so indicated. Otherwise, references to data for Sonoma County refer to data for the County and its cities.

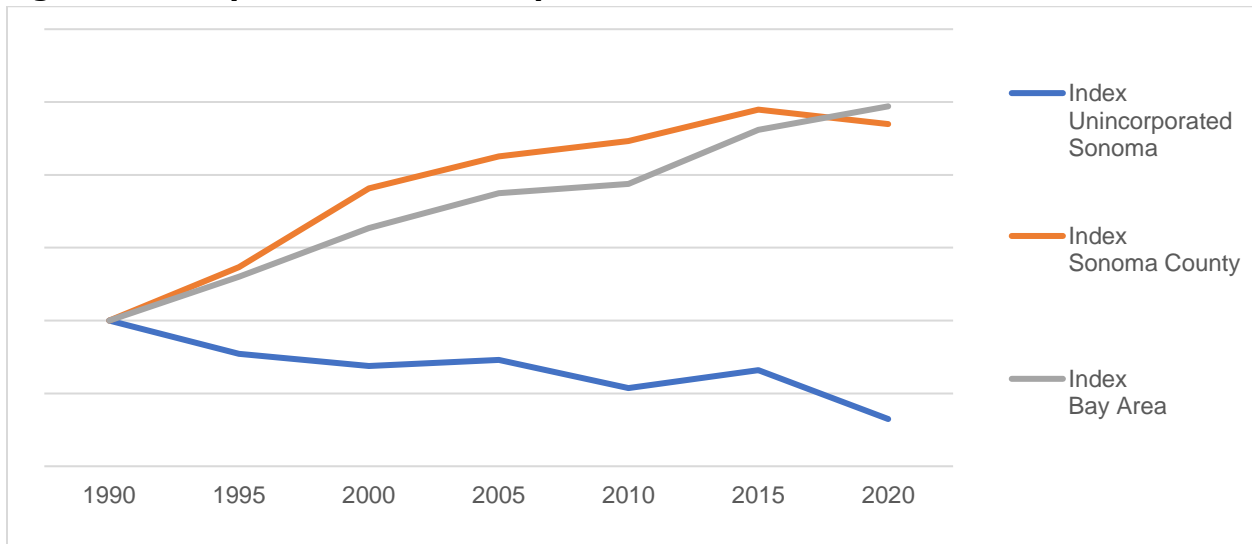
4.2.1 Population and Housing Data

Sonoma County population growth trends provide insight into existing and future needs. Information from this analysis is also summarized in Section I of the Housing Element.

Population Growth and Projections

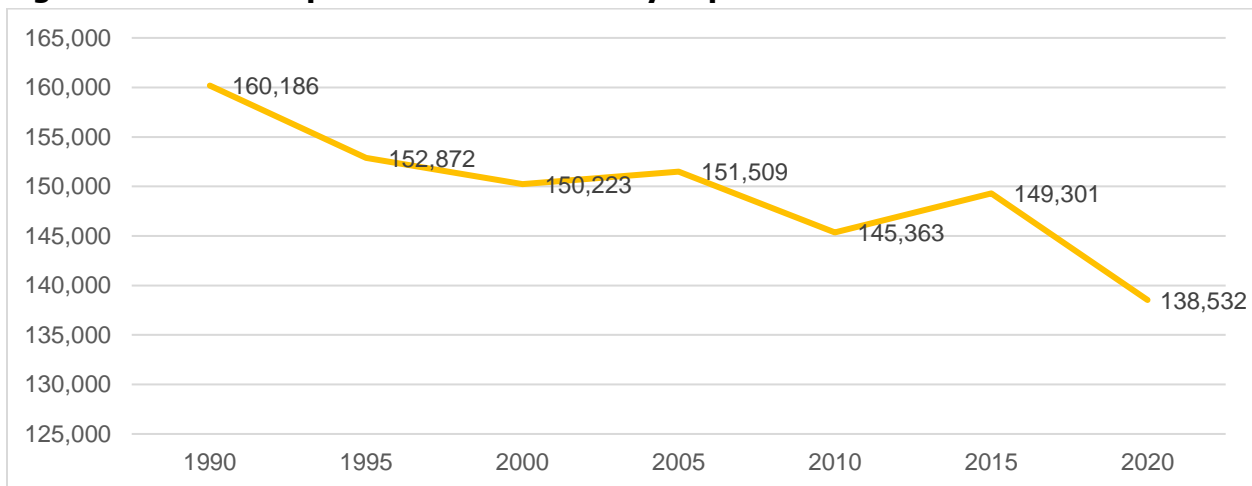
While the population of Sonoma County has grown steadily over the years, largely in tandem with the Bay Area region (Figure 1), the Unincorporated County population has experienced a slight decline in the past 30 years due to annexations, fires, and other factors (Figure 2).

Figure 1: Population Trends Comparison



Source: California Department of Finance, E-5 Series

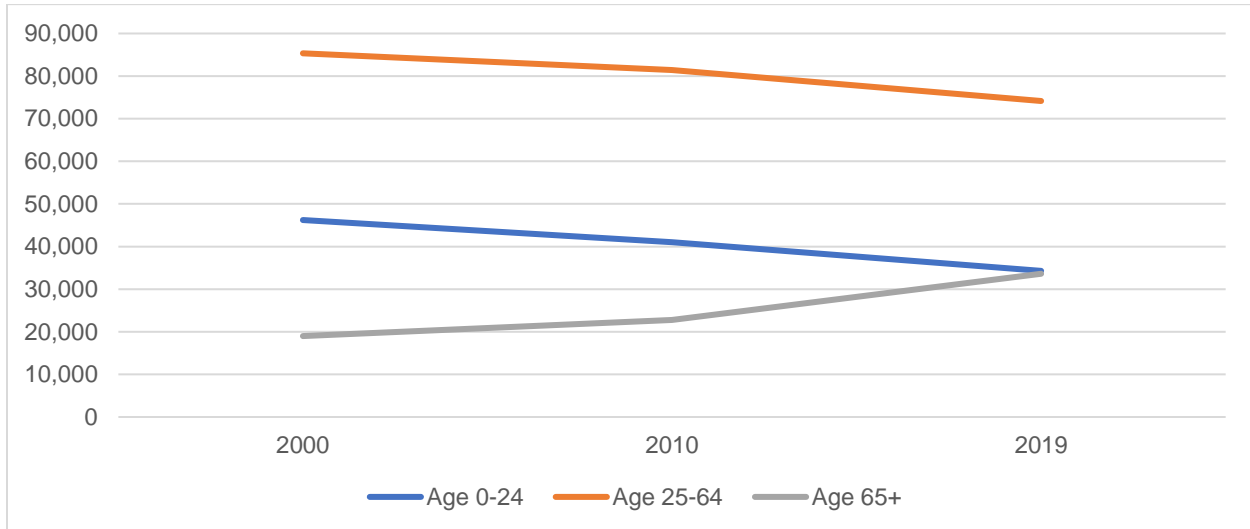
Figure 2: Unincorporated Sonoma County Population



Source: California Department of Finance, E-5 Series

The number of people aged 65-74 increased significantly in the last ten years, and as this population aged, the percentage of children declined as seen in Figure 3.

Figure 3: Population by Age



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

While the Unincorporated County population remains primarily white, its Latino population has grown steadily and significantly since 2000 (Table 1).

Table 1: Population by Race

	2000	2010	2020
Asian/Pacific Islander	1.8%	2.8%	3.4%
Black or African American, Non-Hispanic	0.9%	0.8%	0.8%
White	77.1%	71.1%	65.6%
Other Race or Multiple Races	3.6%	3.2%	6.0%
Hispanic or Latino ^x	16.6%	22.0%	24.2%

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

Housing Costs

Rental costs in Unincorporated Sonoma County vary widely based on location. The communities with the highest rental costs are Glen Ellen, Kenwood, and Penngrove, and the communities with the lowest rental costs are Guerneville, Rio Nido, and Fulton. The median rental cost for all unincorporated Sonoma County communities was \$2,960 in early 2023 (Table 2).

Table 2: Median Rental Costs in Unincorporated Sonoma County Communities

	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Median Rental Cost	\$1,400	\$2,215	\$2,775	\$4,300	\$6,750

Source: Zillow.com, Rental costs in Forestville, Fulton, Glen Ellen, Guerneville, Rio Nido, Kenwood, Larkfield-Wikiup, Monte Rio, Occidental, Penngrove, Salmon Creek, Bodega Bay, Sea Ranch, and Sonoma Valley, Accessed 2/23/2023

4.2.2 Special Needs Housing Analysis

This section includes data and analysis of the jurisdiction’s projected housing needs for populations that have special housing needs populations including elderly; persons with disabilities, including developmental disabilities; large households; female-headed households; homeless families and persons in need of emergency shelter; and agricultural workers. In identifying and analyzing these special housing needs, the County is able to provide resources and actions to accommodate and address its diverse housing needs. The Assessment of Fair Housing (AFH) later in this report will identify and evaluate barriers to fair housing choice and contributing factors that exist within the County.

Household income levels are defined in guidelines from HCD to evaluate housing affordability, housing need, and eligibility for housing assistance. According to HCD’s 2022 State Income Limits, the area median income (AMI) for a family of four in Sonoma County in 2022 is \$78,950 for an individual and \$112,800 for a family of four (Table 2). Table 3 provides a sample of wages in Sonoma County.

Table 3: Area Median Income, Sonoma County

Size of Household	Annual Area Median Income (AMI)
One-person household	\$78,950
Two-person household	\$90,250
Three-person household	\$101,500
Four-person household	\$112,800

Source: CA Department of Housing and Community Development, State Income Limits for 2022

Extremely Low-Income Housing

Extremely low-income (ELI) is defined as a household income at or below 30 percent of the area median income, adjusted for household size. In Sonoma County, an individual with an income of \$24,450 or less or a family of four with a household income of \$35,650 or less is considered extremely low-income.¹ These incomes are equivalent to working 30 hours per week at minimum wage and working full time with an hourly wage less than \$17.46, respectively. Table 4 shows wages for a selection of common professions held by those in extremely low-income households.

Table 4: Median Income by Occupation in California

Occupation	Median Hourly Wage	Median Annual Wage
Home Health and Personal Care Aides	\$15.26	\$31,740
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$15.28	\$31,770
Cashiers	\$15.70	\$32,650
Laundry and Dry-Cleaning Worker	\$16.32	\$33,950
Childcare Workers	\$17.02	\$35,390
Waiters and Waitresses	\$17.35	\$36,090
Retail Salesperson	\$17.46	\$36,310
Janitors and Cleaners (except Maids and Housekeepers)	\$17.99	\$33,120
Cooks, Restaurant	\$18.26	\$37,980

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2021 first quarter industry employment <https://www.bls.gov/oes/current/oes353031.htm>

¹ HCD, State Income Limits for 2022

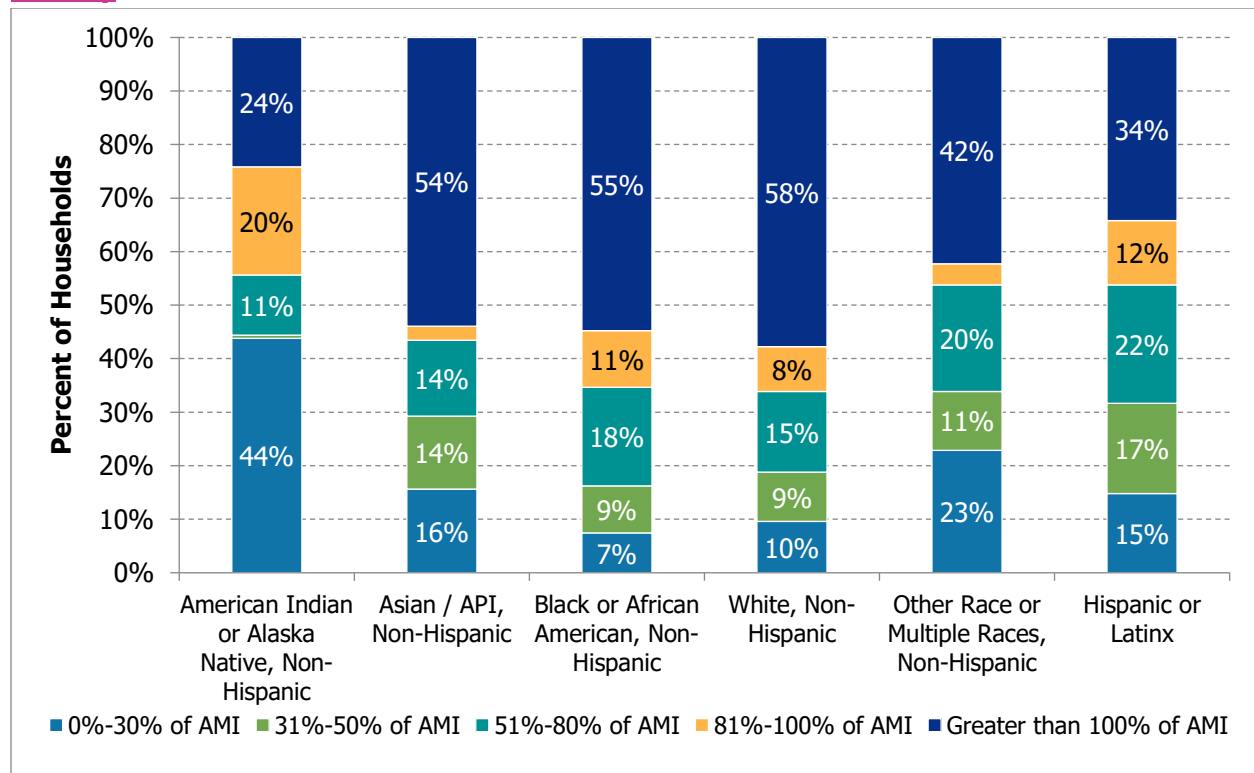
Extremely Low-Income Housing

Extremely low income (ELI) is defined as a household income at or below 30 percent of the area median income, adjusted for household size. In Sonoma County, an individual making \$24,450 or \$35,650 for a family of four is considered extremely low income. Table 3 shows wages for a selection of common professions. Half of these are offheld by considered extremely low income.

According to the 2019 ACS 5-Year Estimates², 24,178 An estimated 6,354 Unincorporated Sonoma County households are considered make very extremely low-incomes, and representing 113% of total unincorporated occupied housing units/households. A four-person household is considered an extremely low income household with one adult working full-time making an hourly wage less than \$17.46. The California Housing Partnership reports that the Unincorporated County had 6,354 ELI households as of 2017.³ This is similar to the percentage of extremely low-income households in the greater Sonoma County including its cities, but lower than the percentage of extremely low-income households in the greater Bay Area.⁴

In the Unincorporated County, extremely low-income households are disproportionately American Indian or Alaskan Native, Asian/API, Hispanic or Latino, Multiple Races, or other Races except Black or African American and Wwhite (Figure 4).

Figure 4: Household Income Distribution by Race, Unincorporated Sonoma County



² US Census Bureau (2020) American Communities Survey S2503 Financial Characteristics <https://data.census.gov/cedsci/table?q=S2503&tid=ACST5Y2020.S2503>

³ California Housing Partnership, Sonoma County 2020 Affordable Housing Needs Report (2020)

⁴ HUD, Comprehensive Housing Affordability Strategy (CHAS) ACS Tabulation, 2013-2017

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

Note: American Indian or Alaska Native, Non-Hispanic and Black or African American, Non-Hispanic individuals make up less than 1% of the total population.

Cost Burden, Overcrowding and Other Housing Problems

Households that pay more than 30% of their monthly income on housing are considered cost-burdened and those that pay more than 50% are considered "severely cost-burdened."

The U.S. Census Bureau defines an overcrowded household as one with more than one person per room (rooms exclude bathrooms and kitchens). Severe overcrowding is more than 1.5 occupants to a room.

~~Other housing problems include incomplete kitchens and plumbing facilities.~~

~~Table 5~~ ~~Table 4~~ below describes the level of cost burden and housing problems experienced by ~~income group and tenure~~ extremely low-income households in Unincorporated Sonoma County. Extremely Low-Income households are disproportionately likely to rent, be severely cost-burdened, and experience overcrowding or severe overcrowding. These housing problems and others are discussed for all income groups in Section 4.5.5 Disproportionate Housing Needs, Including Displacement.

Table 5: Unincorporated Sonoma County Cost Burden and Housing Problems by Tenure

	Total renters	Total owners	Total households	
<u>Household income ≤30% AMI</u>				
Any housing problem-	9,685	5,195	14,880	
Cost burden >30%-	9,575	5,080	14,655	
Cost burden >50%	8,605	4,485	13,090	
<u>Household income >30% to ≤50% AMI</u>				
Any housing problem-	8,385	5,380	13,765	
Cost burden > 30%-	8,125	5,155	13,280	
<u>Household income >50% to ≤80% AMI</u>				
Any housing problems-	11,535	7,080	18,615	
Cost burden > 30%-	10,550	6,650	17,200	
	<u>ELI Households</u>	<u>% ELI Households</u>	<u>Total Households</u>	<u>% Total Households</u>
Tenure				
<u>Rent</u>	<u>3,388</u>	<u>53.3%</u>	<u>19,622</u>	<u>33.3%</u>
<u>Own</u>	<u>2,966</u>	<u>46.7%</u>	<u>39,294</u>	<u>66.7%</u>
Overpayment				

0%-30% of Income Used for Housing	862	14.5%	35,784	61.1%
30%-50% of Income Used for Housing	624	10.5%	11,705	20.0%
50%+ of Income Used for Housing	4,456	75.0%	11,074	18.9%
Overcrowding				
1.0 Occupants per room or less	5,986	94.2%	53,238	95.4%
1.01 to 1.5 Occupants per Room	273	4.3%	1,980	3.5%
1.5+ Occupants per Room	95	1.5%	604	1.1%

Source: *Comprehensive Housing Affordability Strategy (CHAS) 2013-2018 ACS Tabulation*

Note: *Total households for each separate data set may not be the same due to the CHAS methodology and data availability.*

Programs and Resources

Housing available or suitable for ELI households include mobile homes, studios, one-bedroom units, shared multi-bedroom homes, accessory dwelling units (ADUs), and single-room occupancy (SROs) units. [During the 5th Cycle, 33 new units of extremely low-income multifamily housing were developed within the Unincorporated County, mainly within two affordable projects in the Sonoma Valley. Additional projects serving ELI populations during the 5th cycle included Veteran's Village, a tiny homes project on County land providing 10 self-contained units for homeless veterans; Los Guillicos, a 60 unit tiny home transitional shelter project at the former juvenile detention facility on County land \(Figure 5\); and the Palms Inn, a 104-unit motel conversion to SRO units serving formerly homeless individuals, including homeless veterans, on private land in unincorporated Santa Rosa.](#)

In 2018, the County updated its Zoning Code for ADUs and SROs to allow SROs in more zones, allow larger ADUs, and reduce impact fees for ADUs. This was done to reduce constraints to the development of these housing types and encourage more variety of ADUs and SROs [to better serve special housing needs](#). ADUs are allowed in all residential zones and some commercial zones where existing residences exist. The [ordinance-Zoning Code](#) allows for an increase in ADU sizes while reducing impact fees [to hat](#) encourage ADU construction.

Figure 5: Los Guilicos Transitional Shelter Units



Financial resources to assist extremely low-income households include the Housing Choice Voucher Program (Section 8), funded by the Department of Housing and Urban Development (HUD) and administered by the Sonoma County Community Development Commission (CDC). This program provides rental assistance, allowing the voucher holder to pay an affordable percentage of their income towards rent with the voucher covering the balance of the cost. There is a waiting list for this program, which opens approximately every three to five years. Locally, the County requires 30% of units receiving assistance through the Low- and Moderate-Income Housing Asset Fund (LMIHAF) to be affordable to extremely low-income households. (Program HE-1a)

Despite the County's successes in providing for these extremely low-income households during the planning cycle, there remain over 5,000 cost-burdened extremely low-income households in the Unincorporated County and current programs and resources are not sufficient to meet this need. Programs and policies included in the Housing Element to address this need include the following:

- **Policy HE-1b:** Continue the County's existing housing programs, including its state and County Supplemental Density Bonus Program, which provide a greater density bonus if deeper levels of affordability are provided. Continue to evaluate these programs in view of changing housing needs and policies and expand or modify as needed to increase opportunities and further incentivize affordable housing.

- **Policy HE-4b:** Continue using County Fund for Housing (CFH) monies to subsidize development fees for multifamily housing projects where the units are affordable to extremely low, very-low- and low-income households.
- **Policy HE-4c:** Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely low-, very low- and low-income households. Ensure consistency State Government Code
- **Policy HE-1b:** Continue the County’s existing housing programs, including its state and County Supplemental Density Bonus Programs as well as the Rental Housing Opportunity Area Program and the Ownership Housing Opportunity Area Program. Continue to evaluate these programs in view of changing housing needs and policies and expand or modify as needed to increase opportunities and further incentivize affordable housing.
- **Policy HE-5g:** Continue to encourage the retention and further construction of small rental units such as accessory dwelling units, studios, and single-room occupancy (SRO) units.
- **Program 9:** No Net Loss of Residential Capacity to Accommodate RHNA- Track the remaining unmet RHNA by income category throughout the planning period and update the Sites Inventory if needed to ensure there is remaining capacity properly zoned to meet the need.
- **Program 16:** Expand AH Combining District – Expand the AH Combining District, which provides allowances for 100% affordable housing with at least 30% of units affordable to extremely low-income households and provide an “Enhanced Affordable” option that provides more concessions and higher densities for developments with at least 20% of units affordable to acutely low–income households.
- **Program 25:** Incentivize and Promote ADU and JADU Development -Program Description: Incentivize and promote the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by providing technical assistance and resources.

Senior Households

The Unincorporated County’s population is slightly older than that of the County-county as a whole and older than it was in 2010 (Table 6Table-5). Nearly a quarter of the County’s population is age 65 and above, while over 23 percent of Sonoma County’s population is age 65+. Based on current age cohorts, the size of the senior population is likely to increase during this planning period.

Table 6: Population Age Distribution, Unincorporated Sonoma County

	<u>Sonoma County and its Cities</u>		<u>Unincorporated Sonoma County</u>	
Age Group	2010	2019	<u>2010</u>	<u>2019</u>
Under 25	28%	24%	<u>29%</u>	<u>24%</u>
25-44	22%	21%	<u>22%</u>	<u>22%</u>
45-64	34%	30%	<u>35%</u>	<u>31%</u>
65+	16%	23%	<u>16%</u>	<u>24%</u>
Total	100%	100%	<u>100%</u>	<u>100%</u>

Source: US Census Bureau American Community Survey 5-Year Estimates, 2019

There are 23,368 senior households in Unincorporated Sonoma County, defined as households with a householder aged 62 or older. People 65 and older occupy 62,056 housing units in Sonoma County. Of these, 48,385 units or about 78.3% were owner-occupied whereas 13,361 units or about 21.7% were renter-occupied by senior households. Senior households are more likely to own their home across all income groups, but there is a higher rental rate among extremely low- and very low-income senior households. Senior households that own their home make up 25% of the total number of households, Senior renters make up 7% of the total. Table 6 shows the Distribution of total households by age in 2021 (Table 7).

Table 7: Occupied Senior Households by Income and Tenure, Unincorporated Sonoma County

<u>Age of Householder Income Group</u>	<u>Number of Occupied Households</u>	<u>Percent of Occupied Households</u>	<u>Number of Owner-Occupied Households</u>	<u>Percent of Owner-Occupied Households</u>	<u>Number of Renter-Occupied Households</u>	<u>Percent of Renter-Occupied Households</u>
<u>Extremely Low-Income</u> <u>0%-30% of AMI</u> <u>Under 35 years</u>	<u>2,368</u> <u>27,795</u>	<u>10.2%</u> <u>14.6%</u>	<u>1,697</u> <u>7,492</u>	<u>8.8%</u> <u>6.3%</u>	<u>671</u> <u>20,303</u>	<u>16.7%</u> <u>28.6%</u>
<u>Very Low-Income</u> <u>31%-50% of AMI</u> <u>35 to 44 years</u>	<u>2,591</u> <u>32,839</u>	<u>11.1%</u> <u>17.2%</u>	<u>1,714</u> <u>16,900</u>	<u>8.9%</u> <u>14.1%</u>	<u>877</u> <u>15,939</u>	<u>21.9%</u> <u>22.5%</u>
<u>Low-Income</u> <u>51%-80% of AMI</u> <u>45 to 54 years</u>	<u>3,985</u> <u>30,827</u>	<u>17.1%</u> <u>16.2%</u>	<u>3,036</u> <u>18,705</u>	<u>15.8%</u> <u>15.6%</u>	<u>949</u> <u>12,122</u>	<u>23.7%</u> <u>17.1%</u>
<u>81%-100% of AMI</u> <u>55 to 64 years</u>	<u>2,007</u> <u>37,069</u>	<u>8.6%</u> <u>19.5%</u>	<u>1,582</u> <u>28,175</u>	<u>8.2%</u> <u>23.5%</u>	<u>425</u> <u>8,894</u>	<u>10.6%</u> <u>12.5%</u>
<u>Greater than 100% of AMI</u> <u>65 to 74 years</u>	<u>12,317</u> <u>37,688</u>	<u>52.9%</u> <u>19.8%</u>	<u>11,232</u> <u>30,198</u>	<u>58.3%</u> <u>25.2%</u>	<u>1,085</u> <u>7,490</u>	<u>27.1%</u> <u>10.6%</u>
<u>Total 75 to 84 years</u>	<u>23,268</u> <u>7,290</u>	<u>100.0%</u> <u>9.1%</u>	<u>19,261</u> <u>2,936</u>	<u>100.0%</u> <u>10.8%</u>	<u>4,007</u> <u>4,354</u>	<u>100.0%</u> <u>6.1%</u>

85-years-and-over	7,078	3.7%	5,251	4.4%	1,827	2.6%
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Source: *U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release* *US Census Bureau (2021) American Communities Survey ACS 1-Year Estimates Subject Tables, Table S2502*

Senior or elderly individuals often have fixed incomes and may have additional special needs related to access or care that require physical improvements to their homes. This may include the addition of ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes.

Programs and Resources

Depending on the type of subsidy and community services, some senior living facilities throughout the County target low and very low-income senior renters. According to Sonoma County CDC’s affordable housing inventory,⁵ ~~as of March 2022 there were 2,734 restricted affordable senior housing units were in this inventory for senior households within Sonoma County;~~⁶ with another 90 units anticipated to be available for occupancy in Summer 2023.

Additionally, CDBG dollars financed rehabilitation or accessibility modifications for over 250 low-income and senior homeowners and renters. Other types of housing that may be utilized by seniors include residential community care facilities, ~~multi-family~~ multifamily complexes, manufactures homes, cottage housing, ADUs, and SROs.

Petaluma Ecumenical Properties (PEP) Housing is an organization that provides access to affordable housing for seniors with fixed incomes. 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.

The County’s Human Services Department provides adult and aging support services to jurisdictions (including the Unincorporated County). Resources include direct contact with a social services worker, an in-home supportive services directory, and in-home/ community-based visits to homes that provide on-going support.

Programs and Policies to further address the special housing needs of senior households include the following:

- Policy HE-5d: Strive to provide for senior housing needs. Focus senior housing projects in areas well-served by transit, accessible sidewalks, and amenities. Consider adoption of a Senior Housing (SH) Combining district with additional incentives. Promote Universal Design principles in new residential construction.
- Housing Element Program 18b: Housing Land Trust Model - Continue to collaborate with local housing land trust organizations to expand opportunities to use the Housing Land

⁵ ~~County of Sonoma Community Development Commission, Housing and Neighborhood Investment, Affordable Housing Inventory, <https://sonomacounty.ca.gov/development-services/community-development-commission/divisions/housing-and-neighborhood-investment/affordable-housing-inventory>.~~

⁶ County of Sonoma Community Development Commission, Housing and Neighborhood Investment, Affordable Housing Inventory, <https://sonomacounty.ca.gov/development-services/community-development-commission/divisions/housing-and-neighborhood-investment/affordable-housing-inventory>, accessed March 2022.

Trust model, including the retained life estate model, in which a homeowner would receive a financial benefit, stay in their home throughout their life, and the land trust would acquire a property that can be provided as deed-restricted affordable ownership housing in the future.

- Program 26: Incentivizing Senior Housing - Provide development incentives and allowances for housing suitable for seniors. Consider adoption of a Senior Housing Combining district and promote principles of Universal Design.

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.”⁷ 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. The level of difficulty means that any limitation to a major life activity is protected under State law such as the Prudence K. Poppink Act and Fair Employment and Housing Act.

Often on fixed monthly incomes, disabled individuals need safe and affordable housing near services and/or family members to meet their daily needs. Individuals may also be at increased risk of losing a familiar living space if an aging parent or guardian is no longer able to aid the individual.

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.

According to the 2019 5-year ACS estimates, roughly 58,940 individuals or 11.8% of the total County population is experiencing a form of sensory or cognitive difficulty or both and are not admitted to any institutional facility.⁸ Few (1.3%) of those individuals are under 5 years old whereas 15,636 or 43.6% are 75 years or older and represent the largest share within the total age group who experience disabilities. This includes hearing and vision difficulties, cognitive or ambulatory difficulties, and self-care or independent living difficulties. Ambulatory difficulties can be experienced by all age groups, as shown in Table 8 below.

Table 8: Disability Type per Age Group in Sonoma County

Disability Type	Under 5 years	5-17 years	18-34 years	35-64 years	65-74 years	75+ years	Total
Hearing difficulty	151	351	1,169	4,840	4,577	7,189	18,277
Vision difficulty	234	682	1,137	3,663	1,381	2,171	9,268
Cognitive difficulty	2,633*		3,929	8,919	2,149	4,095	21,725
Ambulatory difficulty	313*		1,063	10,773	5,804	10,303	28,256

⁷ California Civil Rights Department – <https://calcivilrights.ca.gov/peoplewithdisabilities/>

⁸ US Census Bureau, [American Community Survey 5-Year Estimates, 2019](#)

Self-care difficulty	879*		792	4,096	1,667	4,487	11,921
Independent living difficulty	n/a	n/a	2,450	7,345	2,934	8,289	21,018

* The number of individuals experiencing cognitive, ambulatory, and self-care difficulties represent age groups 17 and younger.

Source: US Census Bureau (2021) American Communities Survey 1-Year Estimates, S1810 Disability Characteristics <https://data.census.gov/cedsci/table?q=S1810>

Programs and Resources

The Department of Developmental Services manages a statewide network of 21 community-based non-profit regional centers to plan for and deliver services. North Bay Regional Center (NBRC) is a private organization that partners with community-based organizations and agencies to serve developmentally disabled residents in the Napa, Sonoma, and Solano County areas. Sweetwater Spectrum is a local non-profit that manages a 16-bedroom housing development for individuals with autism and other developmental disabilities. First 5 Sonoma County, a State funded organization to support an integrated system of care for children and their families, provides special needs services for children experiencing developmental disabilities.

The County CDC provides rental assistance to disabled households within the Urban County (Unincorporated County and all of its non-entitlement jurisdictions) (Petaluma and Santa Rosa not included), including HIV/AIDS and other disabilities. Additionally, during the last Consolidated Plan period, July 2015 to June 2020, ADA project funds in an aggregate amount of nearly \$3.5M were awarded to 36 different projects sponsored by the eight participating jurisdictions. These projects include sidewalk "curb cuts" and other path-of-travel retrofit projects along roadsides; library, park, and community center restroom ADA renovations; creation of bike paths; and community facility ADA retrofit upgrades.

[Under the recently adopted Sonoma Development Center DE Specific Plan, the continuation of the 150 year history of the SDC providing services to persons with developmental disabilities is memorialized in the document's guiding principles and its programs. Specifically, five parcels within the SDC project site are reserved for projects that serve people with developmental disabilities, prioritizing sites close to the preserved open space and ensuring a continuation of providing a welcoming community for people of all ages and abilities. These parcels are exempt from parcel size maximums specified in the Plan.](#)

Services to disabled residents of the County are available and easily accessible; however, not all qualifying households may be aware of available services and resources. Program 32 (Proactive Outreach Program) will include outreach about available services and resources to address this need.

Large Households

Large households have a unique need compared to smaller households and typically comprise of five (5) or more persons residing together under one roof. Multiple generations including a young family, grandparents, and extended family members may be living in overcrowded conditions due to high cost of living, disability, religious or cultural practices, and other personal reasons. Housing

units with three (3) or more bedrooms are residential types that serve large households and are mainly renter-occupied.

In Sonoma County, large households represent 7.7% (8,920) of owner-occupied units and 11.8% (8,634) of renter-occupied units.⁹ Housing with 2-3 bedrooms represent 68.1% (128,997) of total housing units and represent the largest share of housing type.¹⁰ Housing with four or more bedrooms represent 18.4% of total occupied units, of which 25.6% are owner-occupied and 7.0% are renter-occupied, as shown in Table 9 below.

⁹ US Census Bureau (2020) Table B25009 Tenure by Household Size, American Communities Survey
<https://data.census.gov/cedsci/table?q=B25009&tid=ACSDT5Y2020.B25009>

¹⁰ US Census Bureau (2020) Table DP04 Selected Housing Characteristics, American Communities Survey
<https://data.census.gov/cedsci/table?q=DP04>

Table 9: Household Size by Tenure, Unincorporated Sonoma County

Group	Owner Occupied	Renter Occupied
1-Person Household	9,235	6,462
2-Person Household	17,516	4,284
3-Person Household	5,279	2,425
4-Person Household	3,739	2,316
5 or More Person Household	2,609	1,957
Total	38,378	17,444

Housing costs are high in Sonoma County, especially for larger homes. A search for a typical four-bedroom house on the website Zillow.com showed the purchase price to range from \$720,000 to over \$2 million.¹¹ If large rental households are living on incomes below the AMI, they would be more likely to face housing insecurities due to the lack of affordable homes with 4 or more bedrooms.

Programs and Resources

There are approximately 227 existing units targeting low-income family households within the County and 276 proposed units targeting low-income family households that are anticipated to complete construction within the 2023-2031 housing cycle. Other housing programs, including the Community Development Commission’s rental subsidy program and homelessness shelter and assistance programs, serve large households.

Programs and Policies to further address the special housing needs of farmworker households include the following:

- **Policy HE-5a:** Review and revise zoning regulations for a variety of housing types, including special needs housing, programs, and facilities to encourage additional use of residences or construction of new facilities for these purposes and to ensure compliance with State law.
- **Policy HE-5g:** Continue to encourage the retention and further construction of small rental units such as accessory dwelling units, studios, and single-room occupancy (SRO) units. Encourage and facilitate the development of large rental units with more than 3 bedrooms to meet local housing needs for families.
- **Program 15c:** Modify the Density Unit Equivalent provision in its Zoning Code to better encourage the provision of units suitable for large families.
- **Program 16b:** Provide an “Enhanced Affordability” option within the AH Combining district that allows a higher density of up to 30 units per acre and offer 2 additional concessions or incentives for developments within the AH Combining district that meet the base requirements for the AH and also provide 30% of units to special needs households (including large households)

¹¹ Zillow.com for 4-bedroom home on March 13, 2022.

Farmworkers

Statewide, farmworker housing is of unique concern and importance. The 2019 ACS 5-Year Estimate identified approximately 7,333 Sonoma County residents employed in farming, fishing, and forestry occupations, representing 2.4% of the [County](#) workforce and 1.47% of its residents.

According to the U.S. Department of Agriculture 2017 Census of Agriculture, of the [County](#)'s 3,594 farms:

- 48% used hired farm labor
- 93% were considered family farms
- 44% of farms were smaller than 10 acres
- 18% of farmworkers in the whole of Sonoma County are migrant workers
- 82% of farmworkers considered settled and working farm(s) within 75 miles of their residences.

Farmworkers face many of the challenges described in [Low-Low-Income](#) and [Large Households](#) sections above. Local stakeholders indicate that farm workers live in cramped conditions with poor facilities.

Regional efforts have detailed anecdotal accounts of farmworker housing need in Sonoma County. The Napa Sonoma Collaborative's Equity Working Group identified an overarching change in the composition of farmworker communities over time, moving from a more transitory labor force to a farmworker community comprised of more permanent residents. Bunkhouses are a continuing need, yet the increasing prevalence of families and female-headed farmworker households present a challenge for housing types that have historically served single males. Furthermore, the formalization of the cannabis industry continues to shift the composition of labor and goods in Sonoma County's agricultural industry.

While most agricultural work occurs in the Unincorporated County, the Napa Sonoma Collaborative Equity Working Group noted that farmworkers increasingly live in cities. This was described as due in part to the cost and availability of housing, along with greater proximity to jobs, schools, and services accessed by the entirety of the household. This trend increases distance from residences to workplaces, and some farmworkers are reliant on employer-organized vans to support commutes to agricultural job sites.

Programs and Resources

Various programs are available in the region to meet the needs of farmworkers. These include:

- California Coalition for Rural Housing (CCRH), providing affordable housing opportunities for low-income and rural households
- California Human Development Corporation (CHDC), servicing offices, training centers, and day labor centers

- California Rural Legal Assistance, providing legal aid with civil cases for low-income people, farmworkers, and migrant communities
- Graton Day Labor Center, organizing with domestic workers and day laborers in West Sonoma County for the advancement of their rights and dignity as workers
- La Luz Center, providing rental assistance, tenant support, and access to food, counseling, education, and health resources to eligible residents
- North Bay Jobs for Justice, organizing coalitions for worker rights including farmworkers
- UndocuFund, providing direct assistance to undocumented victims of wildfires in Sonoma County
- United Farm Workers, organizing for a safe and just food supply

The Unincorporated County includes 194 units of existing deed-restricted affordable housing for farmworkers and their families (Table 10).

Table 10: Farmworker Housing Developments in Unincorporated Sonoma County

<u>Project Name</u>	<u>Tenure</u>	<u>Units</u>	<u>Community</u>
<u>Esmond Place</u>	<u>Owner</u>	<u>27</u>	-
<u>Green Valley</u>	<u>Owner</u>	<u>14</u>	<u>Graton</u>
<u>Quarry Ridge</u>	<u>Owner</u>	<u>20</u>	-
<u>Schoolhouse Ridge</u>	<u>Owner</u>	<u>24</u>	-
<u>Twin Oaks Townhomes</u>	<u>Owner</u>	<u>27</u>	-
<u>Villa Hermosa</u>	<u>Owner</u>	<u>22</u>	<u>Sonoma-</u>
<u>Sonoma Valley Apartments</u>	<u>Rental</u>	<u>16</u>	<u>Sonoma</u>
<u>Larkfield Oaks</u>	<u>Rental</u>	<u>19</u>	<u>Santa Rosa</u>
<u>Springs Village</u>	<u>Rental</u>	<u>25</u>	<u>Sonoma</u>
<u>Total</u>		<u>194</u>	-

Source: Sonoma County Community Development Commission

Programs and Policies to further address the special housing needs of farmworker households include the following:

- **Policy HE-5e:** Encourage construction of new ownership and rental farmworker housing, including housing for farmworker families, year-round housing for unaccompanied farmworkers and other migrant workers, and seasonal housing for unaccompanied farmworkers. Assist housing developers in seeking funding, including grants, loans, and Joe Serna funds, for various types of farmworker housing.

- **Policy HE-5f:** Provide additional on-farm housing opportunities where appropriate, especially for small-scale farmers.
- **Policy HE-6i:** Focus affordable and farmworker housing code enforcement activities on the abatement of unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of housing units.
- **Program 15b:** Amend the Zoning Code to clarify that employee housing for 6 or fewer people, as provided in the State law Employee Housing Act (Health & Safety Code §- 17000 et seq.) is treated like a single-family structure with a residential land use designation.
- **Program 15g:** Modify the Section 26-24-040(B)(1) of the Zoning Ordinance Code to reduce acreage and agricultural activity thresholds to qualify for agricultural employee housing units.
- **Program 16b:** Provide an “Enhanced Affordability” option within the AH Combining district that allows a higher density of up to 30 units per acre and offer 2 additional concessions or incentives for developments within the AH Combining district that meet the base requirements for the AH and also provide 30% of units to special needs households (including farmworkers)
- **Program 18b:** Continue to collaborate with local housing land trust organizations to expand opportunities to use the Housing Land Trust model, including opportunities for farmworker ownership housing.
- **Program 25c:** In partnership with regional organizations, promote and publicize new allowances for ADUs and JADUs to the public, including bilingual place-based promotion for low resource areas that have higher income eligibility limits for the CalHFA ADU grant program.

Female Headed Households

Female-headed (FH) households often rely on a single income and can experience increased cost burden due to high cost of living and childcare. Additionally, lack of resources needed for childcare or job training services may exacerbate housing cost burdens and increase the risk of homelessness.

Table 11 below shows that FH households with no spouse or parent present make up 27% of total households in Sonoma County. Families that live below the poverty level represent 3.4% of total households, and 44.7% of the total number of families living below poverty are single-parent females.

Table 11: Female-Headed Households in Sonoma County

Household type	Number	Percent of Total Households
Total households	189,374	100.0%
Total FH households, no spouse	51,567	27.2%
FH households living alone	20,228	10.7%
FH households w. children under 18	6,467	3.4%
Total families under the poverty level	6,369	3.4%
FH households under the poverty level	2,848	1.5%
No child	593	<1.0%
1 or 2 children	1,873	1.0%
3 or 4 children	382	<1.0%

Source: US Census Bureau (2020) American Communities Survey, Poverty Status in the Past 12 Months by Living Arrangement Table B170712 & Occupancy Status Table DP02

Programs and Resources

Female headed households both with and without children need housing that is appropriately sized and affordable. Housing types suitable for this demographic include traditional single-family and multi-family/multifamily homes as well as transitional or shared housing, ADUs/JADUs, and mobile homes that allow for long-term residency. Helpful services may include fixed-term affordability provisions, a matching service that connects low-income FH households to affordable units throughout the region, and others depending on local needs. The County’s rental assistance programs list priority groups, including low-income female headed households with children, that aims to reduce the cost burden of housing. The housing choice voucher program provides assistance for up to 3,343 units that would otherwise be unaffordable for low- and very low-income families, as further discussed in Section 4.3.1 Resources: Housing Assistance Programs.

The County has a robust inventory of affordable housing suitable for low-income female-headed households. For families at risk of homelessness, the Community Development Commission website contains a list of resources, including the following:

- 2-1-1 is a local hotline that provides information about a variety of services in Sonoma County, including housing, shelter, and food.
- SHARE Sonoma County is a local service provider that matches home-seekers who are either homeless or at-risk of homelessness with home-providers that have an extra room in their house.

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.

Programs and Policies to further address the special housing needs of female-headed households include the following:

- **Policy HE-1a:** Continue to use these funding sources for financing of predevelopment activities for affordable or special needs housing projects.
- **Program 16b:** Provide an “Enhanced Affordability” option within the AH Combining district that allows a higher density of up to 30 units per acre and offer 2 additional concessions or incentives for developments within the AH Combining district that meet the base requirements for the AH and provide 30% of units to special needs households (including female-headed households)

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 to meet, due to both the diversity and the complexity of factors that lead to homelessness. HUD defines homelessness as “living in a supervised...shelter...to provide temporary living arrangement” 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.”

According to the 2022 Sonoma County Point-In-Time survey, 2,893 unsheltered and sheltered individuals were observed in Sonoma County and its Cities on February 25th, 2022, by survey staff. Of these, 161 were located in Unincorporated Sonoma County.

The number of individuals has generally decreased since 2011, however, the number of unsheltered individuals has increased.

The most common forms of informal housing observed were outdoors (46%), in tents (19%) vehicles (18%), or in emergency shelter (9%). Approximately 75% of homeless individuals were white whereas Hispanic/Latino individuals consistently represent about a quarter of Sonoma County’s homeless population.

California law requires that Housing Elements estimate the need for emergency shelter or other types of viable shelters for individuals experiencing homelessness. An analysis of existing needs, projected needs, and resources is available in the Assessment of Fair Housing (Section 4.5.5).

Programs and Resources

The County receives funding from CoC program to provide rental assistance for permanent supportive housing and other homelessness services. Within the last cycle, 100 total units were

provided with rental assistance, including 29 SROs, 14 studios, 53 one-bedrooms, and 4 two-bedroom units.

Programs and Policies to further address the special housing needs of people experiencing homelessness include the following:

- **Program 16b:** Provide an “Enhanced Affordability” option within the AH Combining district that allows a higher density of up to 30 units per acre and offer 2 additional concessions or incentives for developments within the AH Combining district that meet the base requirements for the AH and provide 15% of units available to individuals and families exiting homelessness.
- **Program 27:** The County will continue to support and participate in the interjurisdictional housing coordinating committee. This effort facilitates planning and funding for affordable and special needs housing projects, including homeless shelters which serve both the County and cities.
- **Program 31:** The Housing Element Implementation Group will develop a Housing Equity and Action Plan (HEAP) to ensure that program implementation effectively addresses the tenets of Affirmatively Furthering Fair Housing and makes a meaningful difference in the community. This plan will address ongoing public involvement, protections for tenants, monitoring the success of Housing Element programs, and identification and prioritization of fair housing issues that arise during the planning period. This group’s efforts will be focused especially on meeting the housing needs of vulnerable and marginalized residents, including special needs populations, veterans, and communities of color.

4.3 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 County and those that may be locally available and potentially applicable within the jurisdiction.

The Sonoma County Community Development Commission (CDC) is the primary authority to administer affordable housing programs and funding to in the County. The CDC also administers the federal HOME and Community Development Block Grant (CDBG) funds to acquire, construct, and/or rehabilitate affordable housing for lower-income families in unincorporated areas, to non-profit organizations, and to designated Urban County areas. The designated Urban County areas are comprised of eight participating jurisdictions: Cloverdale, Cotati, Healdsburg, Rohnert Park, Sonoma, Sebastopol, and Windsor. The funds also allow the CDC to conduct infrastructure improvements, public services, accessibility modifications, and provide homeless shelters and services. Several plans and reports are conducted by the CDC to implement these goals such as the 2020 Consolidated Plan, FY 2021-22 Consolidated Annual Performance Evaluation Report (CAPER) and FY 2021-22 Action Plan Draft. All information regarding the CDC and the Sonoma County Housing Authority (SCHA) may be found at the Sonoma County CDC website: <https://sonomacounty.ca.gov/development-services/community-development-commission>

4.3.1 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).

Sonoma County receives approximately \$1.8 million annually in CDBG funds. The Sonoma County Board of Supervisors makes the final decision regarding how the funds are distributed locally. The Cities & Towns Advisory Committee administers CDBG funding to participating cities. Cities may apply directly to the Sonoma County CDC to obtain CDBG funds for designated projects; however, the County does not guarantee any minimum allocation.

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

- Benefits low- and moderate-income persons
- Aids in the prevention or elimination of blight
- 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 and planning/ technical assistance 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.¹² The County receives approximately \$650,000 in HOME funds annually. Cities or nonprofit developers can apply to the Urban County/Sonoma County Development Commission to obtain HOME funds. Funds are competitive and there is no minimum amount guaranteed to projects in local jurisdictions and encourages local jurisdictions to work with affordable housing developers to support applications for these funds that can be used for all aspects of affordable housing development.

¹² U.S. Department of Housing and Urban Planning, Home Investment Partnerships
https://www.hud.gov/program_offices/comm_planning/home

Housing Choice Voucher Section 8 (HCV Program) is a rent subsidy program that assists eligible low-income persons and their families in obtaining affordable, decent, and safe housing by paying a portion of their rent. Eligible applicants locate a unit in the private rental market. Rent must be within the current allowed Payment Standards. The CDC administers a Housing Choice Voucher program, a Mainstream Voucher program, an Emergency Housing Voucher program, a Veterans Affairs Supportive Housing program, a HOME tenant based rental assistance program, and four Special Needs Assistance programs funded through the Continuum of Care. All programs, except the Housing Choice Voucher program, are administered [county-wide](#).

The Emergency Shelter Grant (ESG) Program is administered by Sonoma County CDC to designated Urban County areas, and provides HUD funds to rehabilitate and operate emergency shelters and transitional shelters to jurisdictions located within the Urban County area, and provide essential social services, permanent housing solutions and prevent homelessness

Continuum of Care Program (CoC) is managed by Sonoma County CDC and administered by HUD to address homelessness. McKinney-Vento Homeless Assistance Act funds support the County's homeless services and housing efforts such as the Point-In-Time Census counts and surveys, maintenance of the Homeless Management Information Systems (HMIS) database and managing the annual project review process for funding allocation.

HUD Section 811/202 Programs 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 provide develop and operate supportive housing for disabled, very- and extremely-low-income persons.

Low-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.

The **National Housing Trust Fund (NHTF)** 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.

4.3.2 State Assistance Programs

The **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. Requests for proposals were received on the September 1st, 2021, deadline.

The **California Housing Accelerator Program** is a new HCD program to reduce the backlog of shovel-ready housing projects that have been funded under other HCD programs and have not been able to access low-income housing tax credits.

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

Project Homekey, administered by HCD, 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.

The **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program**, administered by HCD to finance the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-lower-income households.

4.3.3 Local Assistance Programs

The **County Fund for Housing (CFH)** provides financial assistance for the development and preservation of affordable housing located in Sonoma County. Funding sources include:

- County of Sonoma General Fund
- County of Sonoma Reinvestment and Revitalization Funds
- Developer In-Lieu Fees
- Transient Occupancy Tax
- CFH loan processing fees, interest, and loan repayments

CFH is used to develop, preserve, and accelerate the pace of development of below market-rate housing for low-, very low-, and extremely low-income households.

First-Time Homebuyer Assistance for Low-Income Buyers. The CDC subsidizes the construction of affordable ownership housing developments by making low-interest loans to finance land acquisition, predevelopment, and construction costs. This cash-based financing is made available from different funding sources including County Fund for Housing^{FH} (local), CDBG (Federal), and Building Equity and Growth in Neighborhoods (State) funds.

When new homes are initially sold at a subsidized development's completion, the cash-based development subsidy loans are converted to cash-based low-interest deferred-payment subordinate mortgages to income-eligible first-time homebuyers. Affordability restrictions remain in place for 30 years or longer, depending on the funding source, by means of an option agreement.

Currently, the County also provides cashless financing to income-eligible first-time homebuyers as a subsidy to recapture certain incentives granted to developers for development of

homeownership projects. In exchange for the incentives granted to a development, developers allocate a percentage of their units for sale to income-eligible first-time homebuyers at prices determined by the CDC to be affordable. The developer receives the Affordable Sales Price (ASP) for the initial sale of the new home, but the buyer purchases the new home for its Fair Market Value (FMV). The funding gap between the ASP and FMV is bridged with a cashless deferred payment subordinate loan. At the request of some affordable housing developers, the County is currently considering moving away from this model in favor of a Below Market Rate (BMR) model of financing for affordable homeownership units.

No Place Like Home (NPLH) Program. The NPLH program utilizes \$2 billion in revenue bonds to invest in permanent supportive housing and mental health services for those experiencing homelessness or are at risk of chronic homelessness. The County of Sonoma is utilizing these funds to produce permanent supportive housing units targeted for very- and extremely low-income households.

Renovation and Rehabilitation Programs. The CDC provides assistance to a variety of home rehabilitation or "preservation" programs that enable low-income owner occupants and landlords as well as other eligible property owners to make necessary improvements and repairs to their residential properties to preserve the existing housing stock in Sonoma County.

4.3.2 At-Risk Assisted Housing Developments

Pursuant to Government Code § 65583, at-risk assisted housing developments refer to any existing ~~multi-family~~multifamily, 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 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. There are a total of 687 low-income units in the Urban County (excluding City of Santa Rosa and Petaluma), five of which are at risk of being converting to market rate units.

Within the Unincorporated County, there are no assisted projects containing units that are at risk of conversion within 10 years from the start of the planning period.¹³ One project, the Sonoma Valley Apartments, was recently approaching the end of its affordability agreement. This project, owned by the nonprofit organization Burbank Housing, extended the affordability agreement for another 55-year period in December 2022.¹⁴

However, there are two privately-owned projects containing affordable housing units with 30-year regulatory restrictions that will end within the next 10 years if not renewed (Table 12).

¹³ State records indicate that the Sonoma Village Apartments appear to be at risk of conversion. Local records show that this project had a density bonus agreement with the Community Development Commission/Sonoma County Housing Authority with an affordability term of 15 years, which expired in 2004.

¹⁴ Community Sonoma County Community Development Commission, 2023

Table 12: Affordable Projects and Risk of Conversion within 10 years

Project Name	Address	Tenant Type	# Low-Income Units	Funding or Incentive Program	Earliest Conversion Date
Feeney Apartments (built 1964)	38 Lark Center Drive, Larkfield	Elderly	0	Density Bonus	2024
		Non-Elderly	4 (LI)		
Faught Court Townhomes (built 1994)	151 Faught Court, Larkfield	Elderly	0	Density Bonus	2024
		Non-Elderly	1 (VLI)		
Total		Elderly	0		
		Non-Elderly	5		

Feeney Apartments and Faught Court Townhomes utilized the State -density bonus program to provide affordable units. Affordable units are subject to income restrictions and allows continued affordability to be considered during the end of affordability terms and agreements.

Due to the high demand for rental units, property owners may experience added pressure to convert low-income units to market rate units to maintain relatively profitable margins for owners. Although there are multiple efforts to increase new affordable housing stock, preserving existing affordable units is equally important and is typically less expensive and faster than construction of new units. There are publicly funded incentives to maintain such units and streamline permit application processes, as further discussed below.

Comparison of Replacement Costs vs. Preservation Costs

Using estimates provided by local non-profit developers, a comparison of the cost of replacement and preservation shows that the cost of acquiring and preserving the affordability of at-risk units is cheaper than the replacement of units (Table 13).

Table 13: Replacement Costs vs Preservation Costs

Fee/Cost Type	Cost per Unit
Preservation	
Acquisition	\$293,486.00
Financing/Other	\$44,022.90
Total Estimated Cost per Unit	\$337,508.90
Replacement	
Land Acquisition	\$34,504.75
Construction	\$320,000.00
Financing	\$53,175.71
Total Estimated Cost per Unit	\$407,680.46

Property Acquisition Costs based on per unit estimates provided by local nonprofit for a project that does not need rehabilitation; Financing and other costs are assumed to be 15 percent of acquisition and rehabilitation cost; Land Acquisition Cost based on CA CTAC Tax-Exempt Bond Project Staff Report for CA-18-601 in Rohnert Park, 2018; Construction Cost based on estimates by local developers and assumes development at 600 square foot units; Financing and other costs are assumed to be 15 percent of land and construction costs

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.

Options to Preserve Affordability

State preservation laws¹⁵ require that property owners of government-subsidized affordable units give exclusive notification of intent to sell and opportunities for offer to purchase to qualified entities. Further restrictions require property owners to sell to the qualified entity if they bid at market rate (Gov. Code § 65863.11). Additionally, financial incentives such as the Affordable Housing Preservation Tax Credit provides a 50% tax credit up to \$20,000 per unit and \$1 million per transaction against State or Federal capital gains. This incentive allows public entities to gain a more competitive edge during the bidding process and markets profitability for property owners. Other sources of public preservation funding include CDBG, HOME grants, LIHTC and bonds that is already being utilized by the County.

If the current organizations managing the at-risk units are no longer able to maintain the project, transferring ownership of the affordable units to a non-profit housing organization can be a viable way to preserve affordable housing for the long term. The County’s Affordable Housing Program allows existing affordable units to be transferred to owners under long-term restrictions for ownership and rental units.

¹⁵ Gov. Code §§ -65863.10, -.11, -.13; HCD guidance <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>

Qualified Organizations for Preservation or Replacement of At-Risk Units

Partnering with non-profit, mission-driven organizations can aid in the preservation of at-risk units, as described in [Table 14](#) below. The qualified organizations listed below are located in Sonoma County and throughout the Bay Area:

Table 14: Qualified Non-Profit Housing Development Organizations

Organization	Contact Name	Address	Phone Number
Burbank Housing	Jocelyn Lin, Associate Director of Housing Development	1425 Corporate Center Parkway Santa Rosa, CA 95407	707-526-9782
Community Housing Sonoma County	Keith Christopherson, President	131-A Stony Circle Suite 500 Santa Rosa, CA 95401	(707) 578-2338
Eden Housing	Dixie Lira-Baus, Associate Director, Acquisitions & Special Projects	22645 Grand Street Hayward, CA 94541	(510) 582-1460
John Stewart Company	Margaret Miller, Senior Vice President of Development	1388 Sutter Street 11th Floor San Francisco, California 94109	(415) 345-4400
MidPen Housing	Jan Lindenthal, Chief Real Estate Development Officer	303 Vintage Park Drive Suite 250 Foster City, CA 94404	(650) 356-2900

4.3.3 Zoning for a Variety of Housing Types

This section provides an analysis of zoning for a variety of housing types pursuant to Government Code §§ 65583(a)(4), 65583(c), and 65583.2(c). The County provides for a range of housing types within their Zoning Code. The County will bring its Zoning Code into full compliance with State requirements, through Program 15: Review and Update Zoning Code.

Multifamily Rental Housing

~~Multi-family~~**Multifamily** dwellings are allowed by right in R2 and R3 zoning districts. ~~Multi-family~~**Multifamily** dwellings can be part of a mixed-use project that is allowed in zones C1, C2 and LC zoning districts. Multifamily developments of five or more units in R2 zones are subject to the high density residential (R3) development standards. Affordable multifamily housing is allowed by-right in mixed-use developments if the development meets the affordable housing inclusionary provisions of Article 89 (affordable housing) of the County’s Zoning Code.

Housing for Farmworkers and Agricultural Employees

Sonoma County has robust programs to house its agricultural workers. Housing for seasonal and extended season farmworkers (bunkhouses) is allowed by right in all Agricultural Zones (Land Intensive Agriculture (LIA); Land Extensive Agriculture (LEA); Diverse Agriculture (DA). Permanent housing units for agricultural employees and their families are allowed by right in all the above Agricultural Zones as well as in the Agriculture and Residential (AR) zone, with the number of allowable units dictated by the agricultural units (acres farmed or animals kept) on the property. Development impact fees are waived for construction of farmworker and ag employee housing, and a restrictive covenant is recorded.

Under California Health and Safety Code (HSC) § 17021.5, employee housing for 6 or fewer people shall be treated like a single-family structure with a residential land use designation. The County processes all such uses as residential uses regardless of the occupation of the residents. However, there are no provisions in the Zoning Code specifically for this use type. Under Program 15b, the County will amend the Zoning Code to clarify consistency with this requirement. The County's Zoning Code allows year round or extended seasonal agricultural employee housing up to 38 workers by-right subject to objective development standards. Under Program 15b, the County will review the development standards for other agricultural uses and amend the Zoning Code, if necessary, for compliance with HSC § 17021.6.

Emergency Shelters

Emergency homeless shelters are allowed by-right in the ~~Public Facilities (PF)M1 Zone~~, and also in the Public Facilities (PF) Zone on sites within urban service areas. Large emergency shelters are limited to a maximum of fifty individuals except during extreme weather or natural disaster events. Small-scale homeless shelters are allowed by-right in C3 and LC zones and serve up to ten individuals (Zoning Code § 26-88-127). Neither type of emergency shelter requires additional discretionary review in these zones.

The County applies written objective standards for the development of homeless shelters, as follows:

- (a) **Permit Requirements.** Homeless shelters may require a use permit, depending on their type and location, as provided in the regulations for the base districts in which they are allowed.
- (b) **Property Development Standards.** Homeless shelters shall conform to all property development standards of the zoning district in which they are located except as modified by these performance standards.
- (c) **Maximum Number of Persons/Beds.** Small-scale homeless shelters shall serve no more than ten (10) persons. Emergency homeless shelters shall be limited to not more than fifty (50) persons served on a year-round basis, but during seasonal or emergency events of flooding, extreme temperature, or natural disaster, such shelters shall not be limited with regard to number of persons served, subject to occupancy limits of the Building Code, so long as the operating conditions set forth in this section are met.
- (d) **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, downward cast and fully shielded, shall be directed away from adjacent properties and public rights-of-way, and shall be of an intensity compatible with the neighborhood.
- (e) **Security.** Parking facilities shall be designed to provide security for residents, visitors, and employees.

- (f) **Common Facilities.** Shelters are encouraged but not required to provide the following common facilities for the exclusive use of the residents:
 - (1) Central cooking and dining room(s);
 - (2) Common recreation room;
 - (3) Office with services for residents;
 - (4) Laundry facilities adequate for the number of residents.
- (g) **On-Site Parking.** On-site parking for homeless shelters, including bicycle parking, shall be subject to requirements set forth in Article 86.¹⁶
- (h) **Secure Storage.** Shelters are encouraged but not required to provide secure, locked storage facilities for residents' personal belongings.
- (i) **Outdoor Activity.** For the purposes of noise abatement in residential districts or adjacent to residential uses, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.
- (j) **Concentration of Uses.** No more than one emergency homeless shelter shall be permitted within a radius of one thousand (1,000) feet from another such shelter.
- (k) **Health and Safety Standards.** All homeless shelters must comply with all standards set forth in Title 25 of the California Administrative Code (Part 1, Chapter F, Subchapter 12, Section 7972).

Standards g and j exceed the standards currently allowed under State law (Government Code § 65583(a)(4)(A)(ii) and (v)). Under Program 15b, the County will amend the Zoning Code to be consistent with these requirements. Additionally, under Program 15n, the County will consult with homeless service providers to determine if existing limits on homeless shelters (bed limits, parking requirements, etc) pose a constraint. Based on the results of this consultation, amend the Zoning Code to mitigate any identified constraints.

Unincorporated Sonoma County has sufficient sites that are properly zoned to accommodate its demonstrated need for emergency shelter of 161 individuals, as shown in [Table 15](#). These sites include vacant sites and nonvacant sites with redevelopment potential. All sites used to meet the capacity requirement are in zones that ~~allow residential development~~, have infrastructure access, and are near both residential and commercial uses. Sites are spread throughout the community, located in various unincorporated communities. The demonstrated need can be met through sites zoned to allow larger emergency homeless shelters or on sites zoned to allow small-scale homeless shelters. More information about the suitability of each site, including redevelopment potential, is described in the table.

¹⁶ Parking Standards for Homeless Shelters within Article 86: 1 space for every 6 beds, plus 1 space for the management unit or office and 1 space for each employee, if any, on maximum shift.

Table 15: Sites with Capacity to Meet the Need for Emergency Shelter

APN	Zone	Acres	Realistic Capacity (Beds)	Current Use	Suitability and Redevelopment Potential
044-101-067	M1	0.35	50	Vehicle Storage	Adjacent to residential and commercial development, near bus stop
134-132-016	M1	3.00	50	Vacant	Near residential and commercial development, near bus stop
140-110-008	M1	0.54	50	Vehicle Storage	Adjacent to residential development, near bus stop and commercial development, in high resource area
083-080-061	M1	0.61	50	Vacant	Near residential and commercial development including a market and a pharmacy, near bus stop, in high resource area
039-012-006	C3	0.83	10	Vacant	Near bus stop, grocery stores, markets
039-012-007	C3	1.4	10	Vacant	Near bus stop, grocery stores, markets
140-100-039	C3	0.19	10	Vacant	Adjacent to bus station, near market
056-611-082	LC	0.63	10	Vacant	Adjacent to bus stop, residential, and commercial development
056-314-027	LC	0.23	10	Vacant	Near bus stop, adjacent to residential and commercial development, including grocery stores
054-340-016	LC	0.2	10	Vacant	Near market and bus stop, in higher resource area
056-314-027	LC	0.23	10	Vacant	Near market and bus stop
070-030-081	LC	0.18	10	Vacant	Near market, bus stop, and park in ride
070-040-022	LC	0.15	10	Vacant	Near residential, commercial uses and bus stop
074-312-025	LC	0.09	10	Vacant	Near residential and commercial uses, bus stop
130-142-001	LC	0.14	10	Vacant	Adjacent to bus stop and bike path, near residential development, in higher resource area
130-142-004	LC	0.28	10	Vacant	Near bus stop and bike path, residential development, in higher resource area
070-030-050	LC	0.13	10	Portion of underutilized parking lot	Near service providers and bus stop
021-024-064	LC	2.22	10	Lumberyard, Building Materials	ILV 0.08, near market and bus stop
130-141-002	LC	0.14	10	Storage Yard	No permanent structures, near residential, near bus stop and bike trail
083-080-047	LC	0.44	10	Commercial	ILV 0.7, Built 1969, Adjacent to bus stop, near residential and commercial
083-090-038	LC	0.4	10	Office	ILV 0.7, built 1940, near bus stop, residential, and commercial uses
Total		12.38	707-88 acres		

Demonstrated need of 161 people. The ~~2117~~ sites listed can accommodate ~~3170~~ people based on development standards. Each site is larger than the 0.05 acres needed to achieve a lot size of 200 sq.ft per person and a calculation of at least 200 sq.ft per bed.

Low Barrier Navigation Centers

A Low-Barrier Navigation Center (LBNC) is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. They are facilities and shelters are typically operated by a government entity, non-profit organization or religious centers and provide temporary overnight shelter (Zoning Code §_26-28-090). Non-profit organizations and centers that provide shelter services in the Sonoma County region include Family Support Center, Catholic Charities Family Support Center, and Samuel Jones Hall in Santa Rosa. The County opened two LBNC facilities on County-owned land during the 5th planning cycle (Veteran’s Village and Los Guillicos Village). They are not yet specifically allowed in the Zoning Code. Program 15 will add the applicable provisions.

Transitional Housing

Transitional housing consists of supportive services for persons or families transitioning from homelessness to permanent housing. The length of stay is typically six (6) months to two (2) years. Transitional housing is allowed by-right in all residential and commercial zoning districts.

Supportive Housing

Supportive housing is defined as rental housing with no limit on length of stay, occupied by a special needs population. Supportive housing is allowed by-right in all zoning districts that allow residential uses. Supportive housing development standards are subject to the same provisions as other residential dwellings of the same housing type in the relevant zones. The County’s provisions for supportive housing reduce regulatory barriers and further streamline the development of housing for special needs populations. To ensure be consistentcy with State law, the County will amend the Zoning Code (Program 15b) to clarify that supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.¹⁷

Single-Room Occupancy (SRO) Housing

Small-scale single-room occupancy (SRO) units consist of less than ten (10) rooms and are allowed by right in R3 zones. Large-scale SROs consist of ten (10) or more rooms (Zoning Code §_26-88-125). In 2018, SROs were added as an allowable use in Retail Business and Service (C2) Zone and the Limited Commercial (LC) Zone in addition to the Planned Community (PC) Zone.

Manufactured Homes

Manufactured homes on permanent foundations are allowed in all zones that permit residential uses. Additionally, manufactured homes with or without a permanent foundation are allowed for farmworker housing. Manufactured homes without a permanent foundation require a zoning permit and are subject to development standards such as a 12-foot width minimum, skirting, and dedicated covered parking.

¹⁷ Gov. Code §_65583 pertaining to transitional and supportive housing

Mobile Home Parks

Mobile home parks are allowed subject to a use permit in the R1, R2, R3 or PC zones. Discretionary reviews include [Section §18500](#) of the Health and Safety Code or its successors, Department of Housing and Community Development approval, and other pertinent permit requirements of the County such as water agency-approved drainage plans (Zoning Code [§_26-88-100](#)).

Accessory Dwelling Units

Accessory dwelling units (ADUs) and Junior ADUs (JADUs) are allowed by-right in all zoning districts that allow single-family or ~~multi-family~~[multifamily](#) dwellings, consistent with State law¹⁸. The approval process is ministerial and involves the planner signing off on the building permit. The processing timeframe is less than 60 days, and a planning application is not required in most cases.

ADUs are not allowed in the Z (Accessory Dwelling Unit Exclusion) Combining District, which applies to areas with environmental, groundwater or access constraints.

4.3.4 Zoning Resources and Incentives

Density Bonus Programs

AB 2345 amended Government Code [§_65915](#) to provide developers with density bonuses or other incentives in exchange for the provision of affordable housing which meets certain requirements. As of January 2021, up to a 50% density bonus can be approved for housing projects consisting of a combination of affordable and Above-moderate homes. The legislation also reduces specific thresholds for obtaining approvals and allowances from local jurisdictions, requires density bonus reporting, and reduces parking obligations for many projects qualifying for a density bonus. Program 15 will bring the County's Zoning Code up to date to provide consistency with these changes to the State density bonus law.

In addition to the State density bonus, the County provides a supplemental density bonus program that allows additional density increases beyond those mandated by State law when a project provides additional affordable or special needs units to meet a portion of the County's identified needs, such as for large family units and those with extremely ~~low~~[low](#)-incomes. Additional bonuses are also available for affordable housing projects that provide adequate alternative energy to offset tenants' utility costs, and for ownership projects that meet minimal Universal Design standards.

Housing Opportunity Area Programs

Because the Unincorporated County has limited areas where sewer is available to allow higher-density development, it must make the best use of those areas and minimum residential density requirements apply. Additionally, all areas with public sewer and Urban Residential land use (R1,

¹⁸ Gov. Code [§_65852.2](#) regarding supportive housing and [65852.22](#) regarding ADUs (Zoning Code [§_26-88-060](#), [26-88-061](#))

R2 and R3) are considered to be Housing Opportunity Areas. The County administers two Housing Opportunity Area Programs, including one for rental housing and one for ownership housing.

The Rental Housing Opportunity Area Program applies to R2 and R3 parcels and provides an automatic doubling of the mapped density for any project that provides at least 40% of total project units as affordable to lower-income households, including very ~~low~~ ~~low~~-income households. Incentives are also provided for these projects as required by Government Code § 65915, even if a density bonus is not requested. This is the County's most popular and award-winning affordable housing program and is used both by non-profit developers to provide 100% affordable projects and by for-profit developers to provide mixed-income projects, often without need for public subsidy. Both non-profit and for-profit stakeholders indicate strong support for this housing program.

The Ownership Housing Opportunity Area Program is applied to R1 and R2 zoned parcels and allows 11 units per acre (before any density bonus is applied) for ownership projects which provide at least 20% of total project units affordable for purchase by lower-income households, with the remaining units affordable for purchase by moderate-income households. This Program has been utilized by non-profit developers in the past to provide ownership housing using a "sweat equity" approach but has not been used within the last Housing Element cycle. Program 18 will explore ways to increase this program's viability in the 6th cycle.

Affordable Housing Combining Zones

Sonoma County utilizes two special combining zones to increase the number of urban sites that qualify for by-right affordable housing development. The Affordable Housing Combining [Zone District](#) (AH) is applied to non-residential sites within Urban Service Areas and allows by-right development of housing projects with densities of between 16 and 24 units per acre, before application of any density bonus. Projects are required to be 100% affordable to make use of this overlay. The AH Overlay has been utilized exclusively by non-profit developers to provide affordable projects.

The Workforce Housing Combining [Zone District](#) (WH) was adopted into the County Zoning Code in 2018 to increase housing opportunities for Sonoma County's local workforce in areas that are close to employment and transit. Workforce Housing projects are also allowed at densities of between 16 and 24 units per acre before any density bonus, with projects that provide the required inclusionary units (10 or 15% for rental projects, 20% for ownership projects) on-site requiring only design review (where allowed) and a building permit. Projects that provide only market-rate housing or that do not meet WH development standards may be approved with a use permit and design review.

The WH Combining [Zone District](#) has different siting criteria than the AH Combining [Zone District](#). It can also only be applied to properties in Urban Service Areas, and must be located within 3,000 feet of either a transit center or an employment node with at least three acres of commercial zoning or 10 acres of industrial zoning. The WH Combining [Zone District](#) may be applied to properties in the Limited Commercial (LC), Retail Business and Service (C2), Industrial Park (MP), Rural Industrial (M3), Limited Urban Industrial (M1), and the Public Facilities (PF) zoning districts within Urban Service Areas.

Density Unit Equivalents

To further increase allowable densities on its limited urban lands and to encourage more, smaller units that are affordable “by design,” the County makes use of Density Unit Equivalents (DUEs). DUEs apply to all multifamily developments (see also Cottage Housing Developments) and are adopted into the County’s Zoning Code. Using DUEs, the allowable number of units is calculated as shown in [Table 156](#), with studios and micro-apartments counting as only 1/3 of an allowable unit and one-bedroom units counting as only one-half. On a site with a mapped (minimum) density of 10 units per acre, studio apartments would be allowed at a density of 30 units per acre; if 40% of the studios were deed restricted as affordable, up to 60 units per acre would be allowed (based on 20 units per acre under the Housing Opportunity Area Program, calculated using DUEs).

Table 16: Residential Density Unit Equivalents

Dwelling Unit Size	Density Units
Micro Apt or Studio <500 sq. ft.	0.33
One-bedroom <750 sq. ft.	0.50
Two-bedroom <1,000 sq. ft.	0.75
Three-bedroom	1.00
Four or more bedrooms	1.50

Currently, the DUE system counts four-bedroom units as 1.5 units, potentially acting as a constraint to the construction of large rental units. The lack of affordable rental housing units for large families has been identified as a contributing factor through the County’s Fair Housing Analysis; therefore, Program 15c will amend the Zoning Code to remove this disincentive and to allow both three- and four-bedroom units to count as [a single \(1.0\)](#) density unit.

Cottage Housing Developments

While Dwelling Unit Equivalents apply to multifamily developments, the Cottage Housing program provides a similar approach to allowable densities in urban single-family areas. Under this program, a single-family (R1) parcel may be developed with up to three dwelling units by-right, with additional units allowed by use permit.

Cottage housing developments provide for a type of housing referred to as the “missing middle”—housing types that offer smaller units in buildings of a similar scale as a single family-home. The County’s Zoning Code encourages the development of these smaller units with shared parking and common open areas within existing low- and medium-density urban residential neighborhoods. The County allows two types of cottage housing developments—detached and attached.

Cottage housing developments are allowed on parcels of 8,000 square feet or more in the Low Density Residential (R1) and Medium-Density Residential (R2) zones on parcels located in Urban Service Areas. Once the minimum parcel size has been met, one cottage is allowed per 2,500 square feet of lot area for an effective density of 17 units per acre. The total building square

footage for a cluster of three cottages is 2,700 square feet unless a use permit has been granted. Tiny homes may be utilized as cottage housing developments when building codes are met and the homes are placed on foundations.

~~Within the areas affected by the 2017 Sonoma Complex Fires, cottage housing developments are limited until January 1, 2023 as follows:~~

- ~~● **Glen Ellen:** One cottage housing development allowed per 400-foot radius~~
- ~~● **Larkfield-Wikiup/Mark West area:** Prohibited within the burn area at this time~~

Through the Assessment of Fair Housing, a lack of access to opportunities in high-resource areas was identified as a factor contributing to fair housing issues within the County. Because portions of both Glen Ellen and the Larkfield-Wikiup area are identified as High Resource areas, Program 15d has been included to revisit these limitations outside of the High and Very High Wildfire Hazard Zones, and to revise the by-right allowance for CHDs upward from 3 units to 4 units per parcel.

4.3.5 Opportunities for Energy Conservation in Residential Development

Compact urbanization and high-density infill development is known to be more energy conserving than low-density sprawling development due to its proximity to existing infrastructure and can further reduce the pressure on agricultural lands to convert. Affordable housing near high quality transit lines typically increases multi-modal mobility since residents living near work, services, amenities, and recreation opportunities can reduce congestion caused by commuting. Sonoma County emphasizes community-centered growth, aiming to produce high-density affordable housing targeted for urban workforce in transit-oriented developments that are located within Urban Service Areas. Development within the USAs are bounded by a sphere of influence/urban growth boundary.

Energy-saving features and home systems can also reduce costs for residents. Retrofitting older home stocks with energy efficient utilities and design while landscaping with drought-tolerant plants can promote energy conservation. Sonoma Clean Power Authority provides resources for residences to electrify home tools such as lawn mowers and induction stoves. Irrigation systems are encouraged to install “WaterSense” labeled smart controllers instead of clock timer that base watering on local weather data and reduces water usage. Additionally, the County expedites and streamlines permitting of solar panels on small residences (Chapter 7D4).

The Sonoma County Energy and Sustainability Division promotes energy-saving features and systems through various incentives and programs for County employees, residents, and business owners. Homeowner workshops include best practices such as energy-efficient improvements, rebate and financing programs, fire-resistant designs, and water conservation methods. The Sonoma County Energy Independence Program (SCEIP) is a five-year strategic plan that subsidizes renewable energy retrofits and educational programs to enhance energy and water conservation and further meet statewide goals in reducing greenhouse gas emissions.

4.4 HOUSING CONSTRAINTS

There are many factors that may constrain the development of housing, particularly housing affordable to lower-income households. Constraints to the provision of adequate and affordable housing are created by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing or render residential construction economically infeasible for developers. Households with low and moderate incomes and special needs are particularly vulnerable to challenges posed by various constraints.

This section of the Housing Element, in compliance with Government Code § 65583, examines the constraints that could hinder the County's achievement of its housing objectives and the resources that are available to assist in the production, maintenance, and improvement of the County's housing stock.

4.4.1 Non-Governmental Constraints

The following is an analysis of potential non-governmental constraints to housing production in the unincorporated areas of Sonoma County including availability and suitability of land, cost of land, cost of construction, financing, and community opposition. While the availability of land and the cost of development may pose constraints to development, stakeholders in the development community expressed that unpredictability of construction costs was the largest constraint to development, including variations in cost of materials and labor shortages.

Vacant Land

Sonoma County is the largest of nine Bay Area counties in the region geographically, at over 1,500 square miles and, while the Unincorporated County comprises a large area, most of the vacant land in rural areas is not appropriate or safe for residential development because it is steep, largely inaccessible, and heavily wooded. Other rural lands that are not appropriate for residential development include active farmlands under agricultural preservation contracts, publicly owned parklands, wetland habitats, timberland production zones, and flood areas. Even with these limitations, most of the Unincorporated County's vacant developable land occurs within the rural areas of the County, without access to urban services or transit. Because of its shortage of suitable developable land with urban services, the County has adopted policies in its General Plan to promote opportunities for reuse of underutilized commercial centers and infill, support mixed-use development, and encourage more dense development along transportation and transit routes.

Land Costs

Land costs and other market constraints have a significant impact on housing development and affordability. The limited supply of developable land and high demand are primary contributors to costs. The large and varied geography of the Unincorporated County creates a large range of land costs. In general, while costs are high, they are lower than the cost of land in neighboring cities and in other Bay Area counties. Large parcels are less expensive, per acre, than smaller

parcels, and lots nearer urban services that don't have environmental constraints usually have higher values.

Stakeholder interviews have not identified high land costs as a constraint that is unique to the County. Although high land costs serve as a constraint to housing development within the Unincorporated Sonoma County, they do not pose a unique constraint relative to the local area or region.

Construction Costs

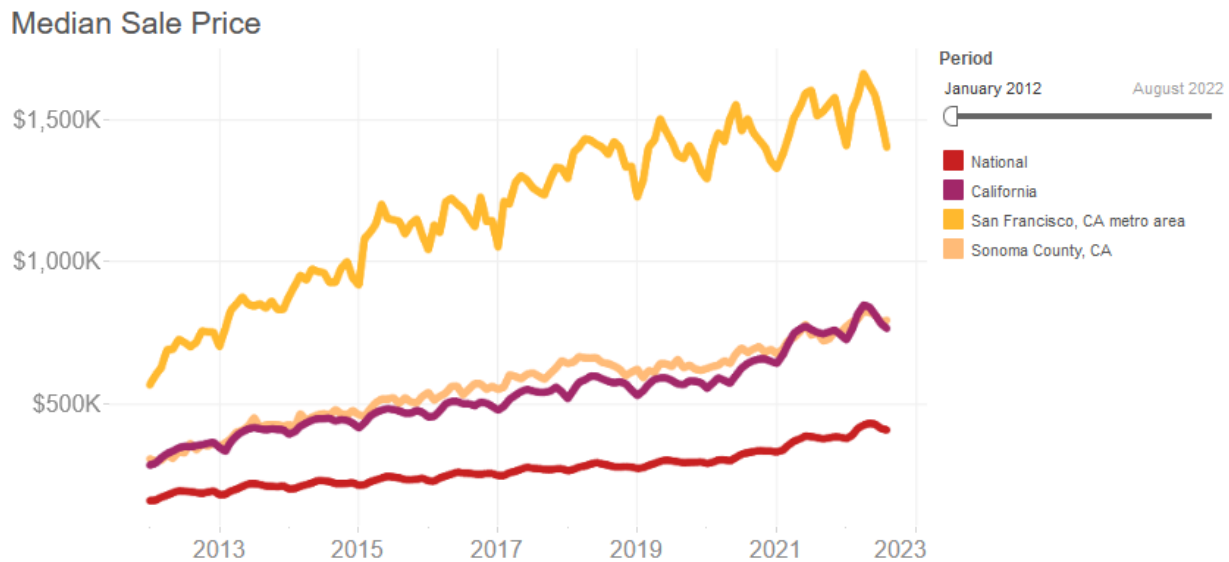
The cost of construction depends on the hard costs (cost of materials and labor) and soft costs (architectural, engineering, permit fees and services, development fees, construction financing, and insurance). Hard construction costs are the largest share of a project's total costs, accounting for over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

According to local stakeholders in the development community, hard costs for residential construction typically start around \$400 per square foot. Construction costs vary based on the type of development. Construction costs for stacked flats start as low as \$250 per square foot. Disruptions in supply chains have exacerbated construction costs and further constrained housing development. Stakeholders also expressed that the unpredictability of construction costs was a constraint to the development of housing, especially for projects relying on tax credits or similar affordable housing funding sources. The cost of construction affects the affordability of new housing and is a significant constraint to housing in Sonoma County.

Home Costs and Financing

The median price of a single-family home in Sonoma County in August 2022 is \$793,000, an increase of 5.8% over the previous August. Home prices in Sonoma County tend to be more affordable than other counties in the Bay Area region (\$1.3 million) and are similar to the State average (\$763,000) for the same time period. However, home prices in California still represent some of the most expensive states in the country, where the median home price is \$406,000. Figure 6 demonstrates the upward trend of home sale prices over the last 10 years.

Figure 6: Median Home Sale Price, U.S. California, Sonoma County 2012-2022



Source: Redfin <https://www.redfin.com/county/351/CA/Sonoma-County/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. Government insured loan programs may be available to reduce mortgage down payment requirements. First-time homebuyers are more likely to be affected by financing requirements than other buyers. Mortgage interest rates for new home purchases have been low in recent years but have been increasing gradually to range from 4.5% to 6.2% for a fixed-rate 30-year loan in 2022.¹⁹ Lower initial rates are available with other mortgage types.

Lenders typically prefer a 20 percent down payment on a mortgage loan. Prospective buyers, who might be able to support an 80 percent loan, may struggle with the required down payment that, for the median priced home, may be nearly \$200,000. Lenders will sometimes loan up to 90 percent of the asking price, but an applicant's credit is much more closely scrutinized, and monthly payments and monthly income requirements are significantly higher.

Homebuyers and realtors did not identify the availability of financing as a constraint during stakeholder interviews and surveys. First-time or moderate-income homebuyers, even those who might qualify for a standard loan, may nonetheless find that financing can pose a major obstacle due to the large down payment requirement.

Development Processing and Requested Density Trends

Local development trends provide insight into the feasibility of projected development. Requests to develop housing at densities lower than those identified in the current sites inventory may indicate that market demand and developer goals are potential constraints to reaching quantified

¹⁹ <https://www.redfin.com/county/351/CA/Sonoma-County/housing-market>

development objectives within the 6th cycle. In [Unincorporated Sonoma County](#), a motivated developer typically applies for a building permit 6-12 months after entitlement.

The County did not receive requests to develop inventory sites at lower densities during the 5th planning cycle. The County has established minimum residential densities for all of its urban residential land use categories (Zoning Districts R1, R2 and R3) and does not accept application for projects that do not meet minimum residential densities in these zones. Typically, development applications in R2 and R3 zones participate in the County's Rental Housing Opportunity Area Program and exceed the minimum mapped densities by up to 100%. Further analysis of development trends is provided within Section 3 of the 2023 Housing Element.

Community Opposition

One of the leading barriers to affordable, supportive, or transitional housing in many California communities is community opposition. Residents who fear or oppose change in their neighborhoods may assume changes in population characteristics of the new residents, an argument that is usually presented by NIMBY's. NIMBY, or Not-In-My-Backyard is a colloquial term describing the circumstance in which residents of a neighborhood call out and voice their opinion against a new housing development, such as a shelter, group home, or affordable multifamily housing, and or a change in occupancy of an existing development as unwanted for their local area. The benefits to the residents from the development are often neglected, while arguments are made related to perceived increases in crime, litter, theft, or traffic, a change in community character, or a reduction in property values. This potential constraint is addressed through Programs to increase public outreach to a variety of communities, decreasing discretionary permitting processes and educating decision-makers, including the following:

- **Program 125:** Permitting Procedures and Priority Processing
- **Program 15:** Review and Update Zoning Code
- **Program 16:** Expand AH Combining District
- **Program 25:** Incentivize and Promote ADU and JADU Development
- **Program 32:** Proactive Outreach Program

Environmental Factors

Environmental factors pose constraints to housing development by limiting suitable land for the development of housing in the unincorporated area of Sonoma County, especially in outlying rural areas. The County, in partnership with the other local jurisdictions throughout Sonoma County, adopted a Multijurisdictional Hazard Mitigation Plan (MJHMP) in 2021 to analyze environmental hazards and identify strategies to reduce risks from natural disasters in the [County](#). The plan

complies with Federal and State hazard mitigation planning requirements to establish eligibility for funding under Federal Emergency Management Agency (FEMA) grant programs.²⁰

The most significant environmental constraints in Sonoma County are flooding hazards, wildfire hazards, seismic hazards, and sensitive habitats. This section contains an overview of environmental conditions that affect the Unincorporated County, and Appendix D contains a site-by-site analysis of potential environmental constraints impacting inventory sites.

Flooding

The County has both a riverine and coastal floodplain. The river systems in the County flood at irregular intervals, generally following intense winter rainstorms. There are six types of flood events that can impact the County: riverine flooding, urban flooding, coastal flooding, tsunami flooding, flooding from sea level rise, and flooding from a dam failure. Watersheds and areas in the County with heightened flood risk include the Russian River watershed, Petaluma River and Sonoma Creek area, and the Laguna De Santa Rosa.

Regional mitigation measures for flooding include channelization works, bypass conduit systems, diversion, and detention systems. At the project level, the County has development standards to protect development in flood hazard areas. These measures may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property. Despite these constraints, these conditions do not affect the County's ability to accommodate its RHNA.

Earthquake

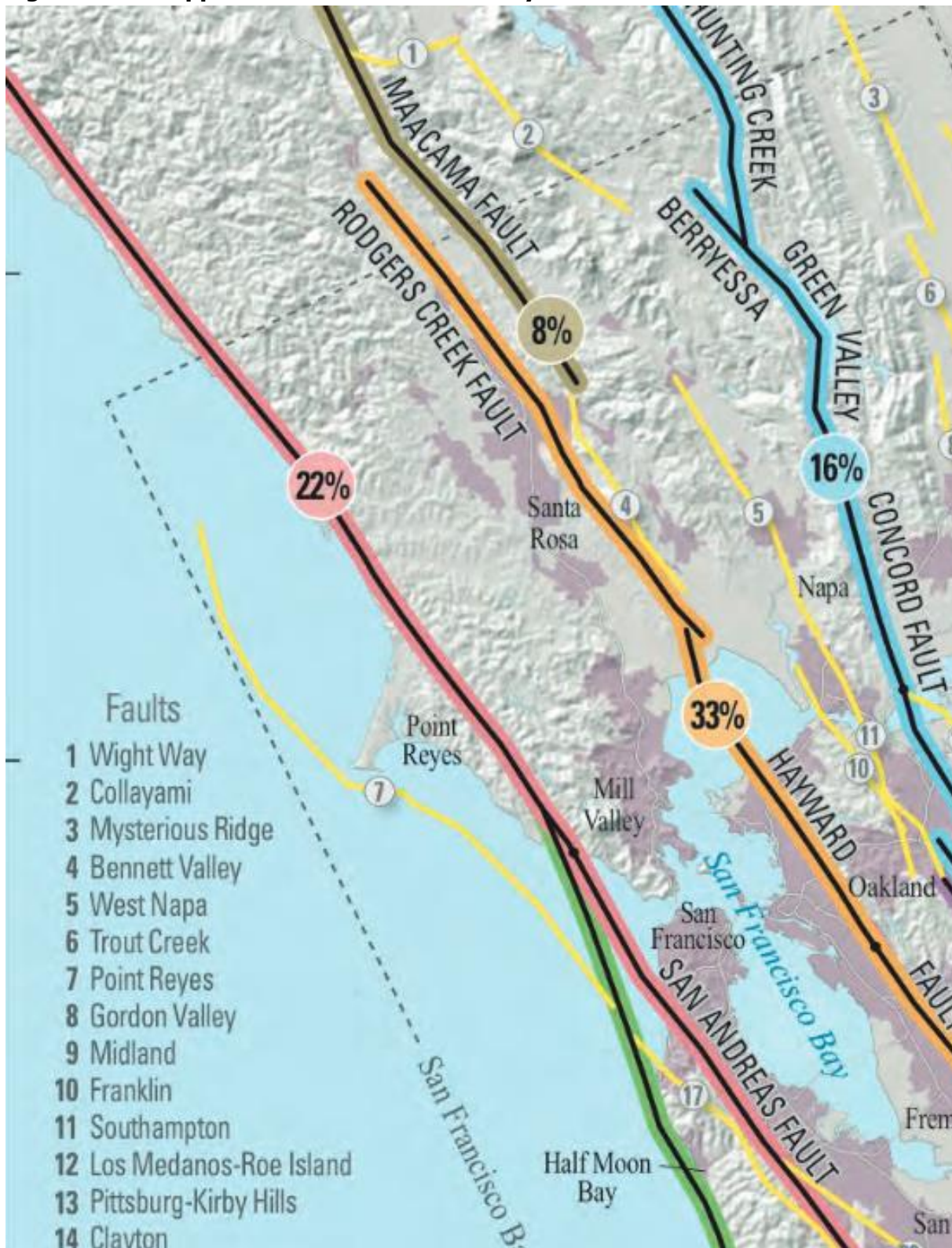
Areas in Sonoma County are within high-risk seismic zone. Several major faults traverse the County, including the San Andreas Fault, the Rodgers Creek Fault, and the Maacama Fault (Figure 7). Earthquake hazards will not impact the County's ability to accommodate its RHNA.

Wildfire

Sonoma County has experienced severe fires as development and human activity increased over the years. In California, more than 75% of wildfires have occurred since 2017. Wildfire risks are exacerbated by development in the wildland urban interface and are mitigated by development standards, including landscaping standards and fire-resistant building materials and development standards. While wildfire hazard areas impact development potential and limit developable areas (Figure 8), these hazards do not impact the County's ability to meet its RHNA.

²⁰ Sonoma County Multijurisdictional Hazard Mitigation Plan Update 2021; Volume 1—Area-Wide Elements page 22-1, <https://permitsonoma.org/Microsites/Permit%20Sonoma/Documents/BCCs/Long%20Range%20Plans/Hazard%20Mitigation%20Plan/Adopted-Sonoma-County-MJHMP-Volume-1-December-2021.pdf>

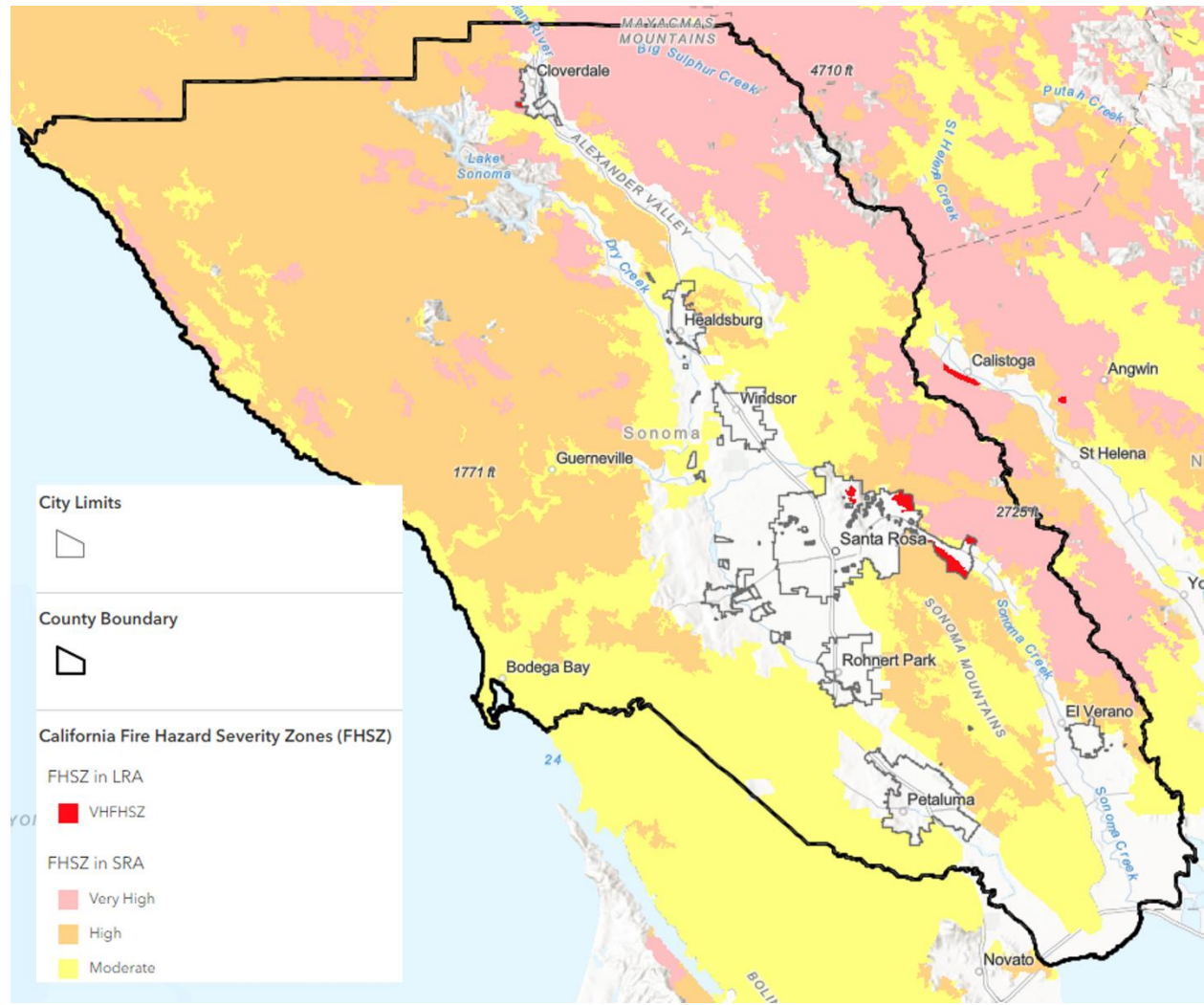
Figure 7: Mapped Faults in Sonoma County

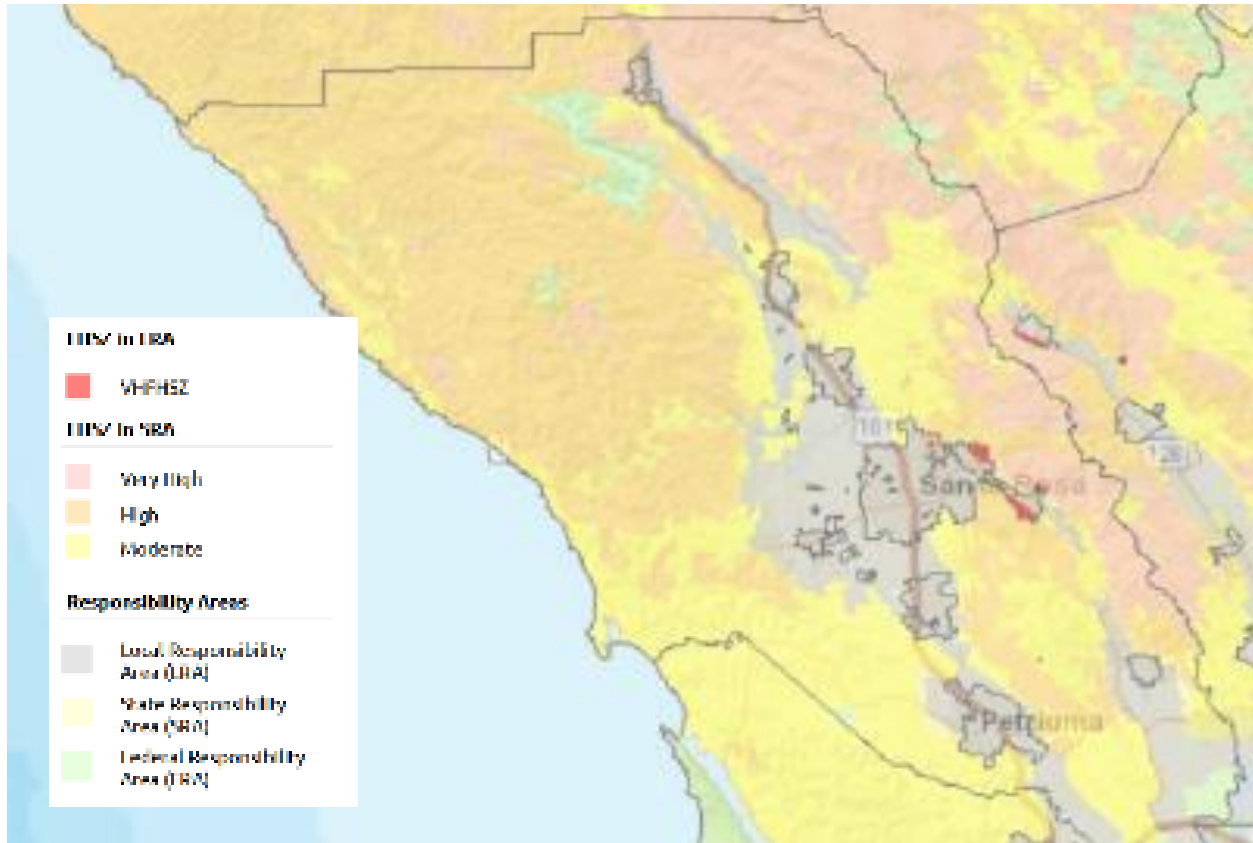


Source: U.S. Geological Survey 2016

Percentages show likelihood of an earthquake of magnitude 6.7 or greater on the system over the 30-year period from 2014 through 2043

Figure 8: Fire Hazard Severity Zones





Source: CAL Fire Fire Hazard Severity Zone Viewer

Sensitive Habitats

A total of 132 special status plants and 51 special status animals are known to occur or have the potential to occur in Sonoma County, especially in its rural areas. Of these, 80 are special status plants of which 22 are State or federally listed. There are 31 special status animal species with some potential to occur in the County, including 20 federally or State-listed species. Future development could have significant impacts on special status species through injury or mortality and result in the loss or degradation of habitat during construction and/or operation. Within sensitive areas, a project-specific biological assessment is required for projects needing clearing/grading or vegetation trimming or removal during the demolition of existing buildings and redevelopment construction.

Riparian Habitat

Federally designated critical habitat units for steelhead, coho salmon, and California tiger salamander occur in the County. Sensitive and critical habitats could be significantly impacted by ground disturbance or vegetation removal adjacent to the habitat. A proposed project would be required to comply with existing County standards and processes, including Section 26-65 protecting riparian corridors. The potential impacts on riparian habitats or sensitive natural communities would reduce to less than significant levels through the implementation of mitigation measures. There are no inventoried sites with these riparian habitat restrictions.

Wetlands

Wetlands and waters may be affected by housing development if it were to occur within the limits of, or adjacent to, jurisdictional waters. If proposed development would impact wetlands, the development would either be designed to avoid impacts on federal and State waters or would be subject to Jurisdictional Delineation. Based on the results of the jurisdictional delineation, if a project would result in either direct or indirect impacts on waters of the State or waters of the U.S. then General Avoidance and Minimization would be required. While these standards may serve to constrain development near wetlands, they are necessary to mitigate potential losses to wetlands and habitat. Because no inventoried housing sites are located within wetland areas, this does not serve as a constraint to housing development

California Tiger Salamander

The California Tiger Salamander (CTS) is a federally threatened species and California Species of Special Concern. The CTS decline is significant in Sonoma County, particularly in Santa Rosa Plain, and was listed as endangered in 2003.

Santa Rosa Plain Conservation Strategy

The Santa Rosa Plain Conservation Strategy offsets adverse environmental effects of future development on the Santa Rosa Plain and surrounding areas and conserve protected species and contribute to their recovery. The Conservation Strategy provides the biological framework for the conservation of the CTS and three rare plant species found in conjunction with wetland habitats on the Santa Rosa Plain.

The parcel's zoning or land use designation does not change or add development restrictions even if a parcel is situated within the conservation area. However, it adds an extra step of mitigation to the parcel's development, without changing its potential. A mitigation bank is designed to create habitats large enough for numerous site mitigation. Mitigation for projects is usually performed by purchasing the appropriate type and number of credits from a mitigation bank to satisfy the mitigation requirements for development. There are two types of mitigation banks; preserve mitigation banks and wetland mitigation banks.

Mitigation is required per the Santa Rosa Plain Conservation Strategy at ratios of between 0.2-1 and 3:1, depending on the location of the site in relation to a known or potential resources. A survey may instead be conducted to determine if CTS is present in the project area. The process may take up to two years to complete. If CTS is present, then the appropriate mitigation ratio will apply, but no mitigation will be required if no CTS is found.²¹

Infrastructure

Water and Sanitation Services

The Sonoma County Water Agency (Sonoma Water) is a water wholesaler which provides water to cities and districts. Sonoma Water also manages and operates ~~provides water sanitation~~

²¹ <https://www.bcengineeringgroup.com/blog/developing-near-california-tiger-salamander-habitat#:~:text=Mitigation%20of%203%3A1%20%E2%80%93%20For,feet%20of%20an%20adult%20occurrence.>

~~services through eight as discussed by Planning Area in Appendix D, and has a written policy granting priority to developments with units affordable to lower-income households last updated in May 2023, consistent with Government Code § 65589.7 and sanitation services to Sonoma County residents. The policy was last updated in May 2023. In addition, there are also numerous independent water and wastewater service providers not under the County's jurisdiction and control that serve the Urban Service Areas in the Unincorporated County. Under Program 14, these independent providers will be notified and reminded every two years of their obligation to grant service priority to proposed developments that include housing units affordable to lower-income households. Each independent sewer or water service provider is unique in terms of size, geography, water sources, age and condition of lines and equipment, rate structure, entity type, and current status of long-range planning. Some of the existing and planned water supplies and wastewater treatment facilities were considered adequate to serve buildout to address the County's RHNA.~~

~~Water service is considered adequate if either the entire or a portion of the community is within the service area of the municipal water district or private water company, and a portion of the community is outside the service area not zoned for urban services.~~

Water Service

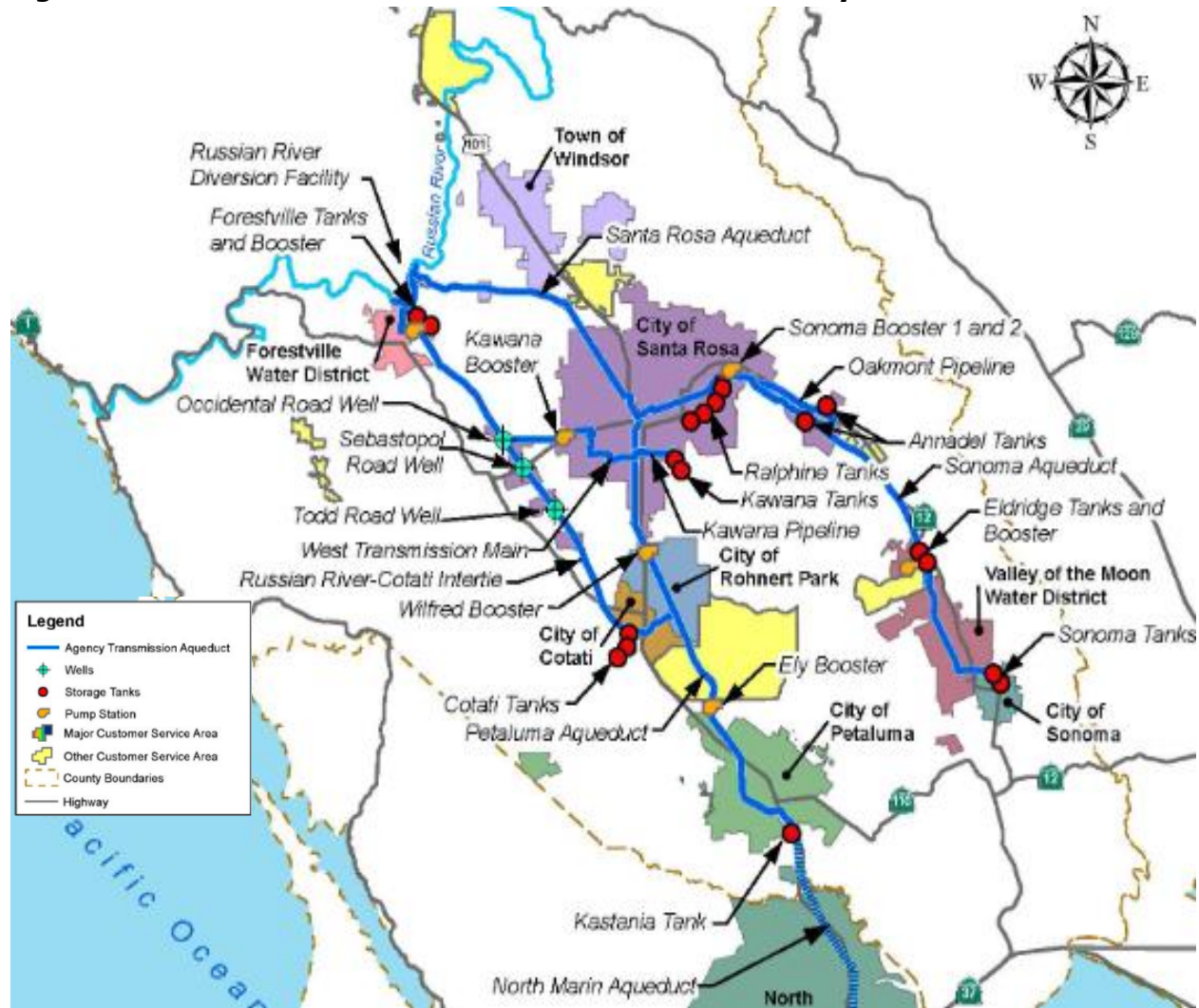
Sonoma Water supplies wholesale potable water, primarily from the Russian River to most nine Sonoma County residents cities and water districts and many in Marin County. Lake Sonoma on the Dry Creek and Lake Mendocino on the East Fork of the Russian River are the two major reservoirs providing water supply for the Russian River watershed. These two reservoirs have dual purposes in that they serve as water supply storage and also provide flood protection. Sonoma Water mainly relies on Lake Sonoma for its potable water. The groundwater wells in the Santa Rosa Plain serve as a secondary source, mostly utilized during drought years or when the Russian River is constrained. The agency maintains over 88 miles of underground pipeline extending from the Russian River to cities and water districts in the portion of Sonoma County. See ~~Figure 7~~ Figure 9 for an illustration of the Sonoma Water Service Areas in the ~~County~~ county.

In accordance with the Urban Water Management Planning Act, Sonoma Water has its own Urban Water Management Plan (UWMP) that highlights past and projected water use and comparison of water supply to water needs during normal and dry years. The total water demand for Sonoma Water is projected to increase over time, prompting the development of the 2017 Strategic Plan.²² The Plan's goals include: 1) protecting the drinking water supply and promoting efficient water use; and 2) maintaining and improving the reliability of the water transmission system.

Sonoma Water treats wastewater and produces recycled water for agricultural, urban irrigation, and habitat restoration use. The agency owns and operates eight sanitation districts and zones that serve more than 50,000 people throughout the ~~County~~ county.

²² Sonoma Water 2017 Strategic Plan <https://www.sonomawater.org/media/PDF/About/Strategic-Plan-2017.pdf>

Figure 9: Sonoma Water Service Areas in Sonoma County



Source: Sonoma Water, 2020 Urban Water Management Plan

Wastewater Treatment

Wastewater service is considered adequate based on one of the following criteria: 1) the entire community is within or outside the service area of the sanitation district and there are no document problems with failing septic systems, regardless of whether it is zoned for urban services; 2) a portion of the community is within the service area of a sanitation district, and in the portion outside the service area, there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.

There are a total of 22 wastewater management and water service providers that are not under the County's control and jurisdiction that serve the Urban Service Areas in the Unincorporated County, including but not limited to the following providers that which serve areas with housing sites listed in the County's inventory: Each sewer or water system of the unincorporated community is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure and current status of long range planning. According to

~~the County General Plan, existing water supplies and wastewater treatment facilities were generally considered adequate to serve buildout.~~

~~Independent Water and Sanitation service providers include the following:~~

- **Geyserville Urban Service Area:** ~~California American Water - Geyserville provides water service in Geyserville. The Geyserville Water Works (GWW) operates under a State permit allowing for 350 service connections. The ability to serve new development is limited to approximately 50 new connections.~~ New residential developments may also drill their own wells in the Class 1 water availability area. The Geyserville Sanitation Zone facilities provide sewer service in the area. It is designed to treat an average dry weather flow of up to 92,000 gallons per day, but the existing dry weather flow treatment is less than its design capacity and future treatment is expected to remain low as well.
- **Russian River Urban Service Area (Guerneville):** Sweetwater Springs Water District (SSWD) serves the area along the Russian River in the western portion of the county, including Guerneville. The SSWD is allowed to divert 3 cubic feet per second and a maximum of 1,249 acre/feet per year from the river. The aging infrastructure has caused considerable loss of the water that is pumped. The treatment plant serving the Russian River County Sanitation District (RRCSD) is designed to treat an average dry weather flow of 0.71 million gallons per day (mgd) to advanced (tertiary) wastewater treatment standards. The existing dry weather treatment capacity is 0.51 MGD.
- **Airport/Larkfield/Wikiup Urban Service Area** is served by the California American Water Company. Approximately 72 percent of the water is from the wells pumped from the Glen Ellen formation water basin and 28% is from Sonoma Water. The system currently serves approximately 2100 connections. According to a water supply assessment prepared by Cal-Am, the ability to continue to serve new connections beyond General Plan buildout depends on the development of at least one new well, and new storage facilities. The Airport/Larkfield/Wikiup County Sanitation Zone (ALWSZ) provides sewer services to the Airport Business Park, Wikiup, and Larkfield area. The dry weather flow capacity of the treatment facility is 0.9 MGD, of which roughly 0.67 MGD is currently being used.
- **Sonoma Valley Urban Service Area:** Valley of the Moon Water District (VOMWD) provides service in unincorporated portions of the Sonoma Valley. Sonoma Valley County Sanitation District (SVCS) provides sewer service in the area. About two-thirds of the sewer laterals to individual residences in Sonoma Valley are at least 30 years old and likely in need of repair. The current SVCS Sewer Trunk Main Replacement Project is replacing approximately 1.8 miles of the sewer trunk. The first phase of the project commenced in 2019 and as of late 2022, the project is in its final construction phase.

Plans and Policies

The Sonoma Water Capital Improvement Plan²³ identified funding for 37 projects related to the sanitation zones and districts which includes nine projects for Airport-Larkfeld-Wikiup zone, one project for the Occidental district, two projects for the Penngrove zone, eight projects for the Russian River district, two projects for the Sea Ranch zone, thirteen projects for Sonoma Valley district, and two projects for South Park district.

The policies of the County's General Plan Water Resources Element, Public Facilities Element, and Land Use Element encourage the development of master facilities plans and service providers to plan and maintain infrastructure capacity necessary to meet the existing and future needs of the county. Additionally, Government Code § 65589.7(a) requires that service providers plan for and prioritize service to projects that include affordable housing units. [Sonoma Water has a written procedure to meet this requirement for the districts and zones it manages, and the County will notify independent providers to remind them of this responsibility \(Program 14\).](#)

Land Use Element ~~Policies LU-4d and LU-4f.~~ Policy LU-4d states that the County must provide physical services and infrastructure that will accommodate the projected amount of growth authorized by the land use plan and assess the status of public infrastructure every five years. The County uses proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pays its fair share toward the service provision. Policy LU-4f requires that new development contributes its fair share toward the provision of the public infrastructure and services needed for projected growth.

4.4.2 Potential Governmental Constraints and Opportunities

Governmental constraints can be 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

State laws provide jurisdictions with the authority and scope to guide development under a set of policies and programs that have been vetted by community input. The set of policies are implemented under the General Plan and typically involve seven principal elements: land use, circulation, housing, environmental conservation, open space, noise, and safety. In 2021, the statute was amended to include an environmental justice element that identifies disadvantaged communities and include policies and programs to reduce cumulative pollution impacts to such communities.

The County is currently updating the General Plan and has prioritized equity. This is reflected in this Housing Element by creating a foundation to increase housing production for all income levels

²³ Sonoma Water Capital Improvement Plan, <https://www.sonomawater.org/media/PDF/Projects/Capital%20Projects%20Plan/2021-2026.Capital.Improvements.Plan.pdf>

and affirmatively further fair housing. The Land Use Element sets the vision, goals, and policies for future development, land use, and conservation of resources. It establishes programs and land use categories that define the use and building intensity.

Zoning ~~codes~~ Codes are the primary planning tool to implement the policies of the General Plan. They apply specific regulations such as allowable uses within designated communities or districts, design standards, permit types, and associated review authority to each parcel that is located within jurisdictional boundaries. The Sonoma County zoning regulations contain nearly 50 articles and subsections that identify various zoning districts and their development standards, consistent with policies of the General Plan.

Sonoma County's Zoning Code allows for a variety of housing types in applicable zones and districts (Figure 17, Figure 18, and [Figure 19](#)). Some constraints have been identified that, with appropriate policies and programs, may further bolster allowable residential uses in all zones. Two-family and three-family dwellings are currently permitted by-right in R1 zones under the Cottage Housing Ordinance. Mobile home parks allowed in R1, R2 and R3 zones. Provisions to allow and encourage all housing types are described in Section 4.3.3, "Zoning for a Variety of Housing Types".

Table 17: Permit Type and Types for Residential Uses Allowed in Residential Zones

Housing Type	AR	RR	R1	R2	R3
Accessory Dwelling Unit	P	P	P	P	P
Agricultural Employee Housing: Short Term Camp	P	-	-	-	-
Congregate Housing, Large		C	-	C	C
Congregate Housing, Small	-	P	P	P	P
Cottage Housing Developments	-	-	P	P	-
Dwelling, Multi-Family Multifamily	-	-	-	P	P
Dwelling, Single-Family	P	P	P	P	P
Dwelling, Two-Family	-	-	-	P	P
Guest House	P	P	P	-	-
Homeless Shelter, Small Scale	-	-	C	C	C
Junior Accessory Dwelling Unit	P	P	P	P	P
Live/Work	C	C	C	C	-
Mobile Home Parks	-	-	-	C	C
Permanent Supportive Housing	P*	P	P	P	P
Residential Community Care, Large	C	C	C	C	C
Residential Community Care, Small	P	P	P	P	P
Single-Room Occupancy, Small	-	-	-	C	P
Single-Room Occupancy, Large				C	C
Temporary Occupancy of Travel Trailer	P	P	P	-	-
Transitional Housing	P	P	P	P	P

Source: County of Sonoma Zoning Code ~~§ Sec.~~ 26-08-030, 2022

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

t = Permit requirement indicated in Use Regulations column

Table 18: Permit Types by Housing Type in Commercial and Office Zones

Housing Type	CO	C1	C2	C3	LC	CR	AS	K
Accessory Dwelling Unit	P	P	P	P	P	P	P	P
Caretaker Dwelling	-	-	-	-	C	-	C	C
Dwelling, Single-Family	C	C	C	C	C	P	P	C
Homeless Shelter: Emergency	-	-	C	C	C	C	-	-
Homeless Shelter: Small Scale	-	-	C	P	P	C	-	-
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P
Live/Work	C	C	C	C	C	C	C	C
Mixed-Use Development	C	P*/C	P*/C	-	P*/C	-	-	C
Permanent Supportive Housing	P	P	P	P	P	P	P	-
Residential Community Care, Large	C	C	C	C	C	-	C	C
Residential Community Care, Small	P	P	P	-	P	P	P	P
Single-Room Occupancy, Large	-	C	C	-	C	-	-	-
Single-Room Occupancy, Small	-	-	C	-	P*/C	-	-	-
Transitional Housing	P	P	P	P	P	P	P	-

Source: County of Sonoma Zoning Code [§.Sec. 26-10-030, 2023~~2~~](#)

P— Permitted Use

P* - Permitted Use, subject to discretionary approval criteria

C— Conditional Use

- - Prohibited Use

† - Permit requirement indicated in use regulations column

Table 19: Permit Types by Housing Type in Industrial and Special Purpose Zones

Housing Type	MP	M1	M2	M3	PCRR	PCUR	PCCOM	PF
Accessory Dwelling Unit	P	P	P	P				
Caretaker Dwelling	C	C	C	C	-	-	-	C
Congregate Housing, Large					C	C	-	-
Dwelling, Single-Family					P	P	P	-
Guest House					P	-	-	-
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	-
Residential Community Care Facility, Large	C	C	C	C	C	C	C	-
Residential Community Care Facility, Small					P	P	P	
Work/Live	-	C	-	-	C	C	C	-
Homeless Shelter, Emergency	C	P	C	-				
Homeless Shelter, Small Scale	C	P	C	-	-	C	-	-
Mixed Use Development					-	-	C	-
Mobile Home Parks					-	C	-	-
Permanent Supportive Housing					P	P	-	-
Single-Room Occupancy, Large					-	C	C	-
Transitional Housing					P	P	-	-

Source: County of Sonoma Zoning Code ~~§ Sec.~~ 26-12-030 and Sec. 26-14-030, 2022

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in use regulations column

Density

Allowable densities in commercial, mixed-use, office, industrial and special use district zones are specific to the parcel and can be accessed on the [county's County's](#) zoning and land use GIS map. **Table 20** below describes the allowed density for residential use zones. In urban residential zones (R1, R2 and R3), the mapped densities represent the minimum required density. See Section 4.3.4, "Zoning Resources and Incentives," for a discussion of increased densities in urban areas for projects that contain affordable units or that provide very small units. Accessory dwelling units, junior accessory dwelling units, farm family housing, and agricultural employee housing are exempt from density calculations.

Table 20: Density Allowed per Land Use/Zones Categories

Land Use Designation/Zoning Description	Zoning District Density*
Agriculture and Residential (AR)/Provides land for raising crops and farm animals	1-20 acres per dwelling unit
Rural Residential (RR)/Preserves the rural character and amenities in areas best utilized for low-density residential development. Rural residential uses are intended to take precedence over agricultural uses. Agricultural service uses are not allowed.	1-20 acres per dwelling unit
Low Density Residential (R1)/Low-density single-family homes which are compatible with the existing neighborhood character	1-6 dwelling units per acre
Medium Density Residential (R2)/Preserves single-family neighborhoods while accommodating a variety of housing types at higher densities	6-12 dwelling units per acre
High Density Residential (R3) Allows a range of dwelling types at higher densities in appropriate locations *	12-20 dwelling units per acre

Source: Sonoma County Zoning Code, 2021

*Minimum densities required in Urban Areas (R1, R2, R3)

*Residential densities for R3-zones projects utilizing the R3 standards are calculated using density unit equivalents per net parcel area, resulting in an increase of total units when smaller units are utilized, excluding right-of-way dedications.

Development Standards

The Sonoma County Zoning Code sets forth standards for development that designate the allowable density, lot area, setback requirements, maximum lot coverage, building height, and open space provisions. General development standards for orientation, design, and building frontage aim to preserve topography and promote public health and welfare.

The County’s development standards are generally conducive to affordable housing development and encourage a variety of housing types. Accessory dwelling units, junior accessory dwelling units, farm family housing, and agricultural employee housing are exempt from the maximum density standards subject to their applicable zoning districts. The affordable housing combining district aims to bolster the supply of low-income rental housing developments at under-utilized commercial or industrial lots located in Urban Service Areas.

Minimum lot sizes for urban residential zones (R1, R2, and R3) are 6,000 square feet, consistent with surrounding jurisdictions and smaller than most counties. Within the ownership housing opportunity areas (all R1 zones and the R2 zones with a mapped minimum density of 6 units per acre), minimum parcel sizes for qualifying projects are as low as 2,000 square feet and depend on the average size of the dwellings. This is an objective standard. Height limits are 35’ allowing 3 stories across all of the urban residential zones; for projects within the rental housing opportunity areas (all R2 and R3 zones), height limits are 40’. These height limits, together with the lot coverage limits of 40% in the R1 (single family) and 50% and 60% in the R2 and R3 multifamily zones respectively, facilitate development above the required minimum densities for each zone and most urban projects achieve significantly higher densities. Development projects within the R3 high density residential zone utilize the County’s density unit equivalent provisions, which counts small studio apartments as 1/3 of a unit and small 1-bedroom apartments as 1/2 of

| a unit ([Table 21](#)). These provisions allow developments of market-rate small apartments at a

Table 21: Sonoma County Development Standards for Residential Zoning Districts

Zoning District	RR*	R1	R2	R3
Minimum Lot Size (sq. ft.)	20,000**	6,000	6,000	6,000
Minimum Lot Width (ft.)	80	60	60	80
Max. Residential Density (units/acre)	0.05-1***	1 to 6	6 to 12	12 to 20
Maximum Building Height (ft.)	35	35	35	†
Minimum Front Yard Setback (ft.)	20	20	20	15
Minimum Side Yard Setback (ft.)				
Street Side	20	20	20	15
Interior Side	5	5	5	5
Minimum Rear Yard Setback (ft.)	20	20	20	10
Maximum Lot Area Coverage (%)	35%	40%	50%	60%

Technical Background Report

Table 21: Sonoma County Development Standards for Commercial Zoning Districts Zoning District	C0	C1	C2	C3	E C
Minimum Lot Size (sq. ft.)	8,000	8,000	8,000	8,000	8,700
Maximum Building Height (ft.)	35	35	35	35	35
Minimum Front Yard Setback (ft.)	15	-	-	-	-
Minimum Side Yard Setback (ft.)	5 or 50% of bldg. height	-	-	-	-
Minimum Rear Yard Setback (ft.)	10 or 50% of bldg. height	-	-	-	-
Maximum Lot Area Coverage (%)	50%	50%	50%	50%	50%

~~Source: County of Sonoma Zoning Code, 2022~~

Source: County of Sonoma Zoning Code, 2022

*RR is generally applied in areas that do not have public sewer and/or water, and which must rely on on-site sewage disposal (septic) systems.

** Minimum lot size is for RR zones designated urban residential on the general plan land use map.

*** AR and RR zones allow one (1) dwelling unit for every 1-20 acres.

**** Lots < 6,000 sq. ft. (not exclusively commercial use) = same setbacks as R1 zone ; Lots ≥ 6,000 sq. ft. (not exclusively commercial use) = same setbacks as RR zone, but maybe reduced under planning director’s discretion due to practical hardship.

† R3 building height maximum of three (3) stories and forty feet (40’) is allowed with design review approval if project is 1) Housing opportunity area type “A” projects; or 2) provides the majority of resident parking as tuck-under (podium-style) ground floor parking.

density of 30 units per acre, and small affordable apartments at a density of up to 60 units per acre.

In addition to the residential zoning districts, Sonoma County allows mixed use developments within its urban commercial zones and allows 100% housing projects within its Affordable Housing (AH) and Workforce Housing (WH) Overlay Zones. Mixed use projects are subject to the standards in Section 26-88-123 and are typically developed at a density of 8-10 units per acre. Projects within the AH and WH Overlays are allowed at densities of between 16 and 24 units per acre (without concession, bonuses, or waivers) and are subject to the provisions of Articles 59 and 75 of the Zoning Code, and the development standards of the R3 Zone, not the standards of the underlying commercial zoning. Additionally, these housing types also utilize the density unit equivalent provisions. Affordable housing projects in any urban residential district are also provided considerable flexibility in development standards, consistent with Government Code § 65915.

Subdivision Standards

On-site and off-site improvements requirements include curb widths, heights, street lengths, sidewalk widths, park dedications, landscaping, utility easements such as storm drain, water and sewer facilities, and other improvements that are necessary to build new residential development. Infrastructure improvement costs are usually incurred by the subdivision owner and can be expensive to build. Construction of improvements may pose a constraint to housing development if the requirements are beyond those necessary to protect the health and welfare of the community.

The infrastructure requirements for new high-density residential areas are, for the most part, codified in Chapter 25, Subdivisions, of the County Code of Ordinances.

The County's subdivision standards are generally conducive to affordable housing and do not pose a significant or unique constraint to housing production.

Streets

The Subdivisions Code requires that roads for projects consisting of ten (10) lots or fewer or where "feeder" roads within a larger project contain 10 lots or fewer and where further divisions are not possible may, with approval, be only twelve feet (12') in width. A six foot (6') cleared lane shall adjoin the twelve foot (12') paved section for additional fire access.

Streets are required to be designed and located in a manner as to maintain and preserve mutual topography, cover, significant landmarks, and trees, and to preserve and enhance views and vistas on or off the subject parcel. The color, size, height, lighting, and landscaping of any structure are evaluated for compatibility with local architectural motifs and the maintenance of view and vistas of natural landscapes, recognized historic landmarks, urban parks, or landscaping.

Driveways

Driveways (defined as private roads serving two lots or less) off subdivision roads shall meet [County](#) grade standards for private roads and may be required by the Sonoma County to be improved depending on terrain, grade, length, and other factors.

Landscaping

A minimum of eight percent (8%) of all parking lot areas where more than ten (10) parking spaces are provided are required to be landscaped and uniformly distributed.

Fencing

Fences in residential areas and visitor-serving districts (AR, RR, R1, R2, R3, K) may not exceed three feet in height within the front yard setback and within 15 feet of a street corner, and six feet in height within the side and rear yard setbacks. With a minor use permit, restriction on fence height within the setback areas may be exceeded. More detailed requirements are applied at sites that abut other developments.

Water

The source of water for any new development must meet standards established by the County to ensure the quality and reliability of the water supply.

Traffic and Vehicle Miles Traveled

To reduce greenhouse gas emissions, State law requires jurisdictions to use Vehicle Miles Traveled (VMT) rather than congestion levels or Level of Service (LOS) to measure environmental impacts under the California Environmental Quality Act (CEQA). LOS attempted to measure resulting additional traffic at or near the site of a new development. Mitigation generally required additional capacity in the form of wider streets to accommodate more traffic at the same (original) speeds. The change to the VMT as a metric requires the measure of how many more trips (and their length) are created in locations beyond the site of the development. In counties like Sonoma, the result is that development farther away from the goods and services will generate more and longer trips and are likely to require mitigation.

Policies already supported by the County are aligned with the intent of the VMT requirement. Large developments are unlikely to be approved in remote areas due to the challenge of mitigating VMT. The Sonoma County Transportation Authority led a county-wide effort to develop a [County](#)-specific VMT Mitigation and Reduction Calculator.

Parking Requirements

If parking standards are excessive, they can pose a constraint to housing development by increasing development costs and reducing land that may otherwise be available for amenities or residential units. The County requires one (1) covered parking space per dwelling unit for most residential developments, with market-rate multifamily developments required to provide an additional 1 uncovered parking space for each 2 units and an additional half-space per unit when they have 3 or more bedrooms. Projects qualifying for a density bonus need only provide 1 space

for each studio or 1 bedroom unit and 2 spaces for each unit with 2 or more bedrooms (see Table 22 below). Covered parking waivers are routinely granted through the Design Review process. Parking spaces may be reduced if solar panels, vegetated swales, or other forms of low impact development are provided on-site (Sec. 26-86-010).

Table 22: Sonoma County Parking Requirements

Type of Residential Use	Required Parking
One single-family dwelling	1 covered space
One duplex	2 covered spaces
One triplex	3 covered spaces
Single mobile homes	1 covered space/unit
Travel trailer parks	1 space/10 coach sites
Condominiums and planned unit developments	1 covered space/unit plus 1 uncovered guest space/unit
Multi-family Multifamily projects	1 covered parking space plus ½ uncovered guest parking space for each dwelling unit. An additional ½ parking space shall be provided for each dwelling unit having more than 2 bedrooms.
Micro-apartments	1 space per unit
Affordable housing projects provided pursuant to §26.89.050 (Density bonus programs)	1 space for each studio or 1-bedroom unit; 2 spaces for each 2- or more bedroom unit
Cottage Housing Developments	1 reserved space per unit, and 1 guest parking space for every 3 units or portion thereof.
SRO facilities	1 space for every 2 SRO rooms, plus 1 space for the management unit or office and 1 space for each employee, if any, on maximum shift.
Homeless shelters	1 space for every 6 beds, plus 1 space for the management unit or office and 1 space for each employee, if any, on maximum shift.
Home occupations	1 parking space, in addition to that required by the residential use of the property.
Live/work units	1 parking space, in addition to that required by the residential use of the property. An additional parking space shall be provided for each non-resident employee.
Work/live units	2 spaces/unit (need not be covered)
Senior mobile home parks	1 space per unit plus 1 guest parking space for every 3 mobile homes in accordance with §26-88-100 (Mobile home parks).
Family mobile home parks	2 spaces per unit plus 1 guest parking space for every 3 mobile homes in accordance with §26-88-100 (Mobile home parks).

Source: County of Sonoma Zoning Code, Article 86 (2022).

Parking standards in Sonoma County are generally less than those in many communities within the state since most residential projects require only one off-street parking space per dwelling unit. As such, parking requirements in Sonoma County do not pose a significant or unique constraint to housing development. Guest parking is required for condominiums, planned unit developments, multifamily projects not utilizing the County's density bonus programs, cottage housing developments, and mobile home parks. Guest parking standards do not pose a significant constraint, especially when analyzed cumulatively with the County's already low parking requirements. For example, condominiums only require one covered space and one uncovered guest space per unit, even for large units. Developers with local experience did not identify guest parking requirements as a constraint to development. In Program 15m, this outreach will be expanded through a parking study to identify the most appropriate parking ratios and identify any constraints posed by the County's current guest parking requirements. Based on the outcome of this study, the County will amend the Zoning Code to mitigate any identified constraints.

When considered cumulatively, the land use and development standards for the County's county's urban areas are less restrictive than surrounding jurisdictions, are highly conducive to affordable housing production, and do not restrict the ability of projects to achieve maximum densities. These development standards do not pose a significant or unique constraint to housing production.

Growth Controls

The County does not have any growth control measures in effect.²⁴ The County's previous growth management program was not carried forward in the Sonoma County General Plan 2020 and is no longer in use by the County. However, the Zoning Code still includes two former growth management areas (Sonoma Valley and Planning Area 6) and the allocations to be made in each area. Even though the growth management program is no longer used, it has been identified as a potential constraint to development because its continued presence in the Zoning Code conflicts with current provisions to increase housing production and with the County's own policies and practices. Sonoma County is not an "affected county" under the Housing Crisis Act of 2019 (Government Code ~~§~~ 66300). Although Sonoma is designated as an agricultural county, its previous growth management program was not voter approved and thus would not have qualified for an exemption from the HCA. Program 15 will eliminate this obsolete language from the code in the first year of the 2023-2031 Housing Element cycle.

Specific Plans

Under State law, Specific Plans are long-range planning documents that provide for the systematic implementation of the general plan and establish uses and standards for specific geographic areas, including infrastructure, financing, and implementation. The County has one specific plan in effect, and also has several area plans, which govern specific areas of the unincorporated area but at a lower level of detail than a specific plan. The County's existing specific and area plans are as follows:

²⁴ The Zoning Code includes obsolete references to growth control measures applied to the Sonoma Valley and Sebastopol areas that both sunsetted by 2005.

- Airport/ Industrial Area Specific Plan
- South Santa Rosa Area Plan
- Bennett Valley Area Plan
- Sonoma Mountain Area Plan
- West Petaluma Area Plan
- Penngrove Area Plan
- Franz Valley Area Plan
- Sonoma Developmental Center Specific Plan

In addition, the following Specific Plans are in process and will be adopted by the end of 2024:

- The Springs Specific Plan
- Sonoma County Airport Area Specific Plan
- ~~Sonoma Developmental Center~~

The older specific and area plan may limit residential uses and will need to be examined to determine if changes are needed to maintain compliance with State law. Program 15 will ensure that the County makes this assessment within the first 2 years of the planning period and, if changes are needed, completes them by the end of the third year (2026).

Local Processing and Permit Procedures

Permit Sonoma is Sonoma County's department responsible for the issuance of building permits. Land development or construction that takes place in the unincorporated area of Sonoma County (outside the nine incorporated cities) is reviewed, permitted, and inspected by Permit Sonoma.

Ease of Access

Permit Online²⁵ is Sonoma County's web portal that allows public access to permitting tools to start an application, view records and check permit status, pay fees, schedule an inspection. Permit Sonoma's website also allows the public access to property information, search existing permits, and view reports. The County's website provides transparency by making it easy to determine zoning and development standards for each parcel. The website also provides a preliminary application and process for qualified housing projects; Program 12a will ensure that this process and form meet all requirements for objective review and that they are clearly posted on the County website.

A single-family dwelling on an existing lot is generally a by-right project, requiring no land use entitlement or design review. The processing time for structural review for single family homes in urban areas, which includes obtaining sewer and water permits, is approximately six weeks.

²⁵ Permit Online-Sonoma County <https://prmd.sonomacounty.ca.gov/CitizenAccess/Default.aspx>

Single family subdivisions generally require a processing time of approximately eight months due to Subdivision Map Act procedures and requirements. Zoning clearance for accessory dwelling units and agricultural employee dwellings is the same as for single family homes; separate planning permits are not required.

Multifamily projects are permitted uses (i.e., no use permit required) on appropriately zoned sites, subject only to design review where not exempt; processing time is approximately six months assuming a CEQA exemption or minimal environmental review. The design review process does not add to the overall time it takes to receive entitlements and commence construction. The Design Review Committee does not exercise discretion over land use, nor over the number of units or project density. Mixed use and multifamily residential require 1-2 meetings, one of which may be a hearing of the Design Review Committee.

Zoning Clearances and Permits

Zoning clearance is required for new buildings, structures, or additions to existing buildings or structures. Setbacks are required for building near a scenic roadway or waterway. Administrative design review may be an additional requirement prior to the issuance of a building permit. In general, all zoning permit applications must include planning applications, indemnification agreements, and site plans at a minimum. Zoning permits are no longer required for all ADUs but a zoning permit may be required to designate an existing dwelling unit as an ADU.

Use Permits

Use Permits are not required for multifamily developments, or for Mixed Use projects when at least 20% of the total project units are provided as affordable for lower-income households. Use permits are required for Planned Developments that do not conform to the Zoning Code standards, unless exemptions have been granted under Government Code § 65915 (density bonus) for projects that include affordable units. Since the County's 2005 adoption of its inclusionary ordinance, all planned developments have qualified for the exemptions by providing affordable units as a part of the development.

When a use permit is necessary, a public hearing may be required before the Board of Zoning Adjustments, or before the Planning Commission when processed with a zone change and/or general plan amendment. Use Permits are discretionary in nature, and, if approved, will include conditions of approval. A Use Permit can only be approved if found to be consistent with the Sonoma County General Plan, Zoning Code, applicable Area or Specific Plan, and with the health, safety, and welfare of the neighborhood. A general planning application, supplemental application information, indemnification agreement, and at-cost project reimbursement form are submitted as part of a use permit application.

Subdivisions, Major and Minor

Major subdivisions are governed by the Subdivision Map Act (California Government Code, § 66410, et. seq.), the Sonoma County Subdivisions and Zoning Codes (Chapters 25 and 26), and the Sonoma County General Plan. A project planner in the Project Review Division is assigned to the project after a complete application for a major subdivision is submitted. Project applications are sent on referral for review, comment, and recommended conditions by the [county](#) [County](#)

and state agencies. Further studies and information may be required based on the staff review and responses. Environmental review (CEQA) is required for major subdivisions. The project planner prepares an initial study based on the CEQA Guidelines. Project applications are reviewed first by the Project Review Advisory Committee (PRAC), which reviews the application and formulates recommendations, and then a noticed public hearing is held before the Planning Commission. If the project is approved by the Planning Commission, there is a 10-day appeal period before the approval is final. Applicants normally have 24 months to comply with the conditions of approval and record the final map after the final approval. The applicant may apply for a one-year extension of time prior to the expiration of this 24-month period and be allowed a maximum of five (5) one-year extensions of time.

Required application materials include a planning application form, signed by all property owners, major subdivision supplemental information signed by the applicant, maps, sewage disposal, water supply, deeds, Assessor's parcel map, USGS map, Fire Safe and vegetation management plan, stormwater management submittals.

Design Review

The design review process varies widely depending on the size and complexity of the project. For minor matters such as a waiver of covered parking or a minor change to an existing approval, design review is conducted by staff as an over-the-counter process. For more complex projects, including large multifamily projects, review is normally started either before the application with an optional conceptual review with staff and the design review committee, or with a formal preliminary review and public hearing before the design review committee. Final design review of housing projects, if required, is typically delegated to staff and additional hearings or meetings before the design review committee are not required. The design review process is not discretionary in terms of land use entitlements or the maximum number of units on a site; rather, its purpose is to ensure land use compatibility through such design aspects as site layout, placement of smoking areas, window placement and screening for privacy, and ensuring the provision of adequate open space to meet Code requirements.

The Sonoma County Zoning Code requires that all major subdivisions, mixed use projects, and multifamily residential projects are subject to design review where allowed by law. These projects typically require only 1 public hearing or meeting with the design review committee. The time frame for completing design review ranges from same-day approval to 6 months or more, depending on other entitlements that may be sought by the applicant concurrently such as a tentative map or use permit. Design review applications are evaluated in accordance with the development standards found in Article 82 (Design Review) of the Zoning Code, any applicable local area or plan guidelines, and the standards of the applicable base zoning districts. There are no findings required to be made for design review approvals; rather, projects are only reviewed for consistency with the code's standards and with any applicable local area or plan guidelines. Because local area and plan guidelines are currently written with subjective measures, they may pose a constraint as they add a degree of uncertainty to the project. Programs 12b will establish Objective Design and Development Standards to ensure that design review does not pose a constraint for qualified housing projects, including ~~multi-family~~multifamily and mixed-use projects.

Priority Processing

Projects which include affordable units are given priority processing, as required by the County's 2014 Housing Element and its Zoning Code. For these projects, staff offers to meet with applicants, free of charge, prior to application submittal to identify potential issues at the earliest stages. Applicants are advised of the referral process, and scheduling for any required hearings is discussed. In instances where the securing of block grant funds is critical to the project, staff coordinates the review process with funding deadlines. Priority processing generally reduces processing time by as much as 50 percent. As with conventional projects, the County allows processing of grading and construction permits prior to project approval.

Processing Times

Typical processing times for different application types are provided in Table 23 below and are inclusive of CEQA review timelines. CEQA exempt projects are processed at the lower end of the time range. As noted above, priority processing of affordable projects generally reduces these review times by up to 50 percent.

Table 23: Typical Permit Processing Times

Type	Typical Processing Times	Approval Authority
Ministerial Review	1-2 months	Planning Division
Conditional Use Permit	6-24 months	Board of Zoning Adjustments
Zone Change	12-36 months	BOS
General Plan Amendment	12-36 months	BOS
Design Review	Same day OTC/3 months Staff/6-12 months DRC	Staff or DRC
Major Subdivision	2-3 years	Planning Commission
Parcel Maps	1-2 years	Project Review Advisory Committee (staff)
Environmental Impact Report	2-3 years	Approval Authority for Project

Taken together, these processing times and design review requirements do not pose a significant constraint on the development of housing and are similar to or better than many jurisdictions throughout the State.

Development and Permitting Fees

Various permitting fees for housing development, as shown in Table 24, are charged by the agencies within the County to cover the cost of processing, evaluating, and ensuring compliance. The County is legally required to set permit and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees. The fee schedule notes that some permit application fees are charged on a fixed fee basis, and some charged as a deposit because the fee is charged on an actual cost basis during the permit process, as discussed in the "Local Processing and Permit Procedures' Procedures" section earlier.

Table 24: Planning Project Review Fees

Fee Type	Fee
Approved Permit Condition Compliance Review*	\$3,029.00
Certificate of Modification*	\$5,511.00
Conditional Certificate of Compliance (per lot)	\$3,258.00
Design - Administrative Review Major	\$1,817.00
Design - Administrative Review Minor	\$801.00
Design Review - Residential Major*	\$5,862.00
Design Review - Residential Minor*	\$3,486.00
Design Review - Revision/Extension of Time	\$722.00
Environmental Review Level I*	\$3,531.00
Environmental Review Level II*	\$5,204.00
Environmental Review Level III*	\$6,250.00
Landscape Water Efficiency Plan Check (base)	\$445.00
Use Permit - Minor Level I with Hearing Waiver, Time Extension, Renewal*	\$1,083.00
Use Permit - Minor Level II with Hearing Waiver*	\$3,171.00
Use Permit Extension of Time	\$2,682.00
Zoning Permit Level I	\$172.00
Zoning Permit Level II	\$695.00
Zoning Permit Level III	\$931.00
Zoning Permit Level IV	\$2,844.00

* At cost, min. deposit

Source: <https://permitsonoma.org/divisions/planning/projectreviewfees>, effective 07/01/2022

Impact Fees

The County and other local agencies impose development impact fees on new development to fund infrastructure improvements including water and sewer utility improvements, schools, parks, and roads. Each of these fees is directly linked to the provision of services and facilities necessary to support residential development. The use of impact fees to fund local infrastructure is essential since other local sources of funding have been restricted.

Some typical fees charged by jurisdictions in or near Sonoma County are shown in Table 25 below. Sonoma County has lower fees than most other local jurisdictions, with development fees comprising less than 10 percent of development costs.

While fees do add costs to development projects, they do not necessarily increase the home prices for market-rate homes. Home prices are driven by regional and local market conditions rather than by the cost to build the home. On the other hand, fees may make it more difficult to produce affordable housing since prices are "set" to achieve affordability rather than being set by the market. When developing affordable housing, additional development costs are relevant and cost control is essential. However, as is the case with building codes and other restrictions, these

fees pay for the infrastructure necessary to secure public health, safety, and welfare. Additionally, new County policy now allows impact fees for residential projects to be deferred until occupancy.

Table 25: Comparison of Impact and In-Lieu Fees Per Unit

	Jurisdiction	Water	Sewer/ Wastewater	Traffic/ Circulation	Parks/ Recreation	Storm Drain	Affordable Housing	School District Fees	Other	Totals
Single Family Home										
1	County of Sonoma	\$4,000	\$2,000	\$6,778	\$3,165	\$1,007	\$10,149	\$4,455	-	\$31,554
2	City of Cloverdale	\$7,192	\$11,160	\$2,560	\$4,299	\$255	\$-	\$6,120	\$8,030	\$39,616
3	City of Cotati	\$10,046	\$16,638	\$7,325			\$21,400	\$3,790	\$400	\$59,599
4	City of Santa Rosa	\$6,463	\$6,548		\$14,139		\$12,000	\$3,630	\$9,175	\$51,955
5	County of Napa						\$13,500	\$6,120		\$19,620
	Averages	\$6,925	\$9,087	\$5,554	\$7,201	\$631	\$11,410	\$4,823	\$3,521	\$40,469
Multi Family Home										
1	County of Sonoma	\$4,000	\$2,000	\$6,778	\$3,165	\$2,000	\$2,900	\$5,250	-	\$26,093
2	City of Cloverdale	\$5,308	\$8,236	\$1,419	\$3,173	\$68		\$4,080	\$6,315	\$28,599
3	City of Cotati	\$11,046	\$16,638	\$7,329			\$11,400	\$3,790	\$350	\$50,552
4	City of Santa Rosa	\$4,370	\$4,501		\$10,165		\$8,000	\$2,420	\$6,226	\$35,682
5	County of Napa						\$5,500	\$4,080		\$9,580
	Averages	\$6,181	\$7,844	\$5,175	\$5,501	\$1,034	\$6,950	\$3,924	\$2,578	\$30,101

"Other" includes public facilities, public safety, general administration, and fire fees. SFR based on a 1,500 sq foot, or 3 bedroom single family house, 6 upa density, 600k valuation. MFR based on a 1,000 sq ft, or 2 bedroom multifamily unit, 20 upa development, with 80 units over 4 acres, 350k valuation.

Sources: Cloverdale Development Impact Fee Program Fiscal Year 2021-22; Cloverdale Unified School District Board Item Summary (March 24, 2021); Cotati Master Fee Schedule November 2022; Cotati-Rohnert Park Unified School District Developer Fee Rates 2021-2022; Santa Rosa Fee Schedule (2023); City of Santa Rosa Fee Schedule July 2022; Napa Sanitation District Fees and Charges (2022); Napa Valley Unified School District Developer Fees (2022); County of Napa Draft Housing Element (2022); Napa County Code Residential Housing Impact Fee Resolution Exhibit A; Petaluma City Schools Developer Fees (as of September 19, 2020); Sebastopol Union School District Board of Trustees Agenda (October 13, 2022); Sonoma County Affordable Housing Development Program - Residential Fee Schedule (January 2023)

Affordable Housing Fees

The County imposes affordable housing fees for the new construction of residential and non-residential structures as part of the affordable housing program. Table 26 below shows the fees for non-exempt market-rate residential construction. Table 27 through Table 29 outline a variety of other applicable fees, and Table 30 summarized typical fees and processing time by type of residential project.

Table 26: Affordable Housing Fees per Unit

Unit Square Footage	Total Fee (per unit)
≤1000	\$0
1001- 1490	\$2,746-9,611
1500-1990	\$9776-17,850
2000-2490	\$18,061-24,659
2500-2990	\$24,751-29,270
3000-3490	\$29,367-34,196
3500-3990	\$34,279-38,333
4000-4400	\$38,416-41,642
>4400	\$9.48/sq. ft.

The Regional Parks and Transportation and Public Works Departments both levy fees on new residential development, and those fees are collected by Permit Sonoma as a convenience to the customer. School impact fees are collected by the respective school districts.

Table 27: Maximum Parks Fee on Residential Development

Residential Land Use	Maximum Fee (per unit)
Single-Family	\$5,402
Multi Family	\$4,582

Table 28: Maximum Traffic Mitigation Fee on Residential Development

Residential Land Use	Maximum Fee Countywide (per unit)	Maximum Fee Sonoma Valley (per unit)
Single-Family	\$12,687	\$7,982
Multifamily (low rise)	\$9,838	\$6,189
Multifamily (high rise)	\$7,311	\$4,600
ADU	\$5,981	\$3,763
Mobile Home	\$6,720	\$4,228
Senior Housing	\$5,739	\$3,610

Traffic and Park Fees otherwise assessed on new residential development are waived or reduced for accessory dwelling units as follows:

Table 29: Development Impact Fees for Accessory Dwelling Units

Size of the Unit	% of Development Impact Fees Assessed
Up to 750 sq. ft.	0%
751-1000 sq. ft.	50%
1001-1200 sq. ft.	100%

Table 30: Summary of Processing Time and Total Fees by Residential Type

	SFD on Existing Lot	SFD w/Subdivision	Multifamily
Entitlements	Admin design review in scenic (rural) areas Building permit	Subdivision map Final map CEQA Design review Building permit	Design review CEQA if not exempt Building permit
Typical processing time	1-30 days	24-48 months	3-9 months
Estimated Fees per unit, including planning and review fees, impact fees, and building permit fees	\$55,040	\$52,294	\$37,871

Assumes 1,500 sq.ft SFDs, 20 unit subdivision, 1,000 sq.ft MFR units, 50 unit development.

When considered together, processing time and total fees are lower for multifamily development than single-family development and facilitate the development of housing at all income levels.

Building Codes and Enforcement

Building codes are an essential part of planning and development and establishing design standards for any building construction to include proper installation of plumbing, mechanical, electrical, and fire safety systems.

The California Building Standards Code is the basis for the design and construction of buildings in California. It is a compilation of building standards that have been adopted by state agencies and adapted as authorized by the California legislature to address California’s ever-changing conditions.

Sonoma County's Building Code outlines building regulations for the unincorporated area to ensure construction protects the public health and safety. The state adopts new codes every three years to establish uniform standards for the construction and maintenance of buildings.

Adoption of State Model Code and Local Amendments

On December 6, 2022, the County adopted an ordinance making amendments to Chapters 7, 7A, and 13 of the Sonoma County Code (SCC) to address changes to the California Code of Regulations, Title 24, Parts 1-12, commonly referred to as the “model codes,” which govern the design and construction of structures and the maintenance of life safety systems within structures for fire prevention. The State published the model codes on July 1, 2022, and they became

effective on January 1, 2023. Local jurisdictions may adopt local amendments that are equal to or more stringent than the model codes if reasonably necessary due to local climatic, geographical, and topographical conditions. These local conditions impact fire prevention efforts and the frequency, spread, intensity and size of fires in the [County](#), and increase the potential for significant damage to all structures from earthquakes. The County therefore found it reasonably necessary to amend the California Code to mitigate the effects of these conditions.

Adoption of the new Code also included requirements for the use of electric appliances in most new residential construction. The new code advances the [county's](#) climate action goals and requires most new dwellings to have all-electric appliances (with the exception of cooktops) and the infrastructure to support them. Electric appliances may utilize renewable energy to power home appliances to reduce the emissions and costs.

The County also modified the plumbing code to allow for composting toilets in response to community feedback from low-income residents and housing advocates.

The County has demonstrated the energy cost-effectiveness of the new code's energy standards pursuant to Public Resources Code [§ 25402.1](#) and Title 24, Part 1 Section 10-106 of the California Code of Regulations. The local amendments were filed with the California Building Standards Commission along with findings following adoption of the ordinance.

Taken together, the local amendments result in increased costs related to fire protection for new homes constructed within the Wildland Urban Interface (WUI). Unfortunately, Sonoma County continues to experience hotter summers and more frequent wildfires which have caused significant loss of homes and lives. Adoption of the local amendments is necessary to protect residents and property and does not affect any of the sites zoned for lower-income households in the sites inventory.

Code Enforcement

Code Enforcement is the section that deals with violations of the County's building, zoning, and health regulations. Staff investigates and resolves instances of accessibility complaints, construction without permits, failing septic systems, grading violations, health and safety issues, housing code violations, zoning violations, and illegal use of land.

The Code Enforcement Division of the Permit & Resource Management Department is empowered to enforce existing ordinances such as grading, public health (well and septic systems), building code, and Zoning Code violations, as well as the State codes for housing. The County does not require pre-sales code compliance inspections of residential units. The Division responds to potential code violations on a complaint basis and does not seek out violations on its own initiative. When a complaint is received, the Division investigates it according to a priority system, in which health and safety violations have the first priority. The goal of the enforcement process is to return the property to lawful status whenever possible.

Analysis of Potential Constraints to Housing for People with Disabilities

Government Code § 12926 defines disability as a physical or cognitive impairment that limits a major life activity. Disability groups need affordable and accessible housing that is within proximity to services.

Under Federal law all federally assisted new housing development with five or more units must construct a minimum percentage of units accessible to persons with mobility disabilities and an additional percentage of units accessible to persons with visual or hearing disabilities. In addition, all new ~~multi-family~~multifamily development with four or more units must meet the accessibility requirements of the Federal Fair Housing Act. Enforcement of these requirements is not at the discretion of the County but is mandated under Federal law.

Under Title II of the ADA, which covers activities of state and local government, jurisdictions must modify policies, practices and procedures when necessary to avoid disability-based discrimination, unless the public entity demonstrates that making the modifications would “fundamentally alter the nature of the service, program, or activity.” (ADA Title II Regulation 28 § 35.130.) The law generally states that local governments retain agency to regulate land uses and to apply neutral and non-discriminatory regulations. Local governments are required, however, to provide equal opportunity to persons with disabilities to participate in the programs and services offered by local governments, including housing programs, .

Reasonable Accommodation Procedures

Pursuant to the Federal Fair Housing Act, the Americans with Disabilities Act (ADA) and the California Fair Employment and Housing Act (FEHA), the County of Sonoma implements and enforces a Requests for Reasonable Accommodation ordinance for people with disabilities that is codified as Article 93 of the ~~zoning-Zoning code~~Code. This ordinance “provides a simple procedure for individuals or housing providers to request reasonable accommodation for persons with disabilities seeking equal access to housing under the ~~Federal Fair Housing Acts. County staff are available to assist applicants with wording their requests, which and and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.~~

~~Requests for Reasonable Accommodation~~ may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. A Reasonable Accommodation is simple to apply for (an email submittal is acceptable), has no formal application form, and has zero ~~and has no~~ cost. Requests are typically reviewed by the Director or his/her designee and are granted within 24 hours if no additional information is needed. Requests submitted for concurrent review with another discretionary land use application are reviewed by the reviewer of that application. The criteria used to evaluate the request are consistent with the Acts, as follows:

- (1) Whether the housing which is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts, and that the accommodation requested is necessary to make specific housing available to the individual or group of individuals with (a) disability(ies) under the Acts;

- [\(2\) Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit, or if alternative accommodations would be suitable based on the circumstances of this particular case;](#)
- [\(3\) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the County;](#)
- [\(4\) Whether the requested reasonable accommodation would be consistent with the general plan land use designation of the property which is the subject of the reasonable accommodation request, and with the general purpose and intent in the applicable zoning district; and](#)
- [\(5\) Whether the requested reasonable accommodation substantially affects the physical attributes of the property.](#)

[The County processes and approves between two and four Reasonable Accommodations requests per year. Staff can recall only one request that was denied because the County did not have jurisdictional authority to grant the request. The Reasonable Accommodations process is simple, easily accessed, free of charge, and does not pose a constraint for persons with disabilities.](#)

Zoning for Group Homes and Community Care Facilities

In the Sonoma County ~~zoning~~ [Zoning Code](#), a residential community care facility is defined as one that provides “primarily nonmedical residential care for children and/or adults.” This includes a family home, group care facility or similar licensed facility for 24-hour care of persons in need of “services, supervision, or assistance essential to sustaining the activities of family living or for the protection of the individual,” including those with disabilities.²⁶

Small residential care facilities serving six or fewer persons are permitted in AR, RR, R1, R2, and R3 residential and CO, C1, C2, LC CR, AS, and K commercial zones and must be located within an Urban Service Area. In R2 and R3 zones, they are only allowed on lots 8,000 square feet or more.²⁷

Large facilities serving more than six persons are conditionally permitted with a use permit and must be serviced by public sewer. Pursuant to state law, neither small nor large community care facilities are permitted on land that is subject to an Agricultural Preservation (Williamson Act) Contract. The County will review its provisions for large group homes and community care facilities under Program 15, Review and Update Zoning Code.

Definition of Family

The County prefers the term “household” and does not codify a definition of “family” because a household may be composed of any combination of individuals whether or not related by blood or marriage, but who function together as a single unit. This does not serve as a constraint to housing.

²⁶ Sonoma County Ordinance No. 6335

²⁷ Ibid

Historic Preservation

The County established a program and administrative procedures for designated historic landmarks and historic districts through "Historic District" (HD) zoning under the Historic Zoning Code in 1974. Structures are determined to be "contributing" or "non-contributing" to the historic significance with different design criteria for each category. The first document on preserving historic resources, "Historic Preservation Program: Sonoma County General Plan Technical Report" was prepared in 1976. Sonoma County has about 190 Historic Landmarks, most of which were designated between the mid-1970s to mid-1980s.

A multi-parcel Historic District is a specific area of the [County-county](#) in which there is a significant concentration or continuity of historic sites, buildings, structures, and objects of historic merit or which represent an historic theme important to Sonoma County, the State of California, or the nation. There are five small multi-parcel Historic Districts that have been designated as [County-county](#) landmarks. None of the [County's-county's](#) inventoried housing sites are within a designated Historic District. Historic preservation requirements to not pose a constraint to housing development.

Locally-Adopted Ordinances

Tree Protection Ordinance (Zoning Code § 26-88-010(m))

Sonoma County is home to a large variety of tree species and tree resources located throughout the county's urban and rural lands. Trees are a defining feature of the local landscape and a shared resource that provide a variety of community benefits. These benefits are often described as "ecosystem services," or beneficial services that natural systems provide to the county. Trees and their related natural communities provide significant services in both urban and natural settings. Trees and their related natural communities provide significant services in both urban and natural settings. Maintaining and increasing these services is key to achieving resiliency and sustainability for Sonoma County.

This ordinance requires that applicants for discretionary development permits identify trees proposed for removal and trees proposed for protection. If trees are planned to be protected, tree protection measures are required during construction. If trees that were not planned for removal are damaged, replacements or payment of an in-lieu fee is required. The ordinance provides protections to eleven specific species of trees, including madrone, big leaf maple, bay, redwood and seven varieties of oak. Ministerial permits (e.g., most single family and multifamily developments) are exempt from the ordinance.

Heritage and Landmark Tree Ordinance (Sonoma County Code Chapter 26D)

This ordinance provides a process for trees to be nominated for special protections based on age, size, shape, rarity, or location. Anyone can nominate a tree, but the property owner must agree to the nomination. The Board of Supervisors considers the nomination and may recognize the tree in a public meeting, and the property owner receives a certificate and plaque to be placed on or near the tree to notify all persons of the special status and protections. A notice is filed at

the Sonoma County Recorder's Office to support continued awareness and protection. Around 50 trees have been recognized through this process; none are located on sites included in inventory.

Valley Oak Habitat (VOH) Combining Zone (Zoning Code Art. 67)

The purpose of this zone is to protect and enhance one particular tree species and plant community type, the valley oak (*Quercus lobata*) and valley oak woodland. The district was applied to parcels with soils that typically support valley oaks. In this zone, a permit is required to cut down any valley oak tree with a diameter at breast height (dbh) greater than 20 inches, or multiple trees having a cumulative dbh greater than 60 inches. The applicant must mitigate the resulting loss of trees by either retaining other valley oaks on the property, planting replacement valley oaks on- or off-site, or paying an in-lieu fee per tree to support a ~~county~~ County park planting program. Because the majority of the valleys and uplands within Sonoma County are suitable habitat for valley oaks, this designation is widespread and is present on at least a portion of 43 sites in inventory. It should be noted that presence of the VOH Combining Zone does not indicate that there are valley oaks to be protected on a site, only that the site is suitable habitat for this species.

Riparian Corridor (RC) Combining Zone (Zoning Code Art. 65)

The zone is intended to protect and enhance the natural function and biotic value of streams and applies to areas both in-stream and immediately adjacent. The zone is intended to balance the demands of mining, agriculture and development with the preservation of riparian vegetation, protection of water resources, floodplain management, wildlife habitat and movement, stream shade, fisheries, water quality, slope stability, and groundwater recharge. The ordinance prohibits grading, vegetation removal, agricultural cultivation, structures and roads within recognized stream channels or streamside conservation areas, with limited exceptions. There are 21 sites in inventory that have the RC Combining Zone definition, which is based on stream or river classification. Riparian corridor stream setbacks range from 50' to 100' (200' for the Russian River) and are accounted for in the calculation of realistic development capacity for the 21 sites in inventory that have this designation.

Local Area Development Guidelines (Zoning Code Article 90)

Sonoma County is a large and geographically diverse county with many small, unincorporated communities with unique characteristics. The purpose of the Local Guidelines is to protect and enhance the unique character of specific unincorporated communities and areas, as designated while allowing for land uses and development authorized in the General Plan. In each case where the Local Guidelines are in effect, the zoning designation for the parcel so specifies. Local Guidelines have been adopted for the following areas:

- Canon Manor West (LG/CMW)
- Glen Ellen (LG/GE1), (LG/GE2)
- Highway 116 Scenic Corridor (LG/116)
- Penngrove Main Street (LG/PNG)

- Russian River Corridor (LG/RRC)
- Sebastopol Road Urban Vision Plan (LG/SVP)
- The Springs, Highway 12 (LG/SPR)
- Taylor/Sonoma/Mayacamas Mountains (LG/MTN)

In most cases, ministerial projects are exempt from Local Guidelines (LG).

There are 23 sites in inventory that have the LG designation. The County will review the respective Local Guidelines to ensure consistency with State law. Program 15 requires that the County make this assessment within the first 2 years of the planning period and, if changes are needed, complete them by the end of the third year (2026).

4.5 FAIR HOUSING ANALYSIS

4.5.1 Background

In 2017, California State Assembly Bill 686 (2018) introduced into state law an obligation to affirmatively further fair housing (AFFH). AFFH is defined as “taking 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.” This includes persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element that includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors (Table 54);
- An identification of fair housing priorities and goals;
- Strategies and action to implement those priorities and goals.

The AFFH rule was derived from Federal requirements applicable to entitlement jurisdictions that can receive Community Planning and Development (CPD) funds directly from the U.S. Department of Housing and Urban Development (HUD). Before the 2016 Federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or an Analysis of Impediments to Fair Housing Choice (AI). AB 686 allows a jurisdiction to incorporate findings from either report into the Housing Element and this Assessment of Fair Housing (AFH).

Data Availability and Analysis

Pursuant to a Joint Powers Agreement (JPA), the Sonoma County Community Development Commission (CDC) administers CPD funds on behalf of the HUD-designated “Urban County”

entitlement jurisdiction which consists of the County of Sonoma, the Town of Windsor, and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. Much of the data provided by HUD for the purpose of housing and community development, disproportionate needs, and AFFH analyses is based on this collective Urban County geography. Separate data for just the unincorporated areas is not available without extensive manipulation, which can exaggerate the margins of error. Therefore, using the general estimates for this detailed assessment of fair housing may not be appropriate.

Additionally, there are very large census tracts in the rural areas of the Unincorporated County that have relatively small populations. As a result, it is possible that changes in a small group may be over reported. For example, a group of four people with common characteristics may increase by two. This would be counted by the census as a 50% increase. When compared to other, more densely populated census tracts this growth rate is not an accurate comparison. This possible distortion requires that the findings be supplemented by local other sources.

The CDC contracts with various organizations for fair housing outreach and enforcement services as detailed in the next section. Currently, these contracted scopes of services do not include reporting fair housing records by geographic area (i.e. separating records for individual cities and the unincorporated areas). The lack of fair housing records by specific geographic location can make it difficult to understand the nature and extent of housing discrimination and to tailor appropriate resources. This makes local knowledge increasingly important.

Two sources of local knowledge utilized throughout this analysis are the Sonoma County Housing Advisory Committee (HAC) and the Napa Sonoma Collaborative Equity Working Group (EWG). The HAC consists of local residents, renters, builders, and non-profits. Members advise staff, review draft concepts, serve as community ambassadors to help publicize public workshops, and participate in the planning effort. While the committee is not a decision-making body, members' experiences related to housing need, constraints to housing development, and feasibility of policies and programs will greatly benefit the effort. The EWG was convened by the Napa Sonoma Collaborative to engage community members in the Housing Element Update process within the region. The group discussed barriers, obstacles, and constraints to providing affordable housing within the Napa Sonoma region and developed recommendations for addressing these issues.

Contributing Factors

Pursuant to AB 686, the housing element must identify and prioritize significant contributing factors to the fair housing issues outlined in the following assessment: segregation, racially or ethnically concentrated areas of poverty or affluence, disparities in access to opportunity, and disproportionate housing needs. A fair housing contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues.

Fair housing issues and contributing factors were identified through an analysis of regional and local data. These findings were presented to the Housing Advisory Committee, who used their local knowledge and the information provided to prioritize the contributing factors as follows:

- **High Priority Contributing Factors**

1. Displacement of residents due to economic pressures

- **Medium Priority Contributing Factors**
 1. Lack of affordable, accessible housing in a range of sizes
 2. Lack of public investment in neighborhoods, including services and amenities
 3. Lack of regional cooperation
- **Low Priority Contributing Factors**
 1. Lack of affected populations on boards and committees
 2. Lack of funding for local fair housing outreach and enforcement
 3. Community opposition

These factors will be referred to throughout the remainder of the AFH and summarized in Table 54 at the end of the assessment. Some factors contribute to more than one fair housing issue, in which case it will be acknowledged at the end of multiple sections.

4.5.2 Fair Housing Enforcement & Outreach Capacity

Fair Housing Law

The County of Sonoma maintains compliance with all Federal and State fair housing laws and is committed to ensuring access to fair housing and services. Federal fair housing law, including the Federal Fair Housing Act of 1968 (FHA) and the Fair Housing Amendments Act of 1988 (FHAA), prohibits intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people make it illegal to discriminate based on a person's protected class, including race, color, religion, sex, national origin, familial status, and disability. The California Fair Employment and Housing Act (FEHA)^{16F28} 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. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, predatory mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression.

"Out of fear, we don't want to report illegal things. When people are undocumented, they are more afraid to report things that are not worth it even more so if one does not speak the language."

- Day Laborer in Sonoma County

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.

²⁸ Government Code §_12955 et seq

- **The Bane Civil Rights Act** (California Civil Code ~~§ Section~~ 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.
- **California Civil Code ~~§ Section~~ 1940.3** prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.
- **The California Tenant Protection Act** (AB 1482; California Civil Code ~~§§~~ 1946.2, 1947.12 and 1946.13)¹ prohibits tenants from being evicted without "just cause," which means that multifamily 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% plus inflation up to a 10% maximum cap.
- **California Government Code ~~§§Sections~~ 11135, 65008, and 65580-65589.8** prohibit discrimination in programs funded by the State and in land use decisions.

The County of Sonoma complies with all applicable fair housing laws. To affirmatively further fair housing on the local level, the County of Sonoma enforces an inclusionary zoning ordinance, provides density bonuses, offers Housing Opportunity Area programs, maintains a housing trust fund, and assesses affordable housing fees for non-residential development to increase its supply of affordable housing.²⁹ Additionally, Sonoma County has eased restrictions on the development of accessory dwelling units to allow increased residential density on land previously zoned for single-family use.

The County provides information on fair housing and affordable housing on its website, including Section 504 Grievance Form and instructions on reporting discrimination based on a disability; an inventory of affordable housing in the County; ³⁰ information on how to contact rental property owners; income and rent limits; and general information on state and local housing programs.

Sonoma County residents also benefit from local and regional organizations that provide fair housing information, outreach, and enforcement, including their capacity and resources available to them. These organizations include:

County Supported Organizations

- **2-1-1 Sonoma County:** The 2-1-1 local resource hotline, operated by United Way of the Wine Country, is a free comprehensive information and referral service that connects community members to information and health and human services available in Sonoma

²⁹ Sonoma County Permit Sonoma, Affordable Housing Policies and Programs, <https://permitsonoma.org/regulationsandinitiatives/housing/housinginitiatives>

³⁰ County of Sonoma website, "[Affordable Housing Inventory](#)"

County, including housing and homelessness services. The website provides a list of organizations that provide tenant rights information and/or counseling services.

- **Sonoma County Housing Authority (SCHA):** SCHA is a local public agency that provides affordable housing and supportive services to eligible persons with limited incomes. Some of their offerings include Housing Choice Voucher, Family Self-Sufficiency, Mainstream Voucher, Family Unification, and Shelter Plus Care.
- **Sonoma County Community Development Commission (Commission):** The Commission administers various affordable housing programs and funds to protect, preserve and produce affordable housing. The Commission also makes investments in capital projects that benefit ~~lower~~—~~lower~~-income and disabled households and neighborhoods and coordinates and administers funds and services to help homeless individuals and families access supportive services and housing. While the CDC currently provides limited funding for fair housing organizations, the current funding sources may only be used to provide specified services to income-qualified clients, and may not be used to conduct general outreach or to provide information about housing and services. It will be important for the County to identify funding sources that may be used for this purpose.

Federal, State and Privately Supported Organizations

- **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, tenant rights' education 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.
- **Housing and Economic Rights Advocates (HERA):** HERA is a statewide non-profit service and advocacy organization centered on helping the most vulnerable with free legal services related to financial hardships, housing and debt counseling for tenants and homeowners.
- **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.

- **Department of Housing and Urban Development (HUD) San Francisco Regional Office:** The U.S. Department of Housing and Urban Development is the Federal agency that administers housing and urban development laws. The regional office for Bay Area residents is located in San Francisco, CA.
- **California Rural Legal Assistance (CRLA):** CRLA is a statewide nonprofit law firm serving low-income residents of California's rural areas and small cities, including support on fair housing issues such as reasonable accommodation for individuals with a disability. The Sonoma County branch is in Santa Rosa at 1160 N. Dutton Ave, Suite 105.
- **Sonoma County Tenants Union:** The Sonoma County Tenants Union provides counseling and resources for tenants, including legal resources for navigating fair housing issues. In August 2020, the nonprofit organization launched the Sonoma County Tenant hotline that is staffed by volunteer tenant counselors.

Complaints, Findings, Lawsuits, Enforcement Actions, Settlement or Judgements

The California and U.S. governments have legal structures in place to enforce and investigate violations of fair housing law. The California 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. Of the 143 complaints filed in Sonoma County in 2020, seven were based on housing.

HUD's Office of Fair Housing and Equal Opportunity (FHEO) is the administrative body responsible for processing Federal Title VIII fair housing cases which may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing an FHEO complaint. In the 14 and a half years between January 1, 2006, and June 30, 2020, there were 236 FHEO Title VIII Cases filed in Sonoma County.³¹ Cases are broken down even further by race basis as follows:

- 22 Cases with a Race Basis:
 - 15 Cases with a Black or African American Race Basis
 - Two Cases with a Hawaiian or Pacific Islander Race Basis
 - Three Cases with a White-white Race Basis
 - One Case with an-Otheranother Multi-Racial Race Basis.
- 153 Cases with a Disability Basis

³¹ Data.gov FHEO Filed Cases, Metadata Updated: November 10, 2020

- 28 Cases with a Familial Status Basis
- Two Cases with a Religion Basis
- 25 Filed Cases with a Sex Basis
- 45 Filed Cases with a Retaliation Basis.

The highest number of cases were filed based on disability while only two were filed based on religion. Of the 22 race basis cases, a disproportionate number of cases were filed based on Black or African American race; however, this type of complaint had a low rate overall, at about one compliant per year.

[As of June 2023, there is one open lawsuit against the County alleging discrimination against homeless individuals and violations of their civil rights, *Vannucci et al. v. County of Sonoma, Sonoma County Community Development Commission, City of Santa Rosa, et al.*, U.S. District Court, Northern District of California, San Francisco Division Case No. 18-CV-01955-VC. Upon resolution of this case and as part of its continuing actions to affirmatively further fair housing, the County will continue to work with impacted persons, communities and agencies to address concerns as needed.](#)

Housing Enforcement & Outreach Capacity: Fair Housing Issues and Contributing Factors

There are several local organizations that enforce and/or provide outreach to the public about fair housing. California’s Department of Fair Employment and Housing (DFEH) also focuses on enforcing California’s civil rights laws and operates in Sonoma County. Multiple fair housing organizations receive or have received HUD Fair Housing Initiative Program (FHIP) funds and benefit from Community Development Block Grant (CDBG) funds. While these services are available, they are often underfunded, underpublicized, or underutilized.

The primary factors that contribute to fair housing issues related to Fair Housing Enforcement & Outreach Capacity in Sonoma County are:

- Lack of regional cooperation
- Lack of affected populations on boards and committees
- Lack of funding for local fair housing outreach and enforcement
- Community opposition

4.5.3 Patterns of Integration and Segregation

Segregation is the separation of 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. Segregation is partly a result of historical exclusionary zoning, which is a practice that either intentionally or unintentionally excludes certain types of land uses and/or races and ethnicities from a given community. Zoning ~~codes~~ Codes that discriminate based on race and ethnicity are

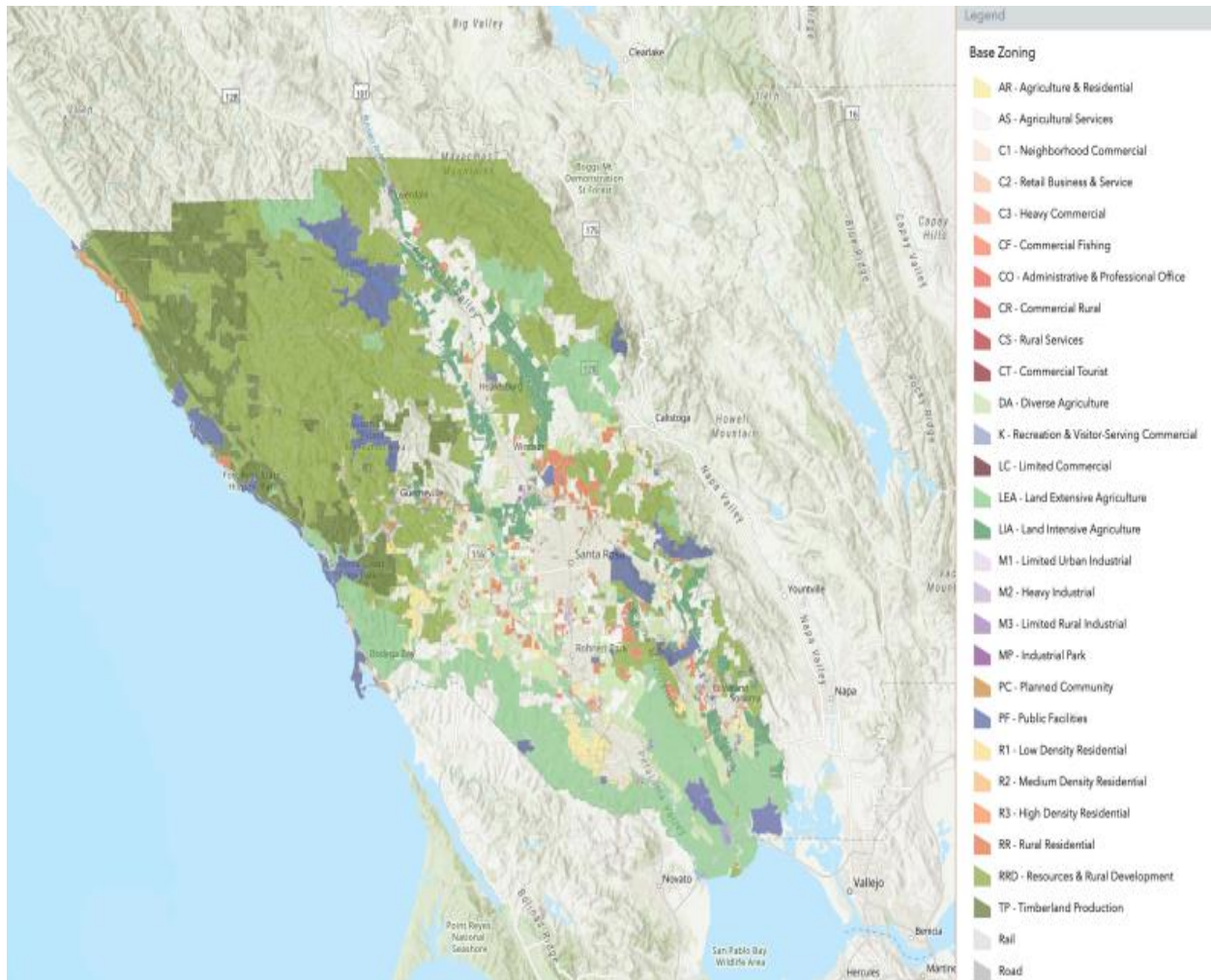
now illegal, however, nearly all communities in the United States have land use patterns that reflect past practices. This has the practical effect of limiting the supply of available housing units.

Land use and zoning laws play a significant role in a variety of fair housing issues. Specifically, overly restrictive zoning to retain low-density development has suppressed the production of affordable housing resulting in the exclusion of low-income individuals from many parts of the area. Many low-income residents, particularly people of color, disproportionately occupy high-density housing because it tends to be more affordable than the purchase or rental of a single-family home. High density housing can generally be built only in areas zoned for ~~multi-family~~multifamily homes or mixed-use development. These relationships typically result in segregation by race and income level. Additionally, these restrictive laws are more likely to generate disproportionately high rates of housing cost burden and overcrowding among some racial and ethnic groups, persons with disabilities, and large families.

Sonoma County has four primary residential zoning designations. In addition to the Agricultural and Residential zones (AR) allowing agricultural use and Rural Residential (RR), the primary residential designations in Sonoma County are Low Density Residential (R1), Medium Density Residential (R2) and High Density Residential (R3). R2 and R3 zoning allow for multifamily housing which is typically necessary to ensure affordability and provide meaningful access to low-income households that are disproportionately members of protected groups. The number of dwelling units allowed in R3 districts can vary greatly while R2 districts permit up to 10 dwellings per acre. In Sonoma County, very few parcels have R3 designation except in a few concentrated areas (Figure 10).

Most areas zoned for R3 are concentrated near the southern part of Santa Rosa adjacent to Highway 101. Another high-density zoned area is in Larkfield/Wikiup where 10 acres are zoned to allow ~~multi-family~~multifamily dwellings. A smaller portion is also present near El Verano, Glen Ellen, and Guerneville. For the most part, Sonoma County relies on R2 zoning districts to provide higher density ~~multi-family~~multifamily housing. R2 zones are located near the R3 zones and make up the bulk of land zoned for ~~multi-family~~multifamily dwellings within the ~~County~~county. As a result, most housing sites reserved for ~~multi-family~~multifamily housing require a minimum density of 10 units per acre for large market-rate units. Higher densities are allowed for micro-apartments (up to 60 units per acre), Housing Opportunity Area projects (up to 24 units per acre), within the AH (Affordable Housing) and WH (Workforce Housing) Combining Zones (16 to 24 units per acre), and under the State and County Density Bonus programs (up to 50% increase over minimum density).

Figure 10: Land Use Zoning Map



Source: Permit Sonoma GIS: Zoning and Land Use map, Sonoma County

Race and Ethnicity

The Bay Area is a racially diverse region of over seven million people, more than 100 incorporated municipalities, and nine counties including the County of Sonoma. While racial segregation occurs in every county and metropolitan statistical area, it is relatively pronounced in Sonoma County which has the highest percentage of white residents of any county in the Bay Area. In this section of the AFH, county level racial segregation is broken down by several different indicators, including racial population breakdown by percent, the racial dot map, the Racial Isolation Index, the Racial Dissimilarity Index, and the Theil’s H Index for Racial Segregation. This information was originally compiled by University of California Merced Urban Policy Lab and ABAG/MTC staff in preparation for Housing Element updates in a report titled “AFFH Segregation Report: Unincorporated Sonoma.”

Between 2000 and 2015, the total population in Sonoma County grew by 7%, however non-white populations grew significantly, by 46%. Conversely, while the white population made up two-

thirds of the population in 2020, it decreased by 11.5% since 2000. Sonoma County has become more diverse over the last two decades with the Latino population increasing the most over time (16.6% in 2000 to 24.2% in 2020). The one population that has remained relatively stagnant over time is the Black/African American population.³²

Table 31: Population by Racial Group, Unincorporated Sonoma County

Race	Unincorporated Sonoma County			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	1.8%	2.2%	3.4%	28.2%
Black/African American	0.9%	0.8%	0.8%	5.6%
Latinx	16.6%	22.0%	24.2%	24.4%
Other or Multiple Races	3.6%	3.2%	6.0%	5.9%
White	77.1%	71.7%	65.6%	35.8%

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 2012, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

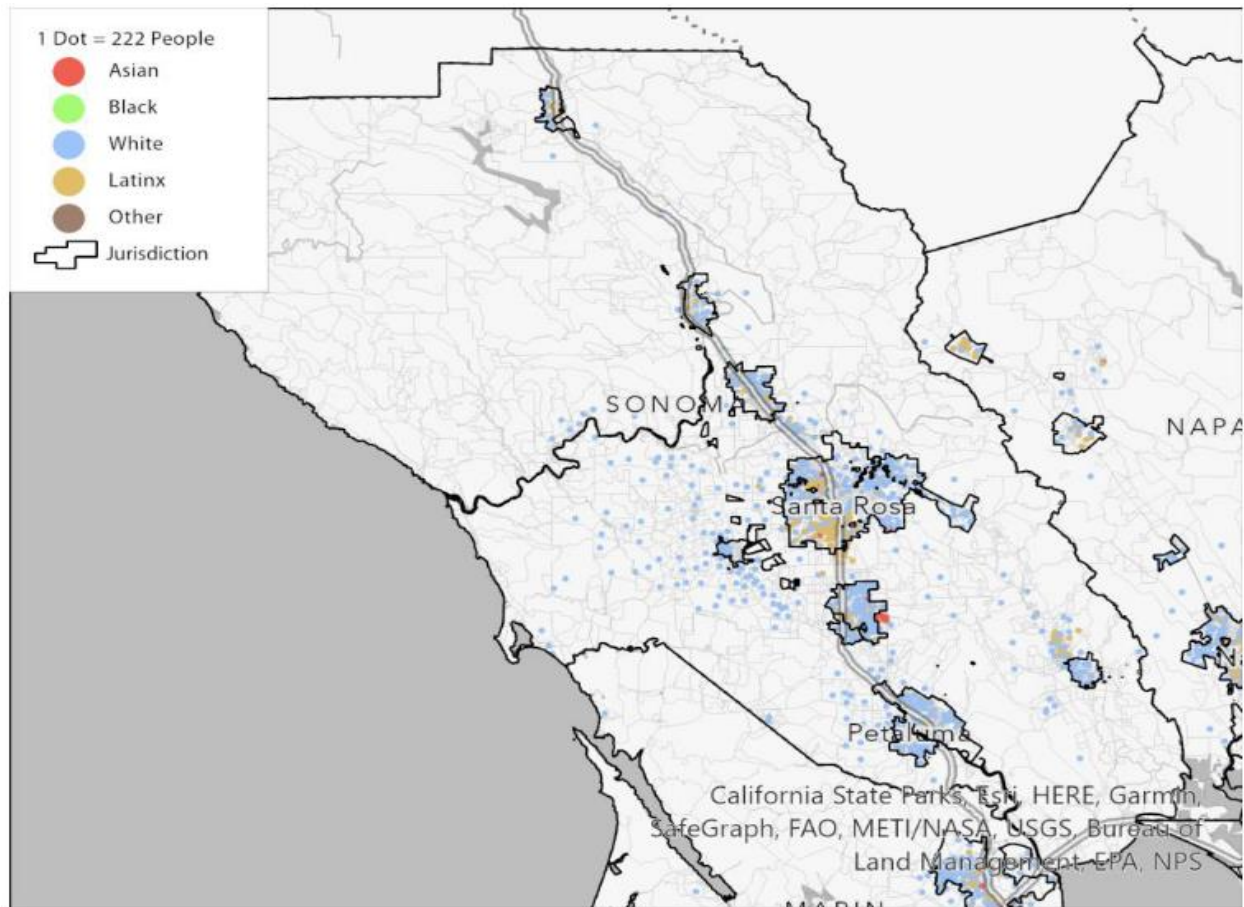
³² 2019 Countywide Assessment of Fair Housing: Analysis of Impediments to Healthy and Thriving Communities

Sonoma County's increased racial diversity over time is not an indicator of decreased segregation. White populations remain the most segregated group with the region and minorities are still more likely to be integrated with each other than they are to be integrated with white communities.³³ There are several data tools to discern the extent to which racial groups are integrated throughout the [County](#). Racial dot maps, for example, are useful for examining neighborhood racial segregation within a jurisdiction. Generally, when the distribution of dots does not appear clustered, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. The racial dot map of Unincorporated Sonoma County (Figure 11) offers a visual representation of the spatial distribution of racial groups within the jurisdiction.

Clusters of Latino residents can be identified in the southwestern part of Santa Rosa (the Roseland Area) which extends slightly beyond city limits to the south along Highway 101; the western half of the City of Cloverdale; to the north of the City of Sonoma in the Sonoma Springs area; and in the southwestern part of the City of Rohnert Park bordering the northeasterly part of the City of Cotati. There is also a concentration of Asian residents directly to the east of Rohnert Park near Sonoma State University. Aside from these obvious patterns, most of the [County](#) is populated by predominantly white residents, heavily concentrated in urban areas and within city limits. These populations are represented by blue dots on the maps in ~~Figures 9 and 10~~ Figure 11 ~~and~~ Figure 12, below.

³³ Id.

Figure 11: Racial Dot Map Unincorporated Sonoma County

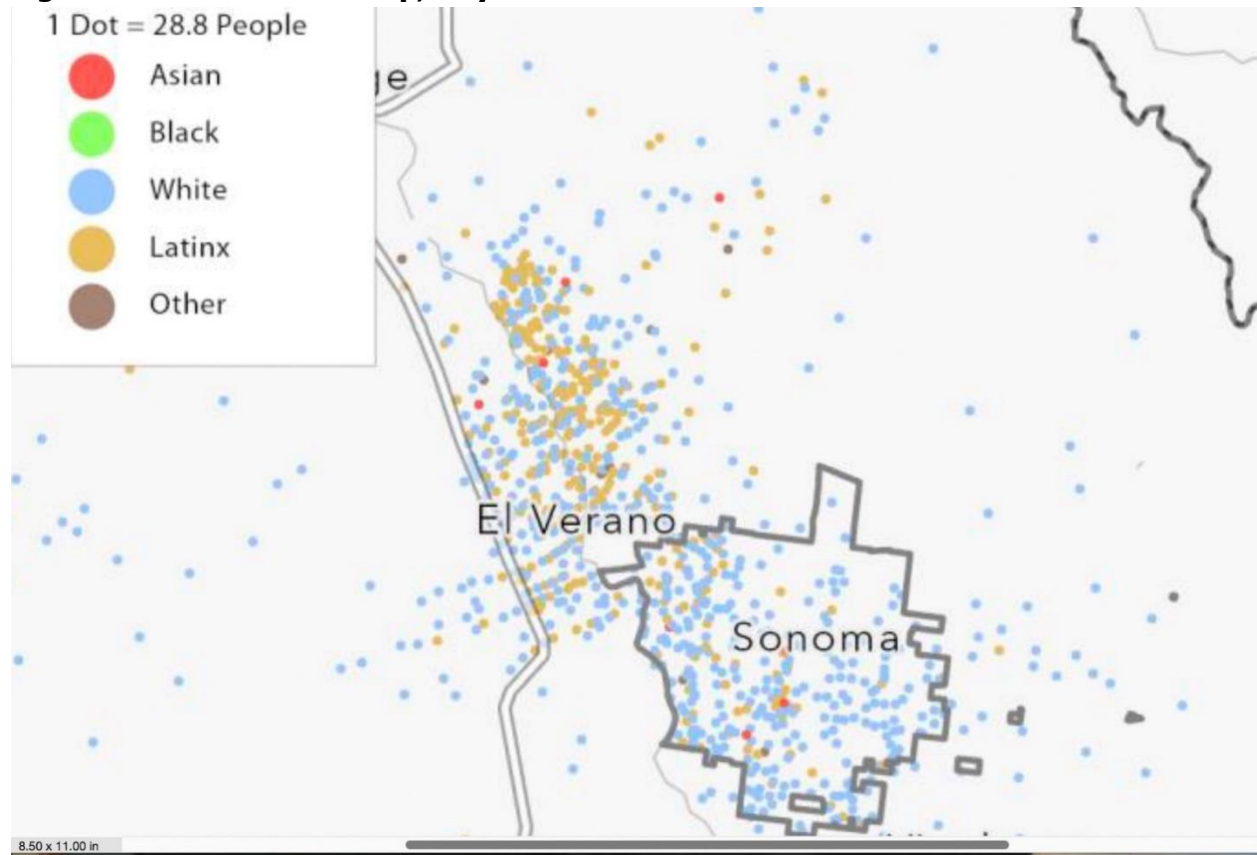


Source: U.S. Census Bureau, 2020 Census State Redistricting Data Summary File, 2020 Census of Population and Housing

Figure 12 zooms in on the notable segregation that exists between predominantly white residents in the City of Sonoma and Latino residents to the immediate north. These differences reflect historical patterns of zoning and land use restrictions as discussed in Section 4.5.6, below. The County has prepared and published a Draft Springs Specific Plan³⁴, a place-based strategy to improve infrastructure and public services as well as to increase opportunities for housing development at all income levels. The communities of Agua Caliente, Feters Hot Springs, and Boyes Hot Springs are known collectively as the “Springs.”

³⁴ Springs Specific Area Plan <https://permitsonoma.org/springs>

Figure 12: Racial Dot Map, City of Sonoma and El Verano



Source: Source: U.S. Census Bureau, 2020 Census State Redistricting Data Summary File, 2020 Census of Population and Housing

The racial 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. The index can be interpreted as the experience of the average member of that group.

Sonoma County’s isolation index of 0.704 for white residents means that the average white resident lives in a neighborhood that is 70.4% white. Non-white racial groups are less isolated and more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Sonoma County for the years 2000, 2010, and 2020 can be found in the table below. Among all racial groups in the jurisdiction, the Asian population’s isolation index has changed the most over time. From 2000 through 2020, the white population remained the most isolated racial group in [Unincorporated Sonoma County](#)

The Bay Area Average column provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in Sonoma County. For example, the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, which is significantly lower than that of Sonoma County.

Table 32: Racial Isolation Index Values for Segregation, Unincorporated Sonoma County, and the Region

Race	Unincorporated Sonoma County			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.027	0.029	0.187	0.245
Black/African American	0.014	0.011	0.013	0.053
Latinx	0.274	0.361	0.357	0.251
White	0.792	0.752	0.704	0.491

Note: Higher values indicate higher rates of racial isolation.

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.

While the racial isolation index measures the segregation of a single group, the dissimilarity index measures segregation between two different groups. Table 29 below provides the dissimilarity index values indicating the level of segregation in Sonoma County between white residents and residents who are Black, Latino, or Asian/Pacific Islander. It also provides the dissimilarity index between white residents and all residents of color in the jurisdiction across three time periods. In Sonoma County, the highest segregation is between Asian/Pacific Islander and white residents followed by Black/African American and white residents. It should be noted, however, that this index value is based on a racial group making up less than 5% of the population in the jurisdiction which could lead to unreliable values.

Table 33: Racial Dissimilarity Index Values for Segregation, Unincorporated Sonoma County, and the Region

Race	Unincorporated Sonoma County			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.253*	0.243*	0.414*	0.185
Black/African American vs. White	0.296*	0.292*	0.339*	0.244
Latinx vs. White	0.375	0.397	0.377	0.207
People of Color vs. White	0.299	0.336	0.315	0.168

* Index value is based on a racial group making up less than 5% of the population in the jurisdiction which could lead to unreliable values

Note: Higher values indicate higher levels of segregation.

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.

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 a whole area. 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 jurisdiction have the same demographics as the jurisdiction in its entirety. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

The “Bay Area Average” column in the table 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 Sonoma County increased, suggesting that there may now be more neighborhood level racial segregation within the jurisdiction. This value is higher than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Unincorporated Sonoma County is more than the average Bay Area city average value for Bay Area jurisdictions (Table 34).

Table 34: Theil’s H Index Values for Racial Segregation

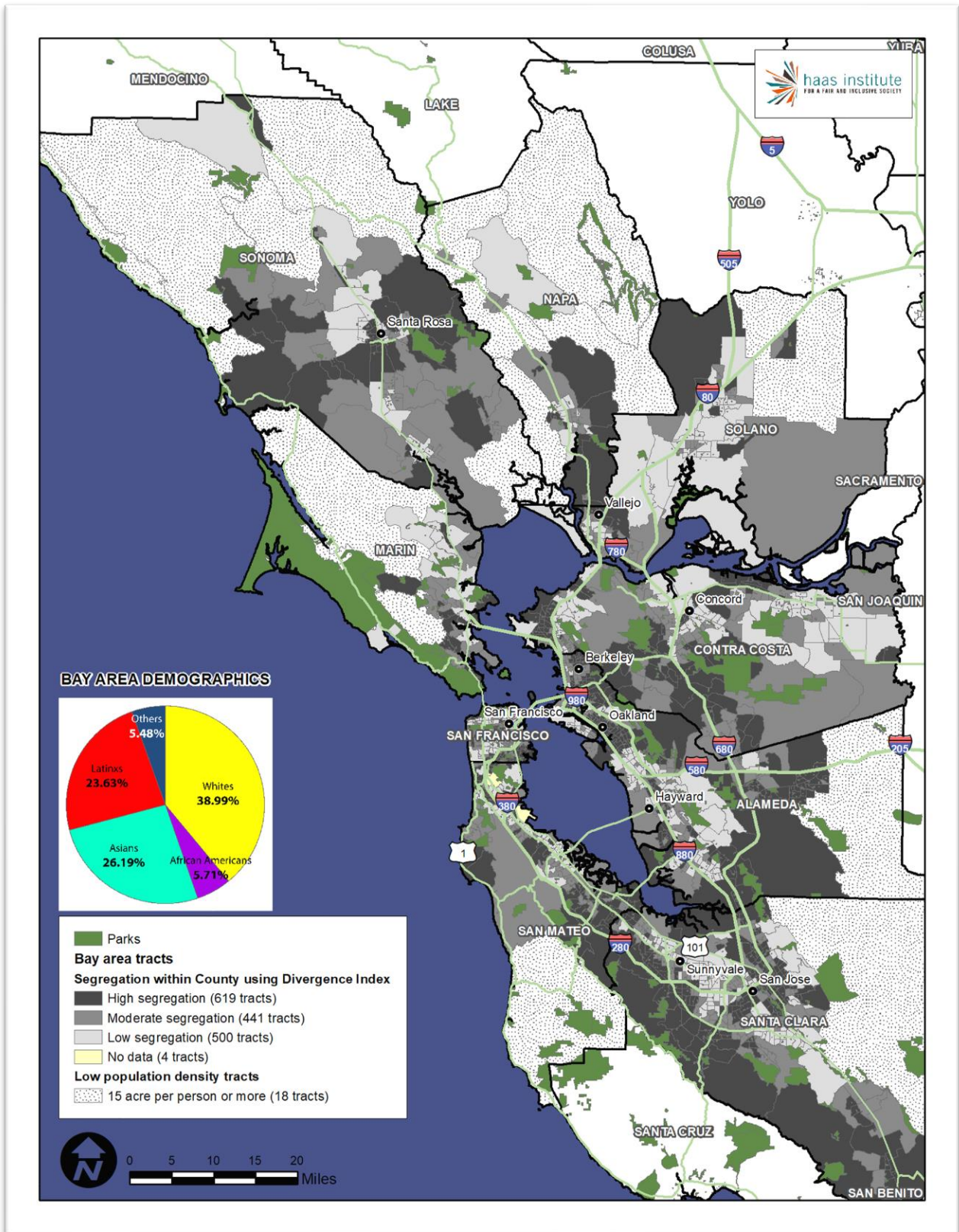
Index	Unincorporated Sonoma County			Bay Area
	2000	2010	2020	2020
Theil's H Multi-racial	0.087	0.108	0.114	0.042

Note: Higher values indicate higher levels of segregation.

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.

The map in ~~Figure 11~~ Figure 13 below illustrates the degree of racial segregation throughout the Bay Area region. The region and each county are shaded into three categories that indicate the degree of segregation measured for that geography: high, moderate, or low. These categorizations are based on the divergence index score of each census tract. Relatively low levels of diversity are reflected on the neighborhood level with 51% of census tracts having similar proportions of white people to the overall county population. For Latinos, Asians, and Black people, those percentages are 23%, 26%, and 13%, respectively. Three of the six whitest segregated neighborhoods in the Bay Area are found in Sonoma County neighborhoods in or around the City of Santa Rosa.

Figure 13: Levels of Segregation, Bay Area Region, 2018



Source: *Racial Segregation in the San Francisco Bay Area, Part 1, Othering & Belonging Institute*

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. According to 2019 American Community Survey data, 11.0% of Sonoma County report having a disability of some kind. The most prevalent disability in Sonoma County is ambulatory difficulty, which affects 6.0% of the population (Table 35).

Table 35: Population by Type of Disability, Sonoma County

Disability	Percentage of Population
With an ambulatory difficulty	6.0%
With an independent living difficulty	5.3%
With cognitive difficulty	4.6%
With hearing difficulty	3.7%
With a vision difficulty	2.5%
With a self-care difficulty	1.9%

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

Within this population, there are differences in disability status by race and ethnicity. Though the smallest race group in Sonoma County, American Indian, Alaska Native residents are the most likely to live with a disability followed by Black or African American individuals (Figure 36).

Table 36: Disability by Race or Ethnicity, Sonoma County

Race or Ethnicity	Total Population	Number with a Disability	Percent with a Disability
Total Non-Institutionalized Population	492,417	57,586	11.7%
White alone, Not Hispanic or Latino	357,226	44,801	12.5%
American Indian and Alaska Native alone	4,322	708	16.4%
Black or African American Alone	8,054	1,262	15.7%
Asian alone	21,120	1,775	8.4%
Hispanic or Latin ^o x (of any race)	132,899	11,679	8.8%

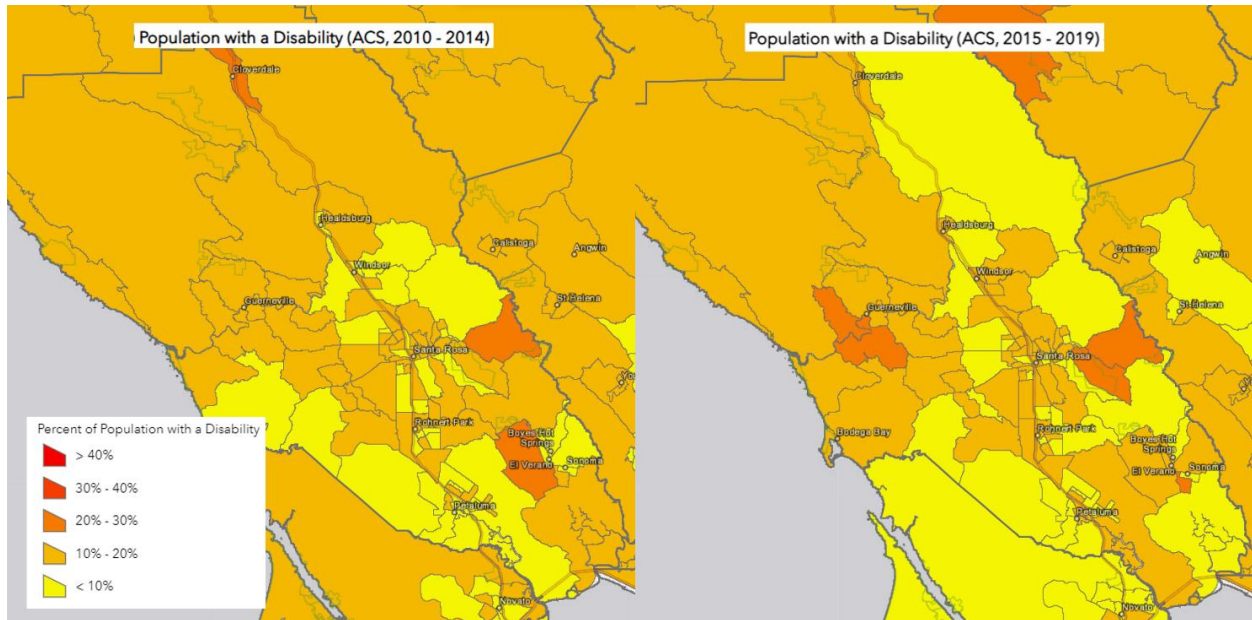
Source: 2015-2019 American Community Survey 5-Year Estimates

Persons with disabilities are relatively evenly distributed across Sonoma County and none of the jurisdictions have significantly higher proportions of persons with disabilities than the others. Areas with higher concentrations of Hispanic residents who are disproportionately low-income (as will be discussed in a later section) have lower concentrations of persons with disabilities than their more heavily white surrounding counties. Note that small groups in large census tracts may be difficult to identify. Local knowledge is important in these circumstances. HUD data provides information about the concentration of persons with disability by type, as follows:

- **Hearing Disabilities:** Concentrations of persons with hearing disabilities generally mirror patterns of concentrations of persons with disabilities.
- **Vision Disabilities:** People with vision disabilities are more dispersed throughout the region than are persons with disabilities overall. Most areas of relative concentration of persons with vision disabilities are the same as those for persons with disabilities generally, with the addition of one tract in the northern portion of Santa Rosa and another in Rohnert Park.
- **Cognitive Disabilities:** Patterns of concentration of persons with cognitive disabilities diverge more significantly from overall trends. There are additional areas of concentration near the center of Santa Rosa along with in rural areas to the west of Santa Rosa including Graton. The parts of Santa Rosa with concentrations of persons with cognitive disabilities are more heavily Hispanic than the broader region.
- **Ambulatory Disabilities:** There are additional areas of concentration of persons with ambulatory disabilities in the central portions of Santa Rosa, in Rohnert Park, on the west side of the city of Sonoma, and in Guerneville. These areas include a mix of predominantly white and more heavily Hispanic areas.
- **Self-Care Disabilities:** There are additional areas of concentration of persons with self-care disabilities in the central portions of Santa Rosa, in the northern portion of the city of Sonoma and Windsor. These areas include a mix of predominantly white and more heavily Hispanic areas.
- **Independent Living Disabilities:** There are additional areas of concentration of persons with independent living disabilities in the central portions of Santa Rosa, in Windsor, and in Forestville. These areas include a mix of predominantly white and more heavily Hispanic areas.

Children with disabilities are concentrated on the south side of Santa Rosa, which is disproportionately Hispanic. Working age adults with disabilities are concentrated in Santa Rosa. Elderly adults with disabilities are concentrated in rural areas, primarily in Sonoma County and mostly to both the east and west of Santa Rosa. These patterns have changed slightly over time, as shown in Figure 14, with an increase in the proportion of people with disabilities in west Sonoma County, and a decrease in the Sonoma Valley area.

Figure 14: Population with a Disability, Sonoma County



Source: 2010-2014 and 2015-2019 American Community Survey 5-Year Estimates

Familial Status

Family status is another key predictor of access to affordable housing. In Sonoma County, 39.4% of households are categorized as families with children under the age of 18. The cities of Petaluma and Santa Rosa have notably higher rates of families with children compared to the [County](#) as a whole. Between 1990 and 2020, the percentage of families with children countywide has significantly decreased (Table 37).

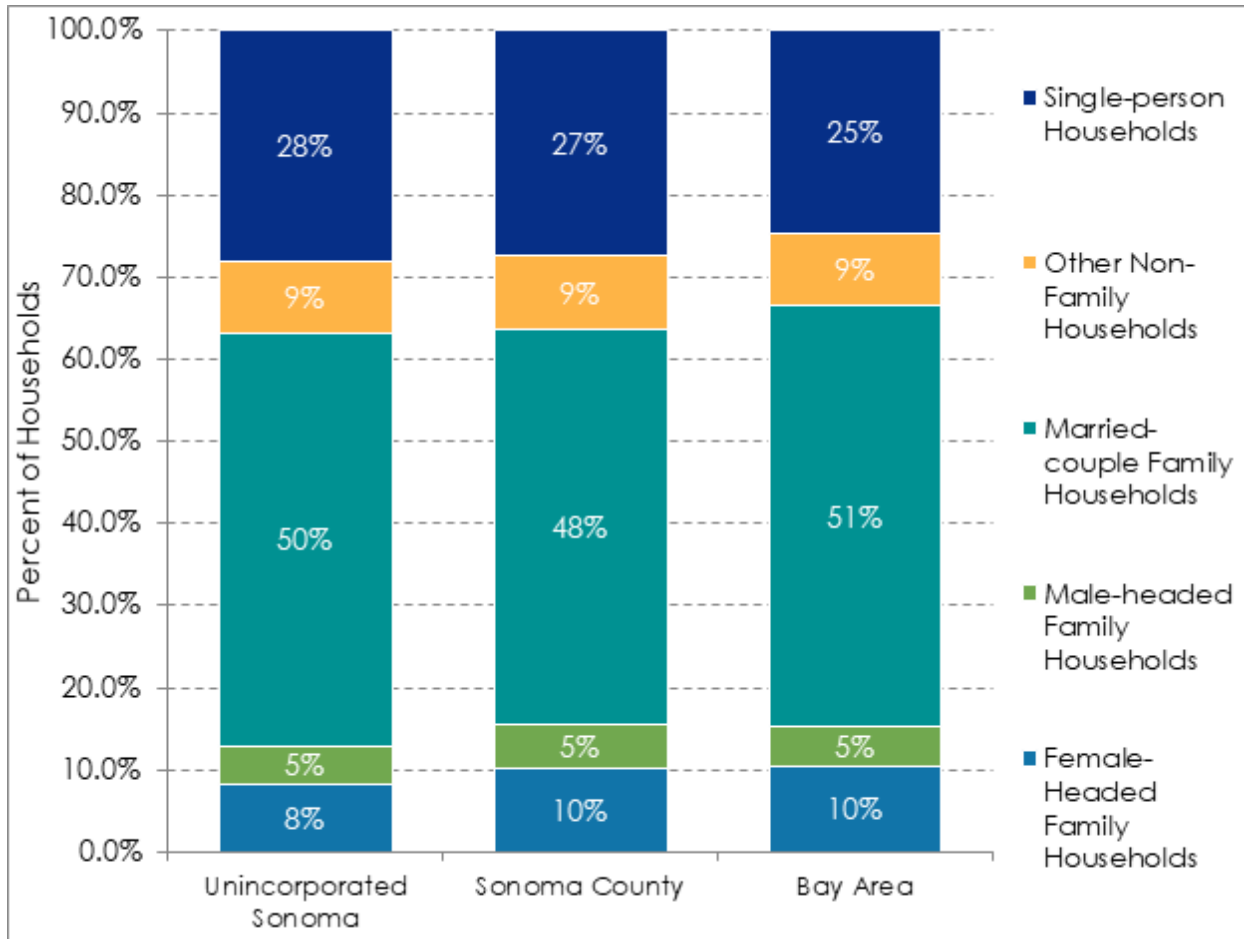
Table 37: Families with Children, Sonoma County Trends

Family Type	1990		2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Families with children	48,764	48.4%	46,805	48.7%	52,266	44.6%	47,477	39.4%

Source: American Community Survey, 2015-2019, 2010, 2000, 1990

Unincorporated Sonoma County has comparable shares of single-person households, other/non-family households, married couple family-households, and male- and female-headed households to Sonoma County and the Bay Area region (Figure 15).

Figure 15: Household Type Unincorporated, Countywide, and Bay Area Region



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

There are no concentrations of children in female-headed households within Sonoma County (Figure 16), but there are several tracts with high concentrations of children within married-couple households, particularly in the northeastern part of the [County](#) (Figure 17).

Figure 16: Percent of Children in Female-Headed Households, Sonoma County

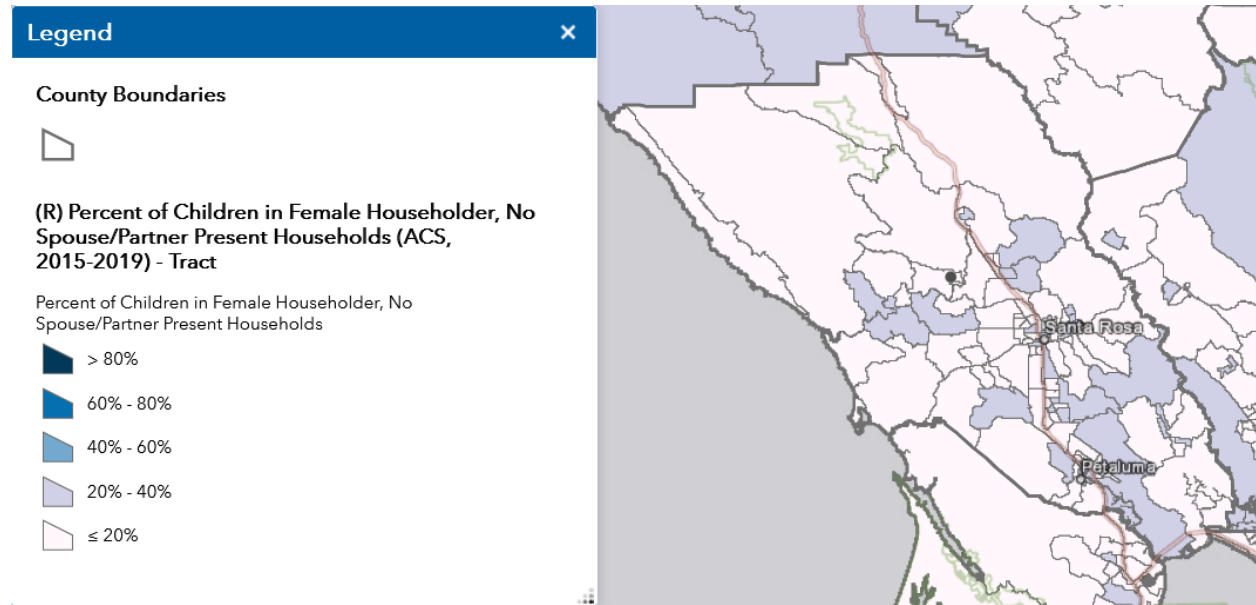
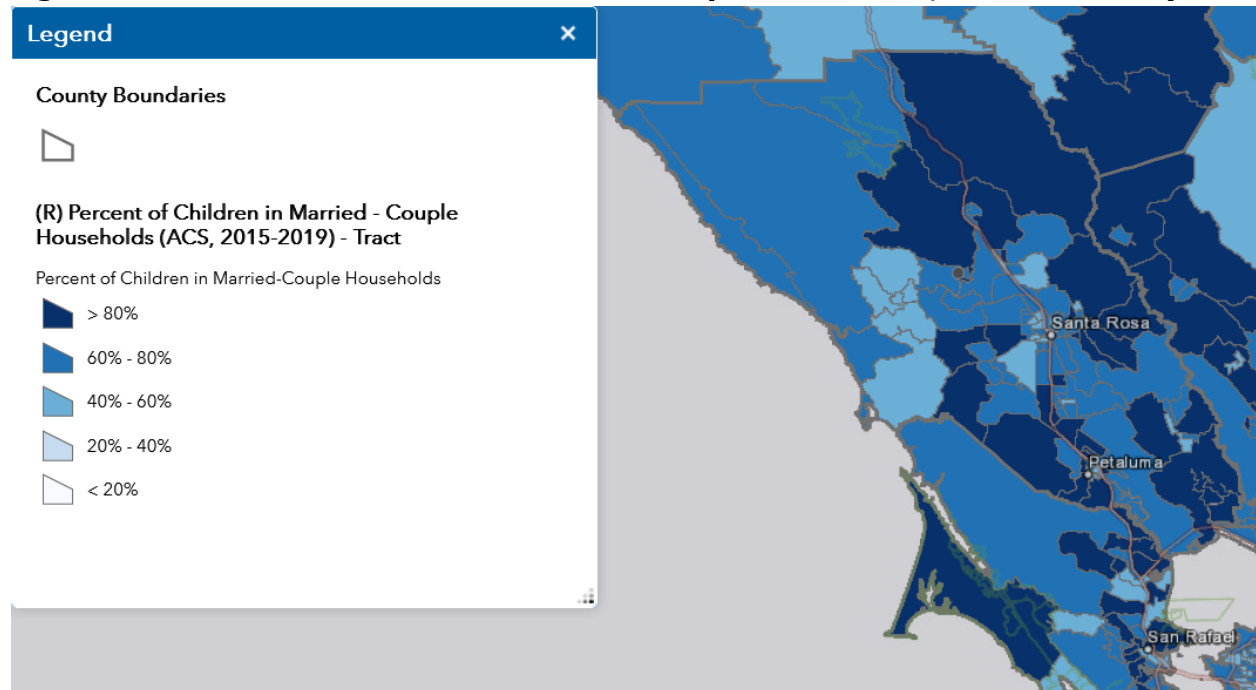


Figure 17: Percent of Children in Married-Couple Households, Sonoma County



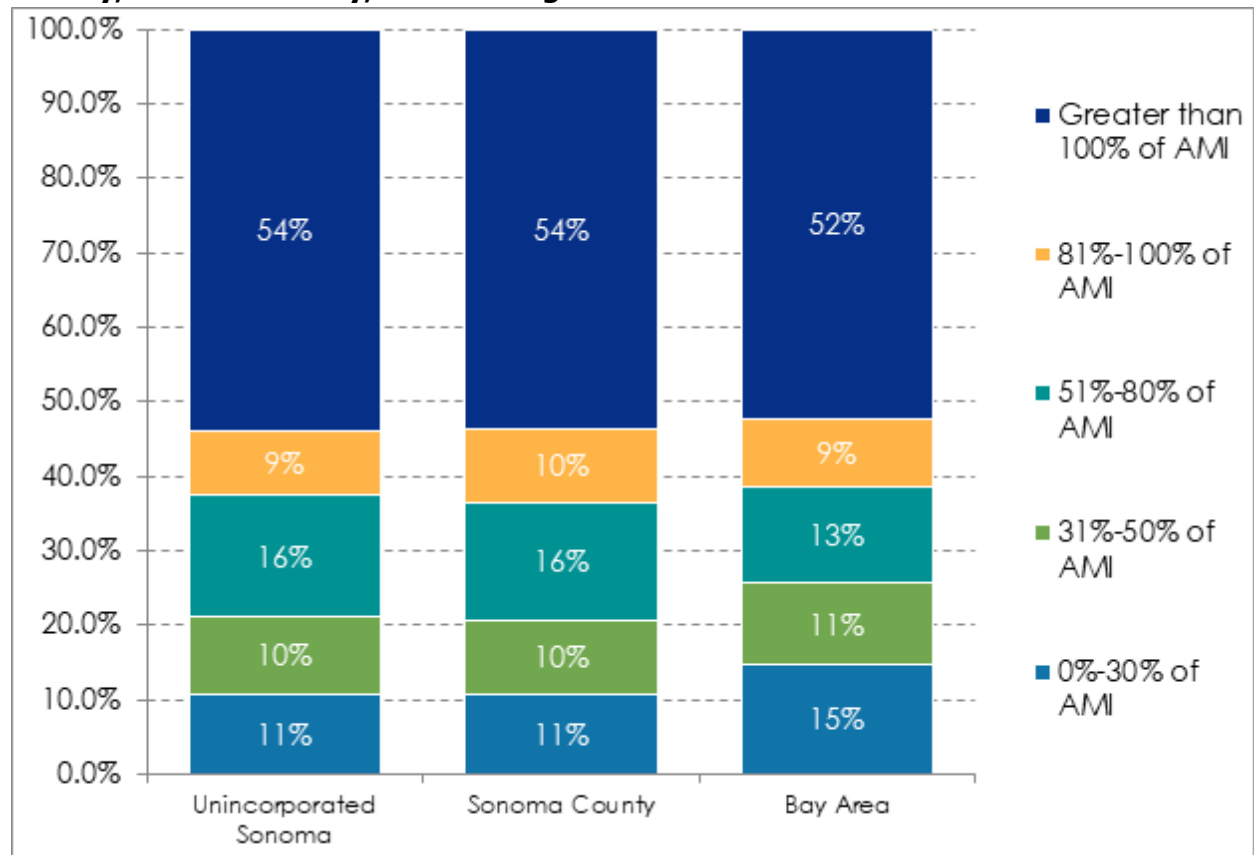
Income

Household income is the principal factor in determining a household’s ability to balance housing costs with other basic life necessities. Households with lower-lower-incomes are limited in their ability to balance housing costs with other needs, and often face additional barriers when seeking adequate housing. While economic factors that affect a household’s housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

Identifying geographies and individuals with a low- to moderate-income (LMI) is an important tool to overcoming patterns of segregation. HUD defines LMI areas as a census tract or block group where over 51% of the population is LMI (based on HUD income definition of up to 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 largest income gap between the highest-and lowest-income households in the state.

Figure 18 breaks down the distribution of population that falls into each income level in Unincorporated Sonoma County, Sonoma County as a whole, and the Bay Area Region. There are smaller shares of lower-income and slightly higher shares of higher income residents in Sonoma County compared to the Bay Area.

Figure 18: Households by Household Income Level, Unincorporated Sonoma County, Sonoma County, and the Region



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

The ability of households at different income levels to pay for housing is based on HCD 2022 income limits. HCD classifies housing as “affordable” if households pay no more than 30 percent of gross income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance).

Table 38 shows the 2022 HCD income limits for Sonoma County. The area median income (AMI) for a four-person household in Sonoma County was \$112,800 in 2022. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD.

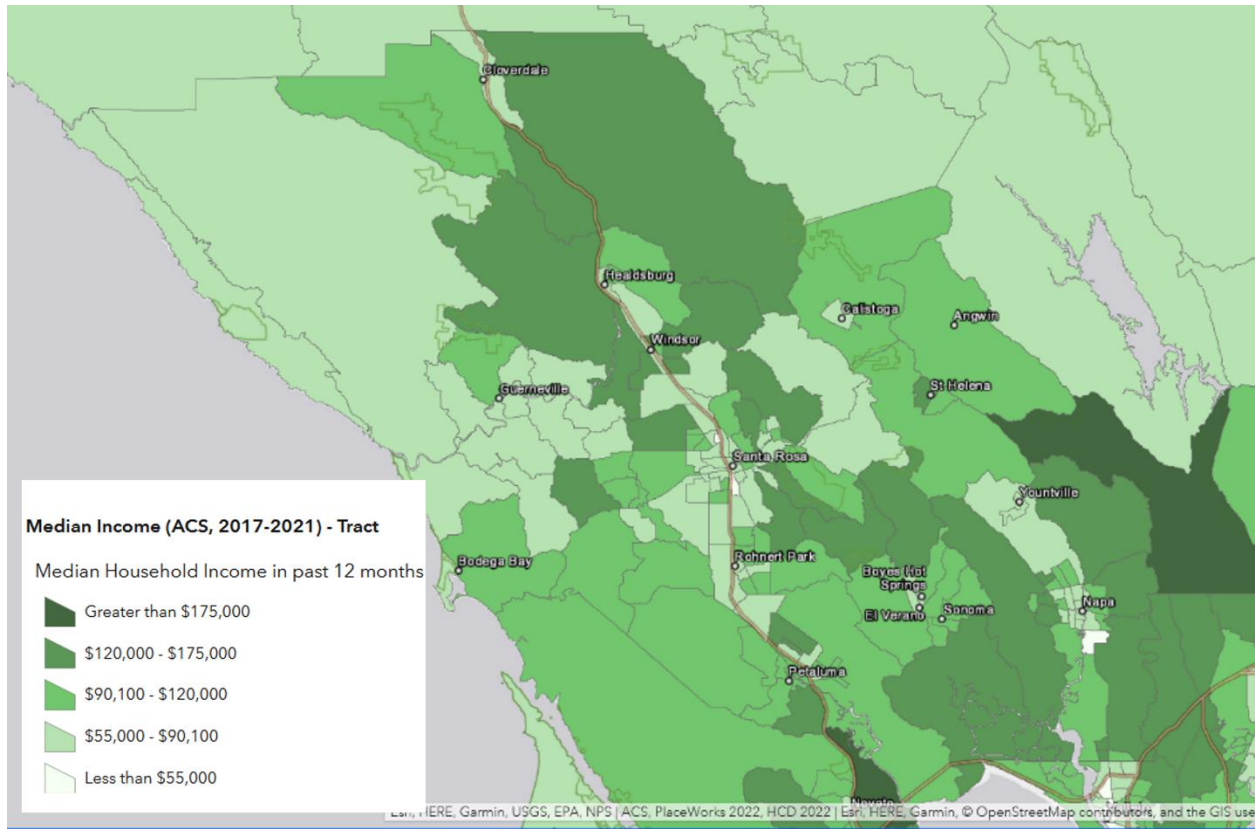
Table 38: HCD 2022 Income Limits by Household, Sonoma County

Income Category	1- Person	2- Person	3- Person	4- Person	5- Person	6- Person	7- Person	8- Person
<u>Acutely Low</u>	<u>11,850</u>	<u>13,500</u>	<u>15,200</u>	<u>16,900</u>	<u>18,250</u>	<u>19,600</u>	<u>20,950</u>	<u>22,300</u>
<u>Extremely Low</u>	<u>25,000</u>	<u>28,550</u>	<u>32,100</u>	<u>35,560</u>	<u>38,550</u>	<u>41,400</u>	<u>44,250</u>	<u>47,100</u>
<u>Very Low</u>	<u>41,600</u>	<u>47,550</u>	<u>53,500</u>	<u>59,400</u>	<u>64,200</u>	<u>68,950</u>	<u>73,700</u>	<u>78,450</u>
<u>Low</u>	<u>66,550</u>	<u>76,050</u>	<u>85,550</u>	<u>95,050</u>	<u>102,700</u>	<u>110,300</u>	<u>117,900</u>	<u>125,500</u>
<u>Median</u>	<u>78,950</u>	<u>90,250</u>	<u>101,500</u>	<u>112,800</u>	<u>121,800</u>	<u>130,850</u>	<u>139,850</u>	<u>148,900</u>
<u>Moderate</u>	<u>94,750</u>	<u>108,300</u>	<u>121,800</u>	<u>135,350</u>	<u>146,200</u>	<u>157,000</u>	<u>167,850</u>	<u>178,650</u>

Source: HCD 2022 Income Limits

The map of median income by census tract in Figure 19 highlights the distribution of average household incomes throughout Sonoma County. The lowest range expressed in the Unincorporated County, \$55,000-\$90,100 per household, is found in communities throughout the Lower Russian River, Sonoma Coast (north of Bodega Bay to the Mendocino border), Larkfield-Wikiup, Fulton, Southwest Santa Rosa, Penngrove, and rural communities east of Santa Rosa along the Napa County border. Conversely, tracts with the highest range of median household incomes expressed (\$120,000-\$175,000) are found in the Alexander Valley including Geyserville; Piner-Olivet; Sonoma Mountain including Glen Ellen, Kenwood, and communities along Bennett Valley Road; northwest Sebastopol; northeast Santa Rosa; exurban Windsor to the west and east; and the western Adobe Road and I Street tracts of greater Petaluma.

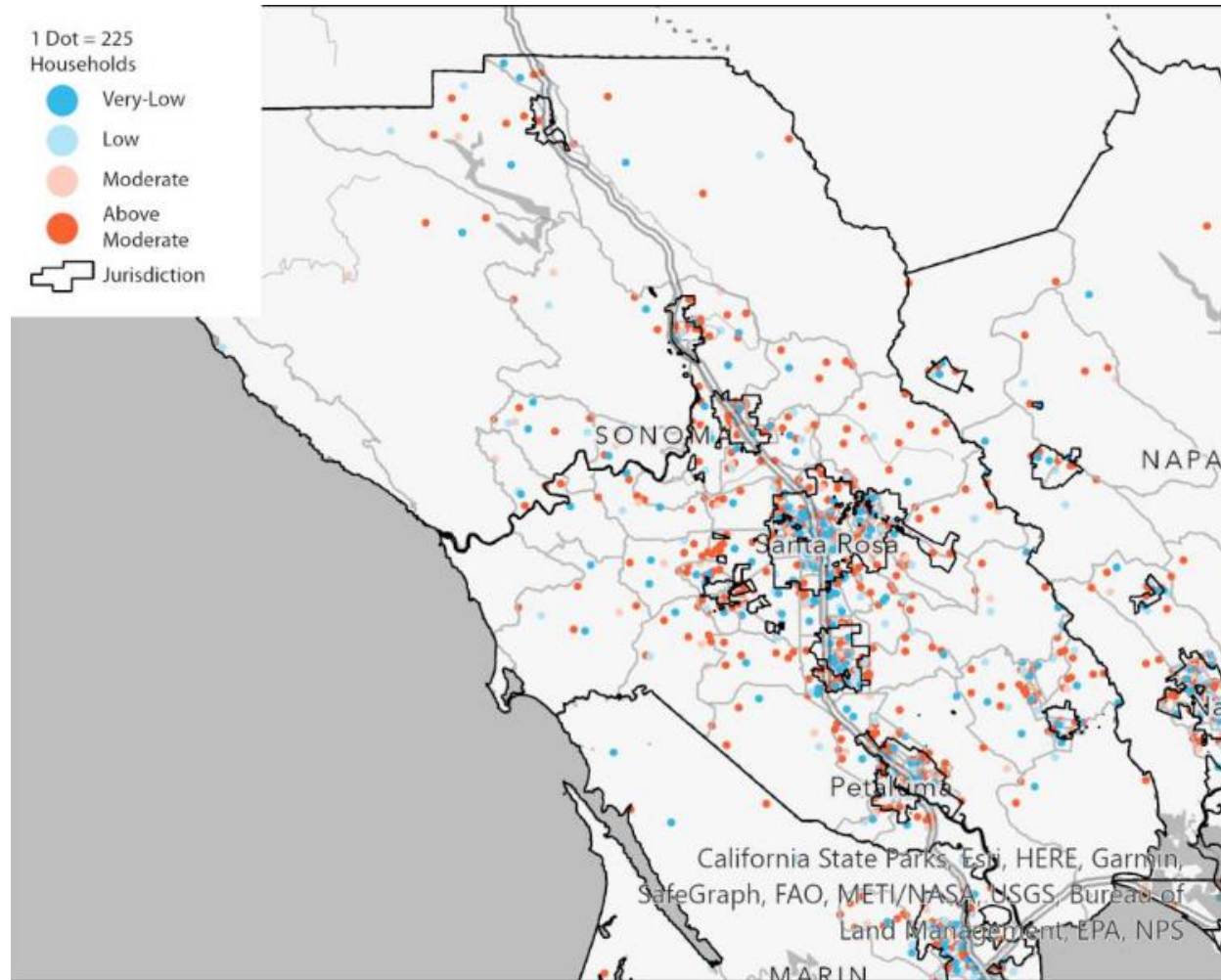
Figure 19: Median Income by Census Tract, Sonoma County



Source: American Community Survey, 2017-2021

The income dot map of Unincorporated Sonoma County in [Figure 20](#) 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; conversely, when clusters are apparent, the segregation measures may be higher as well. This map shows concentrations of very low-income households in the central Santa Rosa area as well as Rohnert Park. There are also several very low- and low-income households in the unincorporated areas, especially in the Sonoma Valley, Southern Santa Rosa, and [west West County](#). This is partially led by population density.

Figure 20: Income Dot Map, Sonoma County



Source: 2011-2015 American Community Survey (ACS)

The isolation index values for all income groups in Unincorporated Sonoma County for the years 2010 and 2015 can be found in Table 39 below. Above moderate-income residents are the most isolated income group with an isolation index value of 0.427 as of 2015. This means that the average above moderate-income resident in Sonoma County lives in a neighborhood that is 42.7% above moderate-income. Among all income groups, isolation levels of the moderate-income population have changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Like the tables presented earlier for neighborhood racial segregation, the “Bay Area Average” column in Table 39 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 39: Income Group Isolation Index Values, Unincorporated Sonoma County and the Region

Income Group	Unincorporated Sonoma County		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.286	0.275	0.269
Low-Income (50%-80% AMI)	0.196	0.207	0.145
Moderate-Income (80%-120% AMI)	0.212	0.180	0.183
Above Moderate-Income (>120% AMI)	0.428	0.427	0.507

Note: Higher values indicate higher levels of isolation.

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 40 below provides the dissimilarity index values indicating the level of segregation in Sonoma County between lower-income households (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). Segregation in Sonoma County between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 35 shows dissimilarity index values for the level of segregation in Sonoma County 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 it indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods. This value also decreased between 2010 and 2015.

Like other tables in this report, the “Bay Area Average” column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, the average 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.

In 2015, the income segregation between lower-income residents and other residents in Sonoma County was lower than the average value for Bay Area jurisdictions. This means that the lower-income residents are less segregated from other residents within Sonoma County compared to other jurisdictions in the region.

Table 40: Income Group Dissimilarity Index Values for Segregation, Unincorporated Sonoma County and the Region

Income Group	Unincorporated Sonoma County		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.234	0.192	0.198
Below 50% AMI vs. Above 120% AMI	0.241	0.220	0.253

Note: Higher values indicated higher levels of segregation.

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

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. Approximately 8.8% of Sonoma County residents were determined to be living below the poverty level in 2020.³⁵

Across the region, state, and country, people of color are more likely to experience poverty and financial instability due to the lasting impacts of historical housing and social policies that have excluded them from opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Unincorporated Sonoma County, American Indian or Alaska Native and Hispanic or Latino residents experience the highest rates of poverty, followed by Other or Multiple Races (Table 41).

Table 41: Poverty Status by Race Unincorporated Sonoma County

Racial/Ethnic Group	Value
Black or African American (Hispanic and Non-Hispanic)	11.7%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	14.8%
Asian/API (Hispanic and Non-Hispanic)	11.4%
Hispanic or Latino*	16.0%
White, Non-Hispanic	7.6%
White (Hispanic and Non-Hispanic)	8.3%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	18.3%

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

There is no concentration of poverty within the [County-county](#) (Figure 21), and segregation by poverty has decreased since 2014 (Figure 22).

³⁵ American Community Survey 2019 5-Year Estimates

Figure 21: Population by Poverty Status, Sonoma County

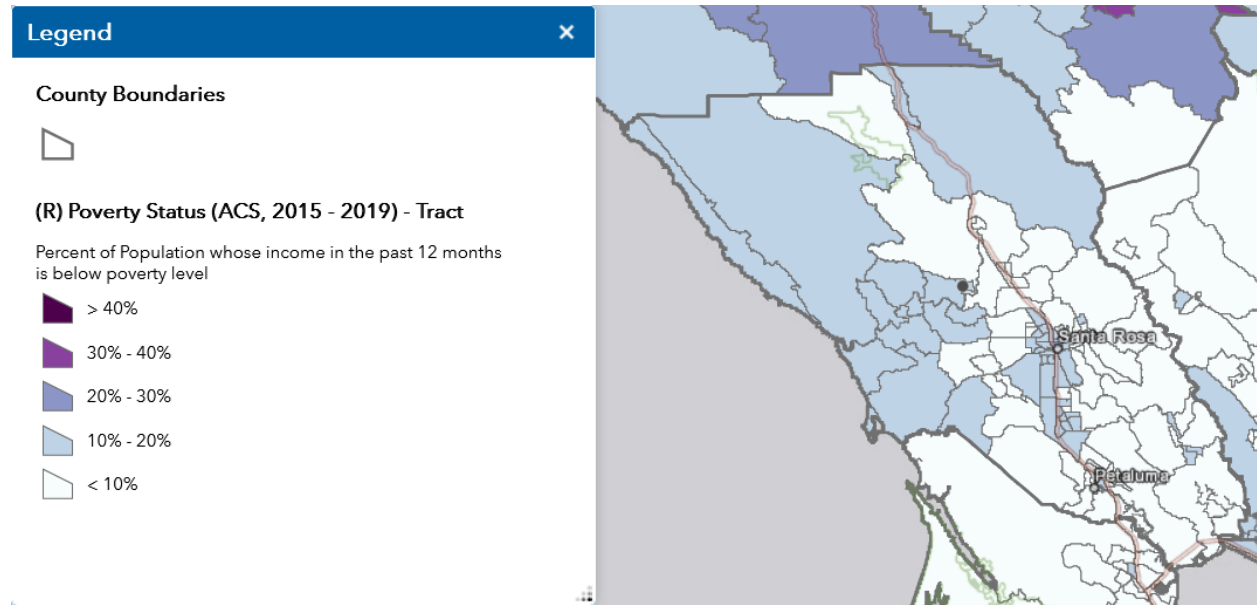
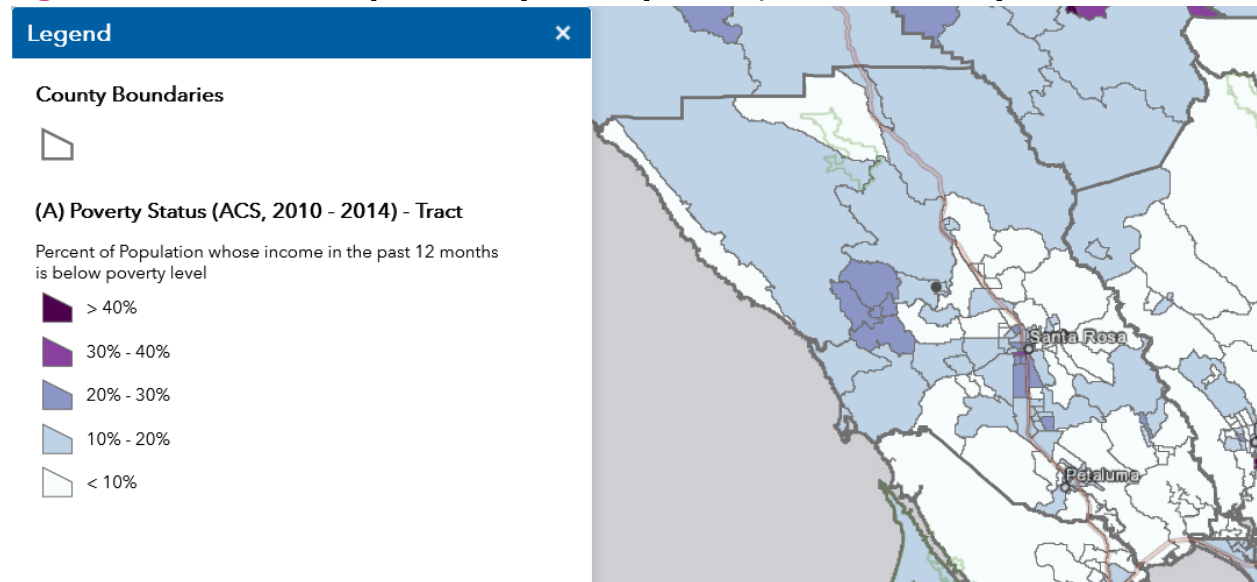


Figure 22: Previous Population by Poverty Status, Sonoma County



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

The U.S. Department of Housing and Urban Development (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 County of Sonoma.

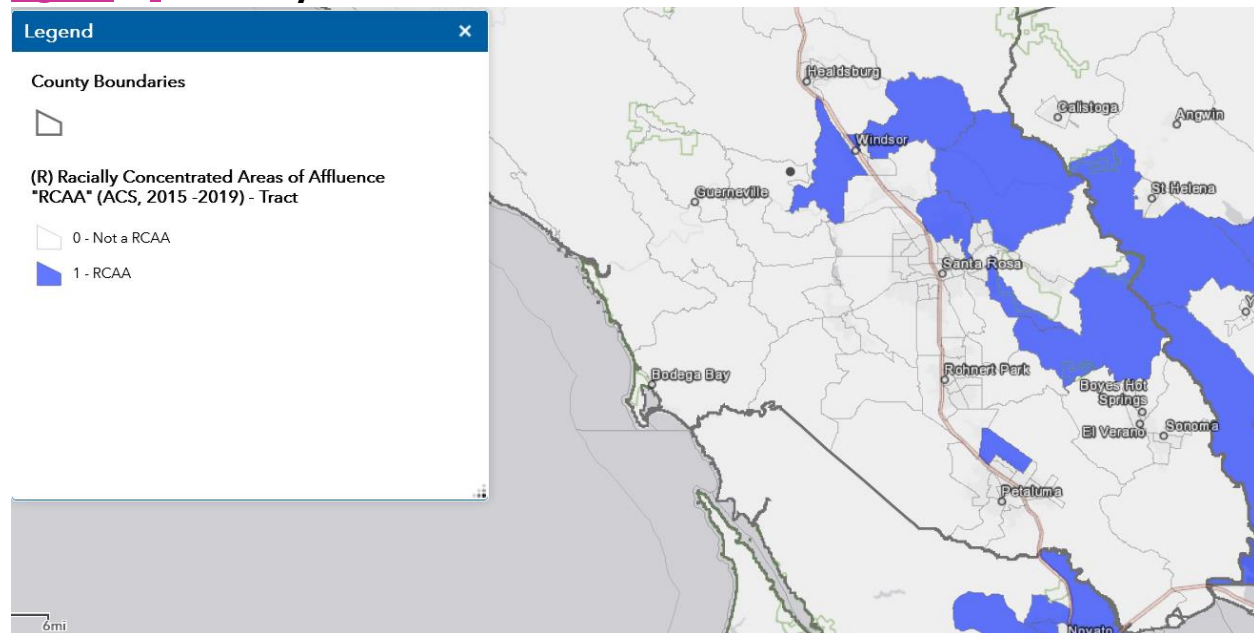
While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence should also be analyzed to ensure housing is integrated, a key to fair housing choice.

Scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAs) metric to tell the story of segregation more fully in the United States. Based on their research, RCAs 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 several RCAs in Sonoma County, primarily northeast and southeast of the City of Santa Rosa and in unincorporated communities such as Larkfield/Wikiup, Kenwood, Glen Ellen, Penngrove, and rural agricultural valleys. This is not a new or unexpected trend; these outlying areas tend to be more difficult to develop due to environmental constraints and the need for expensive on-site wastewater disposal systems. The RCA near Glen Ellen abuts the Springs area which has higher rates of segregation of Hispanic/Latino residents, linguistic isolation, cost burden, and other housing problems.

Years of environmental preservation measures, including the establishment of community separators, urban growth boundaries (UGBs), and large minimum lot sizes that restrict subdivisions have resulted in a concentration of wealth and racial isolation in select rural areas. This observation is supported by the concentration of Sonoma County's RCAs in rural areas with large lots in the periphery of incorporated communities, near services but with desirable characteristics including privacy and open space (Figure 23). These communities tend to have high environmental scores on the CalEnviroScreen 4.0, yet also have among the highest wildfire risk in the county. Sonoma Valley RCAs are located adjacent to lower-resource communities with a high degree of linguistic isolation.

Figure 23: Racially Concentrated Areas of Affluence



Integration and Segregation: Fair Housing Issues and Contributing Factors

Like most communities across the Bay Area and the country, residential segregation persists in Sonoma County first and foremost by race and ethnicity. Sonoma County experiences relatively low levels of segregation across racial and ethnic categories. Asian and white populations experience the lowest levels of segregation in the [County-county](#) while the highest levels are between Black and white populations.

Segregation also exists between income groups in the [County-county](#), though it has declined between 2010 and 2015. Historical practices such as single-family zoning, minimum lot sizes, and maximum density continue to impede development of more affordable multifamily properties, making it more difficult for lower-income households to access housing. These practices disproportionately affect non-white populations, particularly Latino farmworkers, which may also help to explain the Racially & Ethnically Concentrated Areas of Affluence described in the previous section.

The primary factors that contribute to fair housing issues related to Integration and Segregation in Sonoma County are:

- Community opposition
- Displacement of residents due to economic pressures
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Community opposition

4.5.4 Disparities in Access to Opportunity

Racial and economic segregation can lead to unequal access to opportunities within communities 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, can result in poor life outcomes including lower educational attainment, higher morbidity rates, and higher mortality rates.

This section of the Assessment of Fair Housing will identify socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact certain communities in the County of Sonoma.

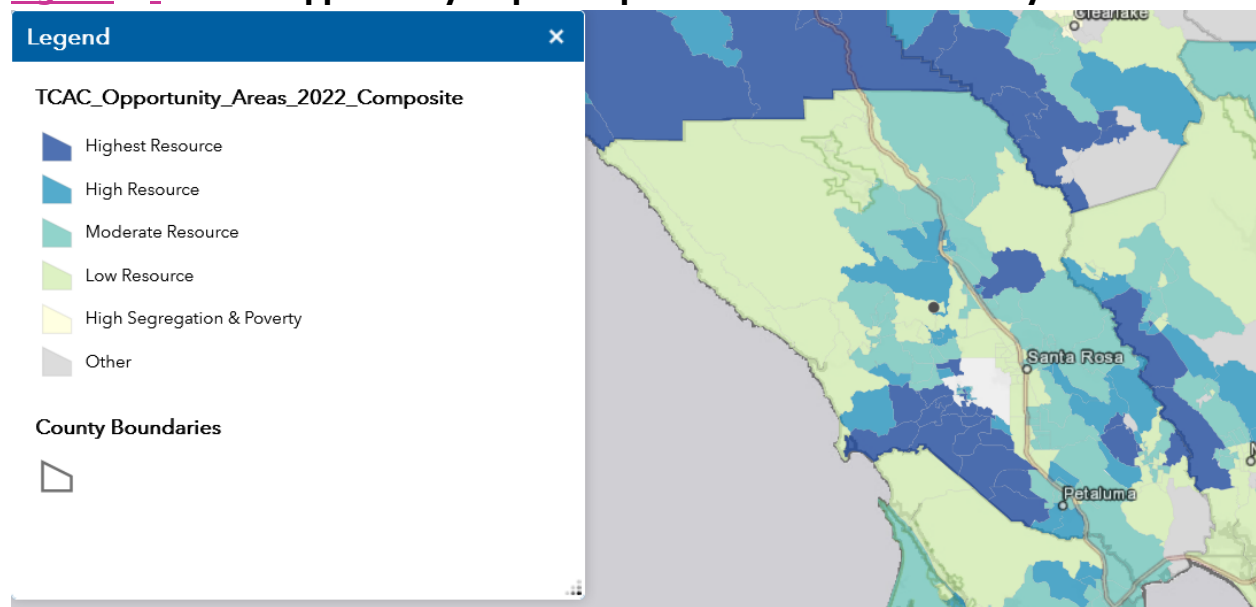
Resource Areas

The Tax Credit Allocation Committee (TCAC) Opportunity Areas 2022 Composite Score assesses the level of resources related to education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors in neighborhoods across the [County-county](#). -A "Composite Score," an index that weighs all factors, is assigned to each census tract and ranges from "Low

Resource” (light green) to “Highest Resource” (dark blue) in Sonoma County. There are no areas that have been identified as having “High Segregation & Poverty.”

For the most part, the [County-county](#) has a larger number of low and moderately resourced tracts than high or highest resourced tracts. The distribution of these areas is imbalanced, with higher resource areas on the western part of the [County-county](#) bordering the [Cities-cities](#) of Santa Rosa and Petaluma, as well as northern Sonoma Valley and west of the Town of Windsor ([Figure 24](#)). The incorporated cities, however, are identified as low or moderately resourced areas. There are also two highly resourced rural areas in the west part of the [County-county](#), south of Sebastopol and along Sonoma’s southern border with Marin County; however, both of these areas are rural and lack proximity to urban resources such as jobs and transit.

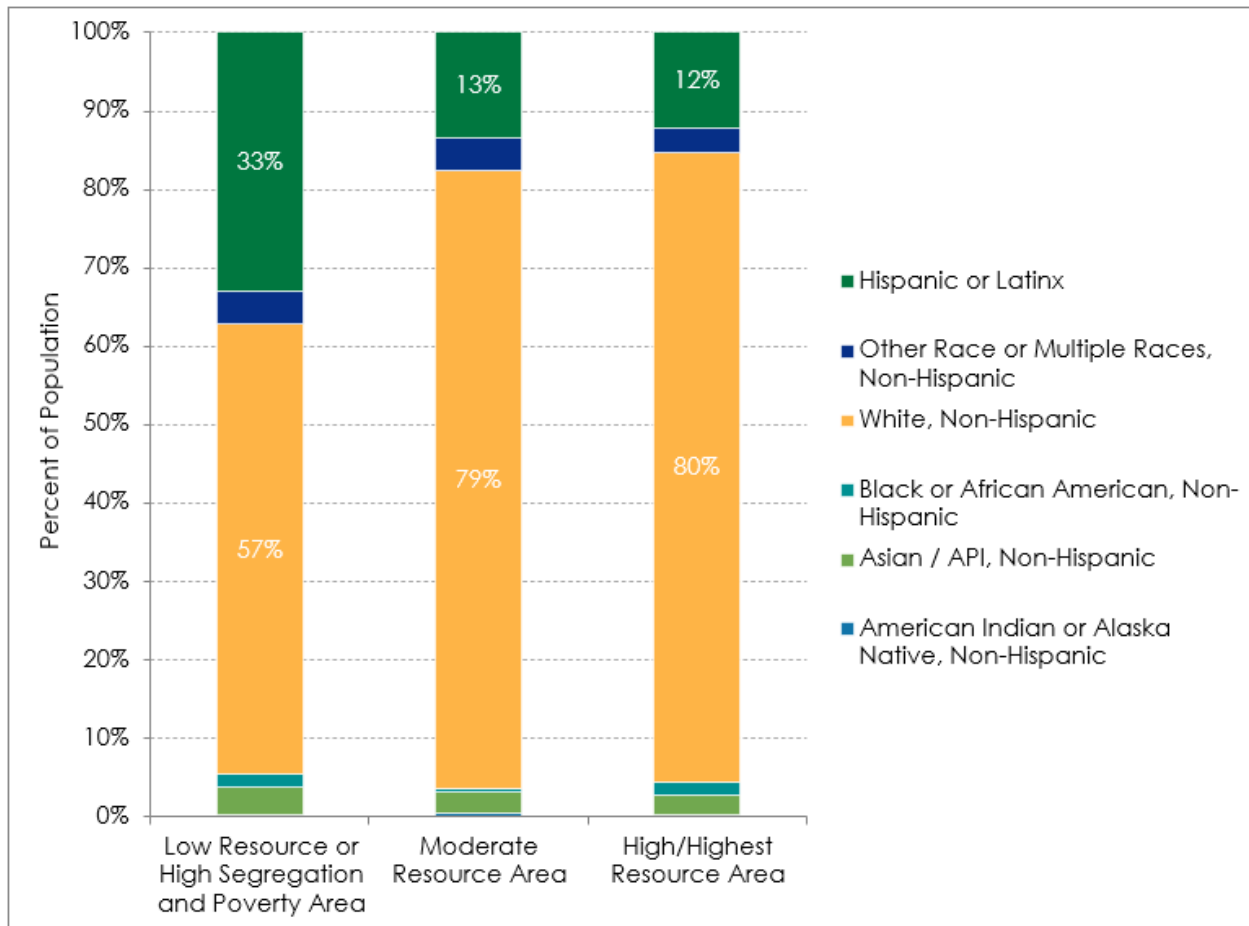
Figure 24: TCAC Opportunity Maps Composite Score Sonoma County



Source: TCAC/HCD Opportunity Area Maps, 2022

Over three-quarters (80%) of those living in the High and Highest Resource areas are white, while only 12% are Hispanic or Latino. Conversely, in Low Resource Areas, 57% are white while a third are Hispanic or Latino, more than twice the amount living in Moderate and High/Highest Resource Areas ([Figure 25](#)).

Figure 25: Population Living in Resource Areas by Race, Sonoma County



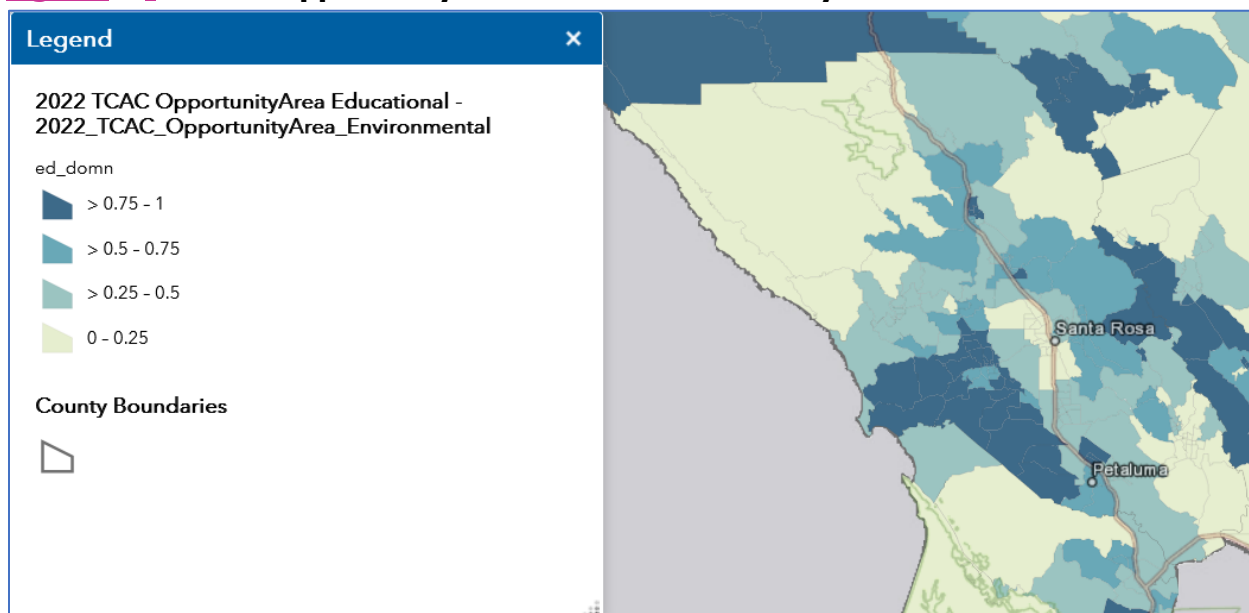
Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Education

The Sonoma County Office of Education is a partner of the County’s 40 districts but does not create or direct policy for the specific districts. It has published a report on “Building Equitable Schools,” which analyzes demographics of the county’s students, teachers, and outcomes. The report also highlights the importance of an inclusive curriculum, conversations centering race, and a diverse teacher workforce. This report does not direct the county’s 40 districts to make any tangible improvements, however, so it will not necessarily have a direct impact.

Education Scores from the 2022 TCAC Opportunity Areas shown in [Figure 26](#) provide an index for measuring the level of educational outcomes within a census tract. The higher the score, the more positive the outcomes. Education scores for Sonoma County range from between 0.25 – 0.50 (light yellow), to greater than 0.75 – 1 (dark blue) indicating a wide range of educational outcomes across the [County](#).

Figure 26: TCAC Opportunity Areas Education Score by Tract



Source: HCD AFFH Data Viewer

There are significant disparities in access to proficient schools based on race and ethnicity throughout Sonoma County, with all non-white racial groups having lower access when looking exclusively at the population living below the poverty line. White residents have the highest access to proficient schools followed by Asian American and Native American residents. As shown in Table 42 below, Black residents have slightly lower access and Hispanic residents have the least access by a substantial margin.

Table 42: School Proficiency Index for Sonoma County

Race/Ethnicity	Percent of Population	Percent of Population below Federal Poverty Line
White, Non-Hispanic	47.64%	42.55%
Black, Non-Hispanic	40.88%	30.75%
Hispanic	36.48%	35.89%
Asian or Pacific Islander, Non-Hispanic	43.67%	40.03%
Native American, Non-Hispanic	42.10%	37.37%

Source: Portrait of Sonoma County, 2021

According to the Portrait of Sonoma County 2021 update, Black children and young adults are enrolled in school at a rate of six percentage points lower than the Black statewide average. Additionally, Black residents in Sonoma County have lower educational attainment rates which is an indicator of educational outcomes. The County of Sonoma Department of Health Services confirms that educational attainment rates “vary modestly by gender but significantly by ethnicity,

with Hispanics currently lagging behind their white counterparts...³⁶ As of 2019, just over 4% of white residents had not obtained a high school diploma while 35.4% of Hispanic residents had not obtained the same degree (Table 43).

Table 43: Sonoma County Educational Attainment by Race/Ethnicity for Population 25 Years and Older

Educational Attainment	Total %	White, Non-Hispanic	Hispanic	Black	Asian or Pacific Islander	Native American
High School Graduate or Equivalency	88.8%	95.8%	64.6%	89.3%	88.9%	79.7%
Bachelor’s Degree or Higher	35.5%	41.9%	14.1%	29.8%	44.4%	10.3%

Source: U.S. Census Bureau, 2005-2019 ACS 5-Year Estimates, Table S1501

Since 2010, the percentage of residents with college educations has increased in all Sonoma County cities and towns except for Cotati. Attainment levels are highest in the cities of Sebastopol, Healdsburg, Sonoma, and Petaluma, where 40% or more of residents are college educated.³⁷

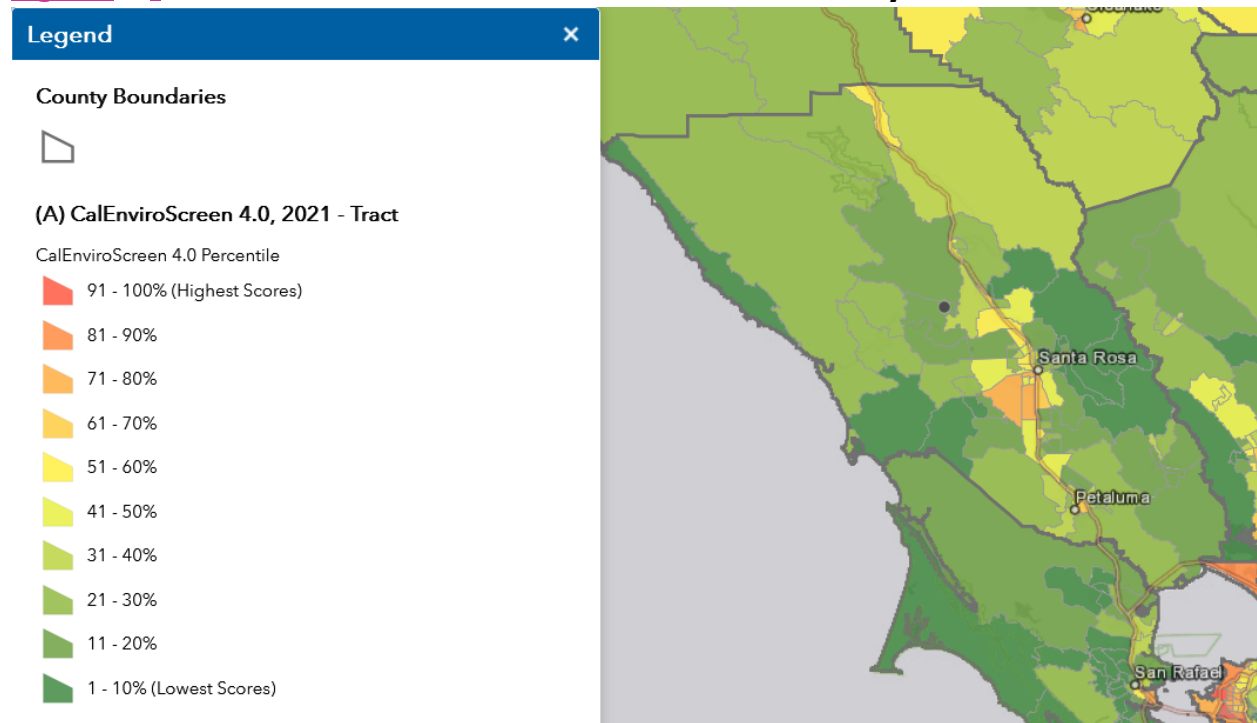
Access to Healthy Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the latest version of CalEnviroScreen, a tool that uses environmental, health, and socio-economic indicators to map and compare community environmental scores. For purposes of this analysis, a community within the 75th percentile or above is one with higher levels of pollution and/or has other negative environmental traits and is considered a “disadvantaged community.” In previous years, one census tract in Rohnert Park had been designated as a disadvantaged community (the orange tract shown in Figure 26 below). As of October 2021, there were several census tracts in Sonoma County, specifically those south of Santa Rosa and to the east of Petaluma that fall into the 75th percentile. Communities within these census tracts are categorized as environmentally “disadvantaged” by COEHHA metrics.

³⁶ County of Sonoma Department of Health Services “Demographics”

³⁷ American Community Survey and Decennial Census, Generation Housing “State of Housing in Sonoma County 2022” report

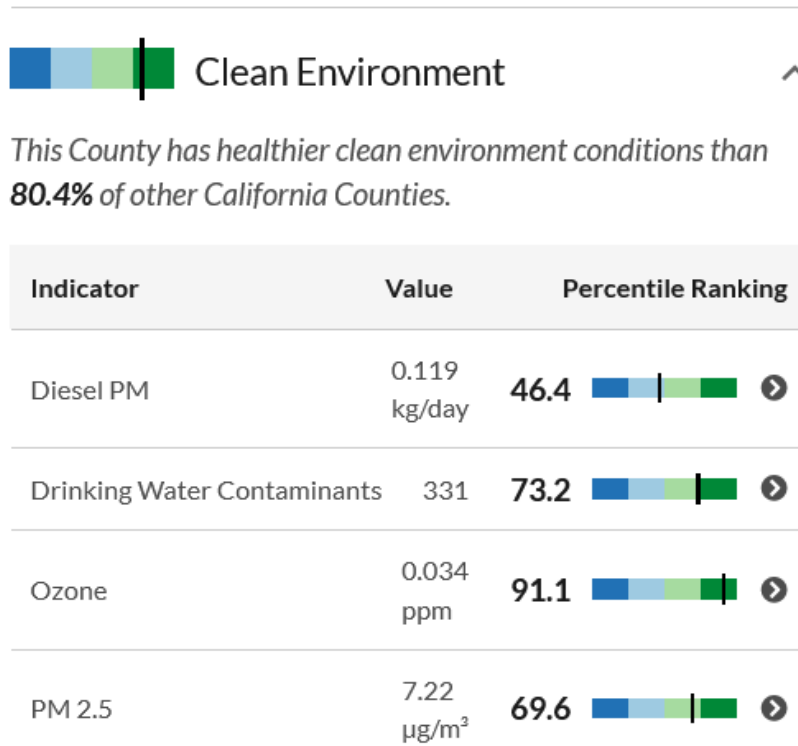
Figure 27: CalEnviroScreen 4.0 Percentiles Sonoma County Census Tracts



Source: CalEnviroScreen 4.0, 2021 — Tract

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 that they can build on, rather than what is lacking. According to this index, the County of Sonoma has healthier community conditions than 85.7% of California counties. Looking specifically at the Clean Environment component of the index, Sonoma County has healthier conditions than 80.4% of other California counties. The [County](#) ranks particularly high on ozone quality and more average on levels of diesel particulate matter ([Figure 28](#)).

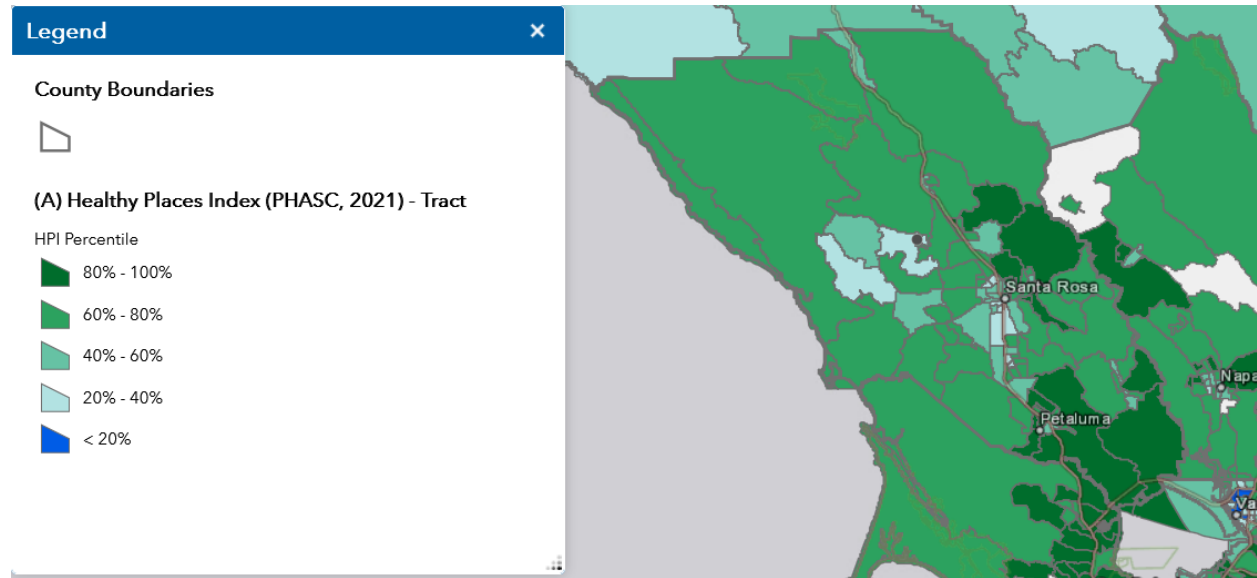
Figure 28: Healthy Places Index (HPI) Clean Environment Indicators, Sonoma County



Source: The California Healthy Places Index (PHASC) 2021, Public Health Alliance of Southern California

The AFFH Data Viewer created by the state Department of Housing and Community Development provides a breakdown of how each census tract within the [County](#) ranks on the HPI as of 2021. All census tracts within Sonoma County rank between the 60th and 100th percentiles indicating relatively strong environmental outcomes across the region. Census tracts to the north of Santa Rosa and in the most southern part of the [County](#) rank highest on this index ([Figure 29](#)). Census tracts primarily in south Santa Rosa, [west-West County](#), and in the Springs area rank on the lower end of the index.

Figure 29: Healthy Places Index (HPI) by census tracts, Sonoma County



Source: The California Healthy Places Index (PHASC) 2021, Public Health Alliance of Southern California

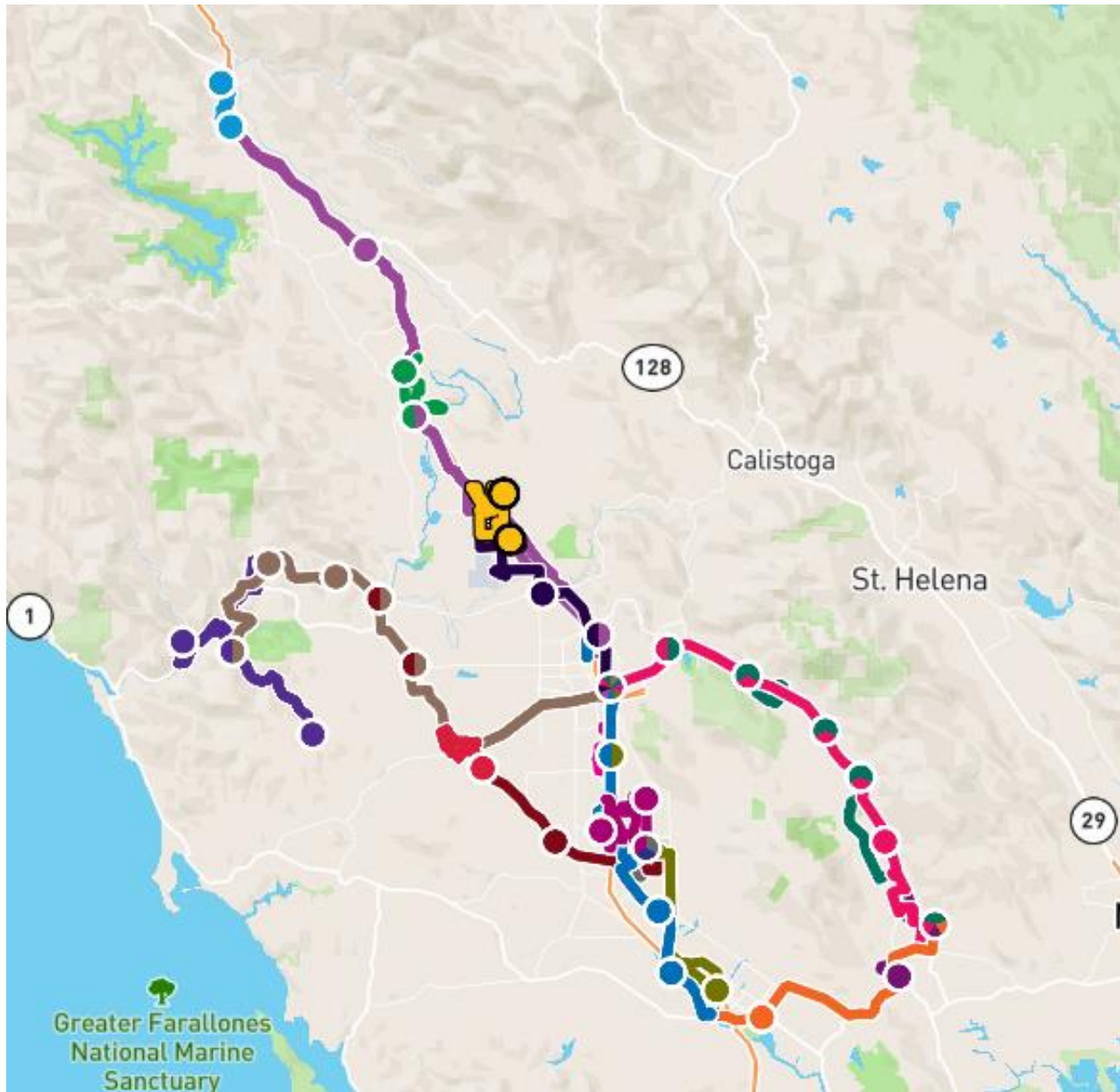
Transportation

Reliable transportation is of paramount importance to households affected by [low-low](#) incomes and rising housing prices. Public transit should link lower-income persons, who are more likely to be public transit-dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce public assistance usage rates and increase housing mobility, which enables residents to find housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing can 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-Marin Area Rail Transit (SMART) is the San Francisco Bay Area’s newest transportation option, offering passenger rail service in Sonoma and Marin counties. SMART’s rail corridor includes 12 stations, from the Sonoma County Airport to Larkspur. In the future, SMART service will ultimately be extended to Windsor, Healdsburg, and Cloverdale, and provide 70 miles of passenger rail service and a bicycle-pedestrian pathway, connecting SMART passengers with jobs, education centers, retail hubs and housing along the Sonoma-Marin corridor.

Bus service in the [County-county](#) is provided by Sonoma County Transit (SCT), Golden Gate Transit (GGT), and Paratransit. Sonoma County Transit is the primary transit provider for all Sonoma County jurisdictions; it provides regularly scheduled fixed-route service to major activity centers and transit hubs ([Figure 30](#)). All routes operate on approximately 45- to 90-minute headways. Sonoma County Transit staff indicated that all service routes operate well within maximum capacity levels.

Figure 30: Sonoma County Transit System Map



Source: Sonoma County Transit, 2022

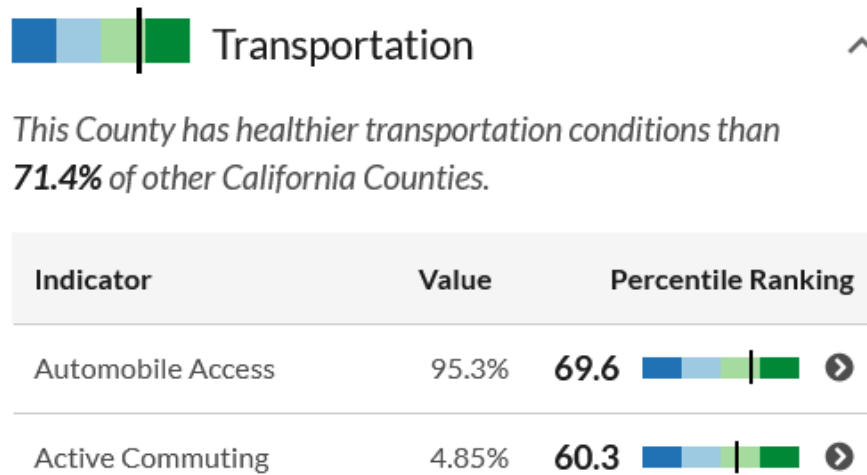
Paratransit, also known as dial-a-ride or door-to-door service, is available for Sonoma County residents that are unable to independently use the transit system due to a physical or mental disability. Individuals must be registered and certified as ADA eligible before using the service. Paratransit operators are required by the ADA to service areas within three-quarters of a mile of their respective, public fixed-route service. Volunteer Wheels serves as the ADA paratransit operator for Sonoma County Transit.

SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and can transport two wheelchair passengers at a time 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. In June 2018, Sonoma County Transit began its first “Fare-Free.” 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. For this index, active commuting measures the percent of the population 16 years or older who commute to work by transit, walking, or cycling, using data from the 2015-2019 American Communities Survey. Sonoma County has healthier transportation conditions than 71.4% of other California counties according to this index (Figure 31). The rate of Active Commuting in the County-county is low (4.85% of workers 16 years and older) but still within the 60.3 percentile.

Figure 31: Transportation Conditions, Sonoma County and California



Source: The California Healthy Places Index (PHASC) 2021, Public Health Alliance of Southern California

The Low Transportation Cost Index and Transit Trips Index are used to measure access to transportation within a location. The Low Transportation Cost Index (LTCI) measures access to low-cost transportation services, and the Transit Trips Index measures how often residents take transit trips. The Index scores range from 0-100. A higher score correlates to greater transportation access.

The County's-county's LTCI values strongly correspond with the trend for the individual jurisdictions in Sonoma ranging from 62 to 67 (Table 44). As is the case throughout, Black residents have slightly higher LTCI values, 67, than other groups while white residents have the lowest, 62. The index value trend for low-income residents also corresponds to the jurisdictional ones for LTCI values. All racial groups, besides Native American residents, undergo slight increases in LTCI values when economic status is considered and as these values increase, the racial disparity widens between white residents' index values and Black residents' index values.

Table 44: Transit Trips and Low Transportation Cost Indices, Sonoma County

Sonoma County	Transit Trips Index	Low Transportation Cost Index
Total Population		
White, Non-Hispanic	42.18	66.17
Black, Non-Hispanic	51.27	71.40
Hispanic	48.18	70.28
Asian or Pacific Islander, Non-Hispanic	46.96	68.65
Native American, Non-Hispanic	47.88	68.93
Population below Federal Poverty Line		
White, Non-Hispanic	46.59	69.09
Black, Non-Hispanic	61.61	77.20
Hispanic	50.04	72.06
Asian or Pacific Islander, Non-Hispanic	49.84	70.79
Native American, Non-Hispanic	53.92	73.62

The Low Transportation Cost Index (LTCI) measures access to low-cost transportation services, and the Transit Trips Index measures how often residents take transit trips. The Index scores range from 0-100. A higher score correlates to greater transportation access.

Source: Location Affordability Index (LAI) data, 2012-2016

Low-income residents in Sonoma County experience significant disparities in transportation due to the area’s asymmetric investments in car-based infrastructure over public transportation that results in a high dependency on automobiles as the primary transportation mode. This creates inequities in transportation access for low-income residents because of the cost prohibitive nature of cars and the lack of sufficient transit infrastructure alternatives to supplement this car-centric transportation model. Residents who are **low-low**-income are disproportionately burdened by the existing car-dominant transportation system because the purchase, maintenance, and gasoline cost consume a disproportionate share of their income in comparison to **higher-higher**-income residents.

According to a study published by the Center for Neighborhood Technology, low- and moderate-income households are hit the hardest by high transportation costs household travel costs were about \$1,300–1,400 per month. It also found that the average household in Sonoma County spent over 20% of its budget on transportation in 2019.³⁸ Additionally, the lack of adequate public transportation infrastructure further contributes to these transportation inequities. Alternative forms of transportation (i.e., public transit) are extensive enough to support

³⁸ Center for Neighborhood Technology, <https://cnt.org/transportation-and-community-development>

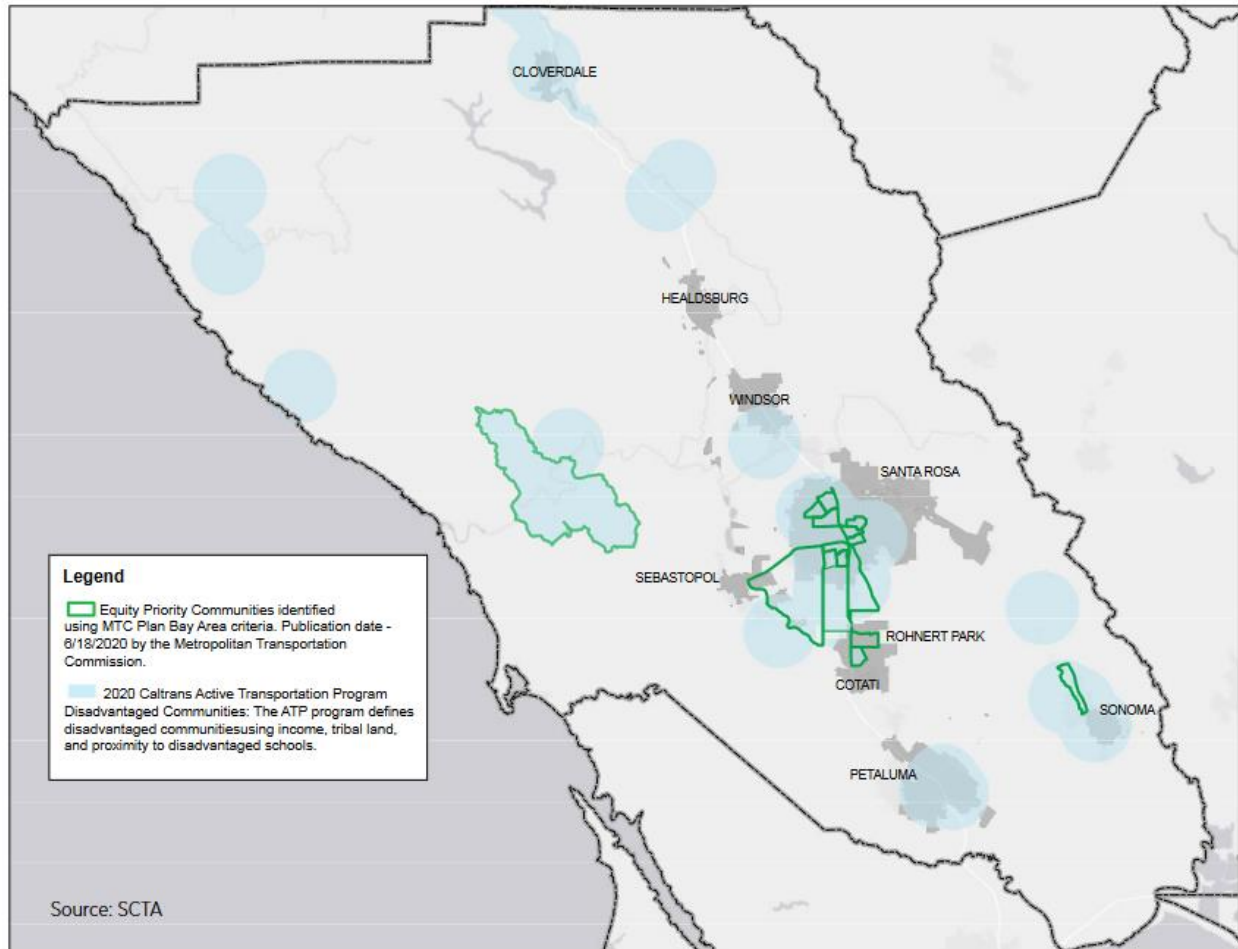
commuters, particularly low-income workers who are more likely to use this more affordable transportation option. As a result, low-income residents are forced to decide between costly car ownership or limited public transportation. Irrespective of which mode of transportation low-income residents decide upon, they may be denied equitable access to transportation if they live in an underserved area.

The transit trip and low-cost transportation index value ranges do not run in parallel for the jurisdictions. Although residents in Sonoma County generally do not rely on public transit as their primary mode of transportation, many residents reside in areas near low-cost transportation services. The relatively high access to low-cost transportation strongly suggests that cost is not the main barrier to use of transit. Indeed, lack of consumer interest appears to be the more likely cause of limited usage. Poor operational services and limited transit infrastructure are likely to deter riders who can afford an alternative form of transportation (i.e., personal vehicle). Thus, low-income individuals are more likely to make up the core ridership for public transit, which the data suggests. While the index values for transportation access display slight racial or ethnic disparities, and in some cases, favor residents of color over white residents, these figures alone do not accurately capture the transportation inequities in this environment.

To address transit shortfalls, Sonoma County Transportation Authority (SCTA) outlines current and future options for public transit in their Comprehensive Transportation Plan, Moving Forward 2050.³⁹ This public document is updated every five years to ensure the plan is relevant and meets community needs. In the most recent update, released in September 2021, SCTA outlines “Equity Priority Communities” and “2020 Caltrans Active Transportation Program Disadvantaged Communities” (Figure 32).

³⁹ Sonoma County Transportation Authority, <https://scta.ca.gov/planning/comprehensive-transportation-plan/> /

Figure 32: Equity Priority Communities Sonoma County



The 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 together accounted for over 50% of household incomes in our county. Reducing household transportation costs will increase countywide affordability and improve quality of life in Sonoma County.

Economic Development and Job Access

Access to employment at a livable wage is an integral component of broader access to opportunity. Where one lives can affect one’s access and the quality of employment opportunities. This can happen both through proximity of residential areas to places with high concentrations (or low concentrations) of jobs and through barriers to residents of neighborhoods accessing jobs, even when they are close by.

Table 40 reviews two data indicators for Sonoma County, the Labor Market Index, and the Jobs Proximity Index. The Labor Market Index measures, by census tract in a jurisdiction, the level of engagement residents within that tract have in the labor force. Values range from 0 to 100. The higher the score, the higher the rates of employment in that area. The Jobs Proximity Index

measures by census tract, the accessibility that tract’s residents have to employment opportunities. Values range from 0 to 100. The higher the score, the more access residents from that area have to employment opportunities.

Overall, in Sonoma County, white residents enjoy the highest Labor Market Engagement Index value. Black, Asian or Pacific Islander, and Native American residents all experience similar, lower Labor Market Engagement Index values. Hispanic residents experience the lowest Labor Market Engagement value in the county. When adjusted for income levels, Labor Market Index values for residents below the Federal poverty line, remain the same across all racial and ethnic categories.

Native American residents enjoy the highest Jobs Proximity Index values in the county. Black and Hispanic residents experience similar Jobs Proximity Index values. White and Asian or Pacific Islander residents also experience similar Jobs Proximity Index values which are the lowest in the Unincorporated County. When adjusted for income levels, Jobs Proximity Index values for residents below the Federal poverty line, increases for white, Black, Hispanic, and Native American residents. The value increases significantly for Asian or Pacific Islander residents (Table 45).

Table 45: Labor Market and Jobs Proximity Indices, Sonoma County

Sonoma County	Labor Market Index	Jobs Proximity Index
Total Population		
White, Non-Hispanic	59.91	47.34
Black, Non-Hispanic	51.20	51.27
Hispanic	49.55	51.41
Asian or Pacific Islander, Non-Hispanic	55.29	47.78
Native American, Non-Hispanic	51.40	52.82
Population below Federal Poverty Line		
White, Non-Hispanics	59.91	50.02
Black, Non-Hispanic	51.20	59.11
Hispanic	49.55	53.29
Asian or Pacific Islander, Non-Hispanic	55.29	45.42
Native American, Non-Hispanic	51.40	63.53

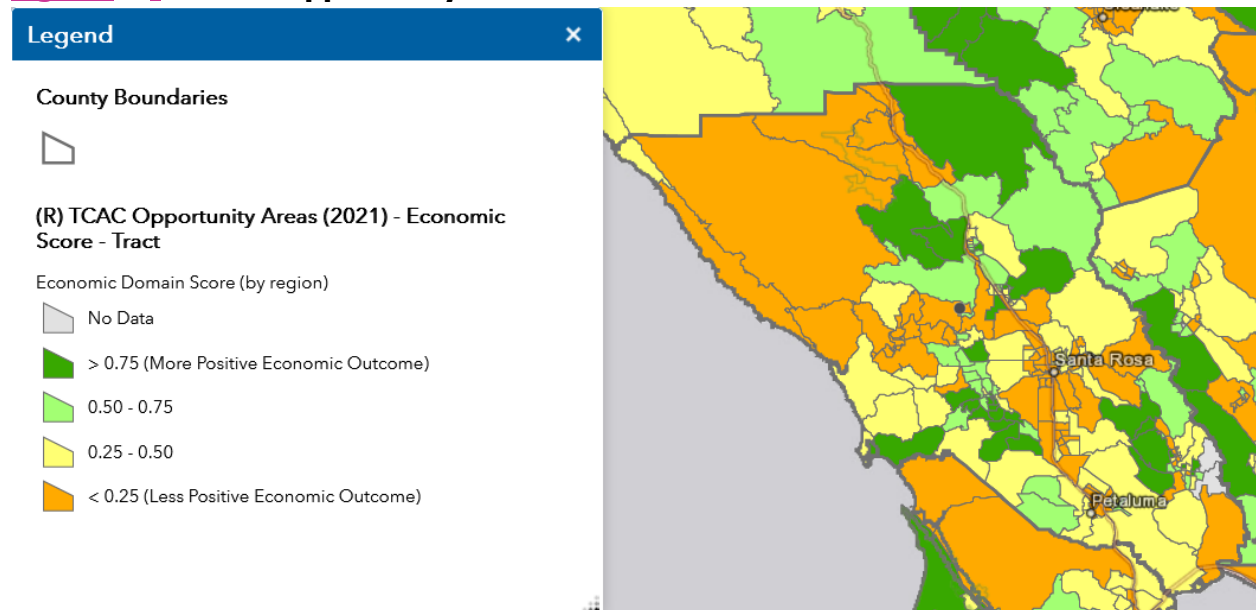
Sources: American Community Survey (ACS), 2011-2015, Longitudinal Employer-Household Dynamics (LEHD), 2017.

The Tax Credit Allocation Committee (TCAC) Opportunity Area Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

- **Poverty:** Percent of population with income level above 200% of Federal poverty line
- **Adult Education:** Percent of adults with a bachelor’s degree or above
- **Employment:** Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- **Job Proximity:** Number of jobs filled by workers with less than a BA that are all within a given radius of each census tract
- **Median Home Value:** Value of owner-occupied units

A score of less than 0.25 (orange) is considered a less positive economic outcome, while scoring greater than 0.75 (dark green) indicates greater access to economic opportunities. Most of Sonoma County scores in the lowest quartile by these metrics, though there is a wide range of economic outcomes (Figure 33).

Figure 33: TCAC Opportunity Areas Economic Scores



Source: TCAC Opportunity Areas, 2021

Access to FDIC-regulated banks reduces the likelihood of discrimination in lending and credit services as well as predatory lending practices that further racial and socio-economic inequities. The cities of Santa Rosa, Healdsburg and Sonoma provide the greatest access to these banks while the cities of Cotati, Cloverdale, and Windsor provide the least (Table 46). It should be noted, however, that Redwood Credit Union serves the entire North Bay Area and has 19 branch locations including Cloverdale, Windsor, and Rohnert Park/Cotati. Multiple other Credit Unions also serve the County but because Credit Unions are not FDIC regulated, these facilities are not reflected in Table 46 below.

Table 46: FDIC-Regulated Bank Branches, Sonoma County Municipalities

Municipality	Population ⁵	% Minority Population	FDIC-Regulated Full-Service Brick and Mortar Branches	FDIC-Regulated Non-Brick and Mortar Branches
Santa Rosa, CA	178,127	48.8%	38	11
Petaluma, CA	59,776	33.4%	10	1
Rohnert Park, CA	44,390	41%	8	0
Windsor, CA	26,344	46.7%	4	2
Healdsburg, CA	11,340	36.8%	11	0
Sonoma, CA	10,739	27.9%	11	0
Cloverdale, CA	8,996	42.2%	2	0
Cotati, CA	7,584	25.9%	1	0
Sebastopol, CA	7,521	21.7%	6	0
County Total	488,863	40.6%	99	13

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).

Future housing needs depend in part on the trajectory of the local workforce. Changes in the types and pay levels of jobs available in Sonoma County and the surrounding region will impact the type and cost of housing that current and future residents can afford. Employment trends indicate a need for a range of housing types that support Sonoma County residents who are employed in various industries. There is a particular need for more moderate- and lower-income housing units to support workers in the retail, manufacturing, and other lower-wage industries.

Projections 2040 is the Association of Bay Area Governments' (ABAG) series of data on demographic, economic, and land use changes in coming decades, covering the period between 2010 and 2040. The projections in Table 47 below illustrate how the Unincorporated County will grow economically both in terms of the number of jobs and employed residents. Both the number of jobs and the number of employed residents are expected to grow by less than 3% in each five-year period. The largest growth has already occurred in 2015 when the number of employed residents grew by 7.01% and in 2020 when the number of jobs grew by 4.4%. Minimal to declining numbers of jobs and employed residents is expected in the years 2035 and 2040.

Table 47: Projected Change in Jobs and Employed Residents, Unincorporated Sonoma County

Year	Jobs	% Change	Employed Residents	% Change
2010	56,950		73,450	
2015	54,175	-4.9%	78,600	7.01%
2020	56,560	4.4%	80,085	1.89%
2025	58,535	3.5%	80,950	1.08%
2030	60,570	3.5%	81,835	1.09%
2035	60,570	0.0%	81,975	0.17%
2040	60,020	-0.9%	80,095	-2.29%

Source: ABAG/MTC, Plan Bay Area 2040 Projections, 2017

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Sonoma County and are useful in understanding the ratio between residents who are employed within the County and those who are employed outside of the County-county as well as how much workers are commuting from outside of the County-county for employment opportunities.

As shown in [Figure 34](#), Sonoma County has a net outflow of employed residents meaning that most commute outside of the County-county for work. Of the 205,030 employed residents, roughly two-thirds (67.9%) are employed and live in Sonoma County while roughly one-third (32.1%) are employed in but live outside of Sonoma County.

Figure 34: Inflow and Outflow of Workers in Sonoma County



**Note: Arrows do not indicate directionality of worker flow*

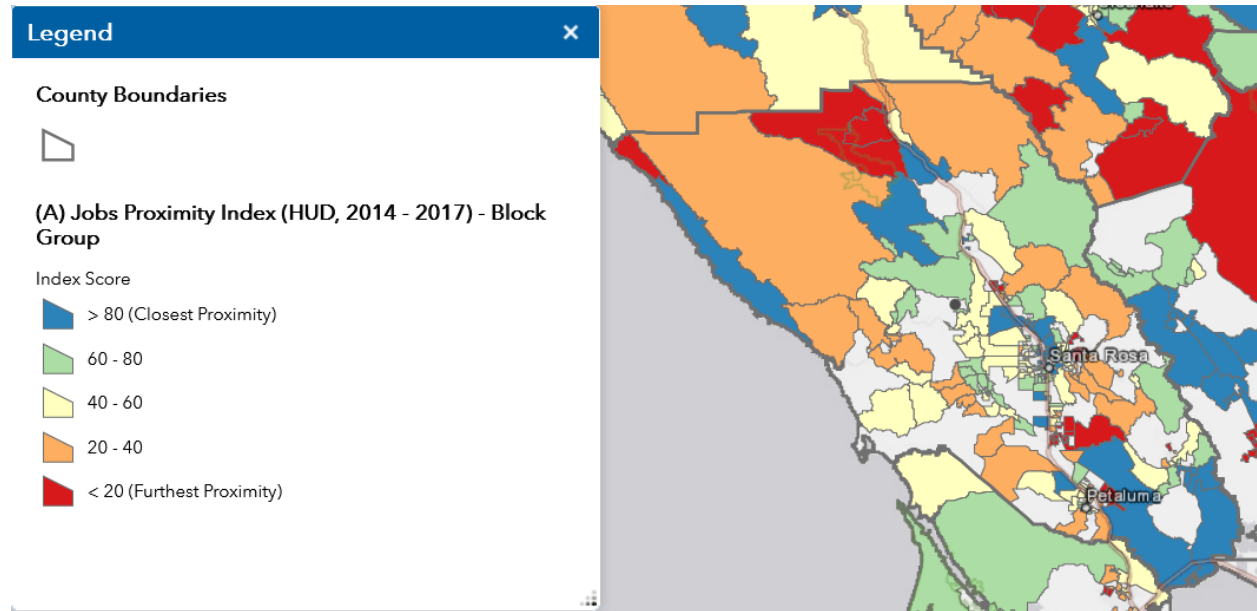
Source: U.S Census Bureau, OntheMap, 2019

The HUD Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations, 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 Sonoma County, block groups covering the northern part of the [County-county](#) rank at the bottom of the index meaning the residents in these tracts are in furthest proximity to jobs. Residents in the remaining block groups are in closer proximity to jobs, however, only a small number fall into the highest category of job proximity ([Figure 35](#)).

Geographically, Job Proximity Index values are highest in the southeastern portion of the county as well as certain clusters surrounding the cities of Sonoma and Santa Rosa. The lowest Job Proximity Index values are in the northern portion of the county. Immigrant populations in Sonoma County are concentrated near the large urban areas.

There are large clusters of Mexican immigrants near the cities of Petaluma and Sonoma. There is also a significant cluster of Filipino immigrants near Petaluma. Immigrant populations are most likely to live near areas of with high Job Proximity Index values and high Labor Market Engagement Index values. Families with children are most likely to live near the urban areas of Sonoma County. The largest cluster of families with children is near the City of Santa Rosa, which has a high Job Proximity Index value.

Figure 35: Job Proximity Index Map Sonoma County

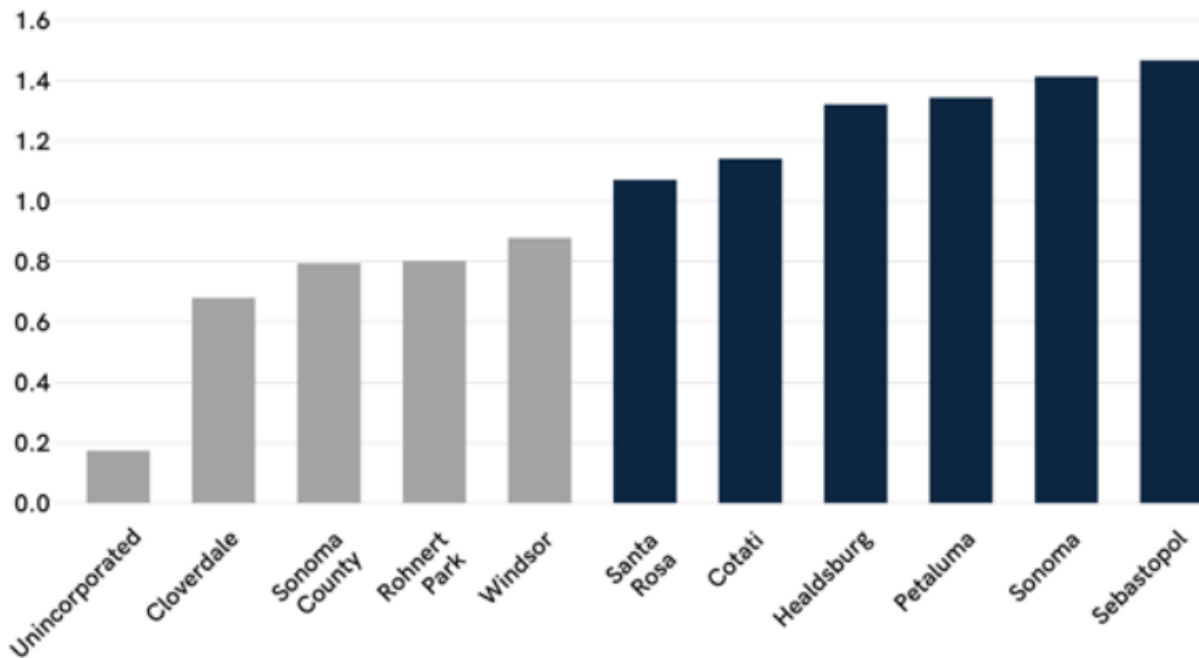


Source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014-2017.

Figure 36 ranks jurisdictions in Sonoma County in order of jobs-to-housing ratios. The higher the ranking, the more jobs there are in comparison to housing units. Sonoma and Sebastopol have the highest ratios, with jobs-to-housing ratios above 1.4 (i.e., 1.4 jobs produced for every home built). The Unincorporated County ranks the lowest with less than 0.2 jobs for every home built. All Sonoma County jurisdictions rank well below the average for the greater Bay Area; cities like San Francisco and San Jose produce more than three jobs for every permitted home.⁴⁰

⁴⁰ State of Housing in Sonoma County, 2022

Figure 36: Ratio of All Jobs to Homes, Sonoma County Jurisdictions



Source: California Department of Housing and Community Development, Annual Progress Reports, Generation Housing, 2022

Compared to the State of California, Sonoma County has a strong local employment with a modest unemployment rate of 4.2% according to the Bureau of Labor Statistics as of December 2021.⁴¹ This is lower than the California unemployment rate of 5.8%, and similar to the unemployment rate of the neighboring counties of Napa (4.1%), Marin (4.2%), and Lake (4.2%). Subject to significant margins of error, the American Community Survey reports, as of 2015-2019 (and thus capturing worse employment conditions than those that are currently present), unemployment rates of 4.2% for white workers, 8.8% for Black workers, 2.7% for Asian alone workers, and 5.2% for Hispanic workers. The level of disproportionality is like current national data from the Bureau of Labor Statistics showing, as of December 2018, unemployment rates of 3.1% for white workers, 6.2% for Black workers, 3.2% for Asian American workers, and 5.1% for Hispanic workers.⁴²

A variety of programs operating in Sonoma County seek to connect disproportionately Black and Hispanic low-income workers to opportunities for employment and professional advancement. The County’s Department of Human Services operates the Sonoma County Job Link which seeks to connect residents with businesses looking for workers. Sonoma County also operates the SonomaWorks program which provides enhanced employment services to eligible residents.

⁴¹ Bureau of Labor Statistics, Local Area Unemployment Statistics, March 2022.

⁴² ACS data table S2301, 2019 ACS 5-Year Estimates Subject Tables, <https://data.census.gov/cedsci/table?t=Employment%20and%20Labor%20Force%20Status&g=0500000US06097&y=2019&tid=AC SST5Y2019.S2301>

Primary Contributing Factors to Disparities in Access to Opportunity

"A Portrait of Sonoma County: 2021 Update" analyzes Human Development Index (HDI) scores across the 99 inhabited areas that are designated by the U.S. Census Bureau as census tracts. Overall, Sonoma County's HDI score is 6.19 out of a possible of 10 which is up from 5.42 in 2012. Sonoma County also leads over the State of California's score of 5.85 likely due to high Health and Education Index scores. Overall, Asian residents have the highest well-being score among the four most populous racial and ethnic groups in the county (6.86) followed by white residents (6.74), Latino residents (4.93) and Black residents (3.99).

Opportunity access and overall quality of life always varies by neighborhood. For example, in Roseland, the HDI is 3.38, whereas in East Bennett Valley it is 8.65 – a notably larger gap than those that separate demographic groups. High HDI scores are found across the [County-county](#) and only four tracts score under 4.00 on the HDI (Rohnert Park B/C/R Sections, Bicentennial Park, Comstock, and Roseland). However, Santa Rosa and surrounding areas have a disproportionate share of neighborhoods with low HDI scores. These same neighborhoods in and around Santa Rosa are also more diverse than other areas of the [County-county](#), particularly with the share of Latino residents.

The primary factors that contribute to fair housing issues related to Disparities in Access to Opportunity in Sonoma County are:

- Lack of affordable, accessible housing in range of unit sizes
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation

4.5.5 Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs refers to conditions 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.

Across Sonoma County, many residents face high rates of housing problems and severe housing cost burden. The four HUD-designated housing problems include 1) lacking complete kitchen facilities; 2) lacking complete plumbing facilities; 3) a household is overcrowded; and 4) a household is cost burdened.⁴³ Households are considered to have a housing problem if they experience at least one of the above. This analysis also considers what HUD designates as severe housing problems, which are a lack of kitchen or plumbing, more than 1.5 occupants per room, or cost burden of greater than 50%.

⁴³ U.S. Department of Housing and Urban Development, *CHAS Background*, https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

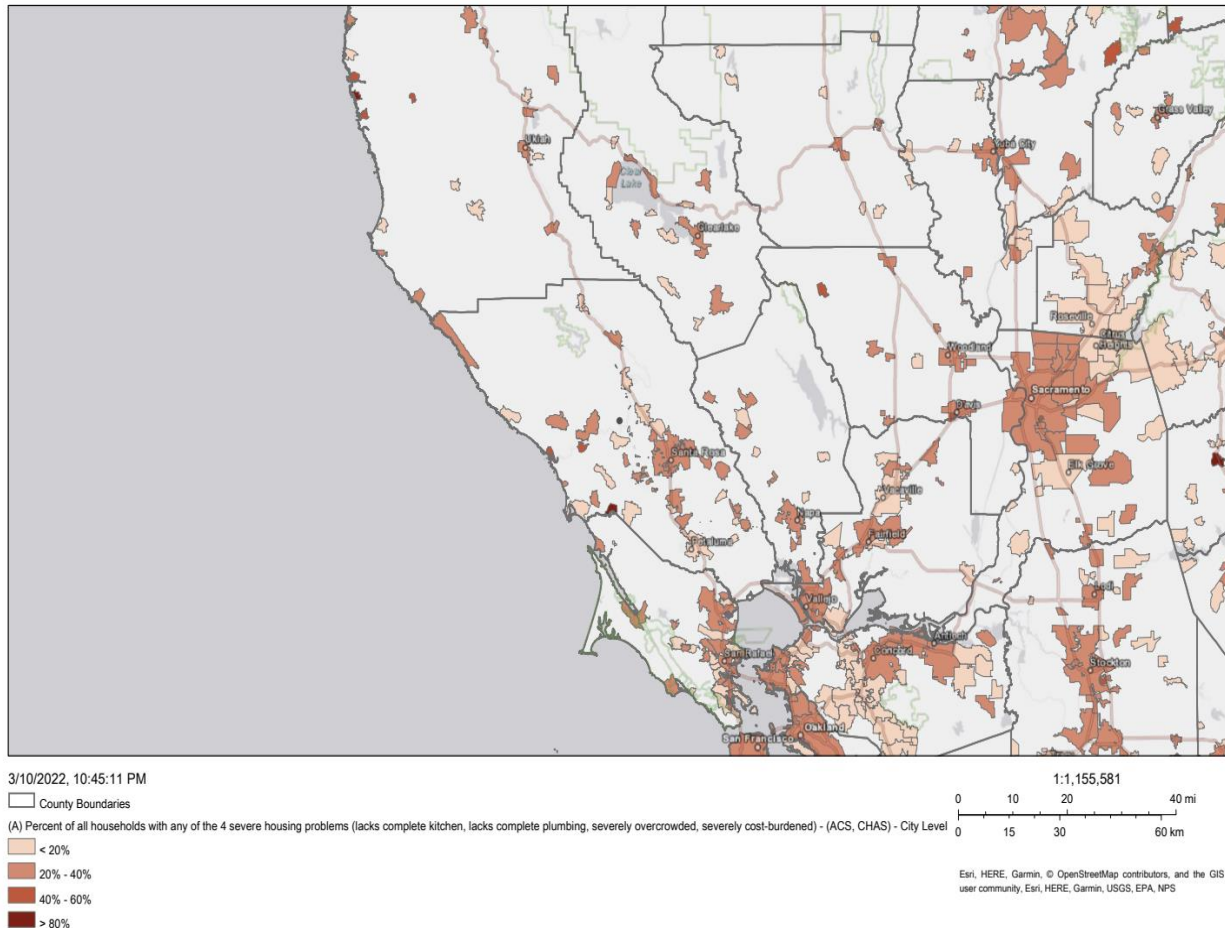
Rates and degree of housing problems vary by race, income, and geographic location. In Sonoma County, people with ~~lower-lower~~ income, Hispanics (Table 48), and/or those living in or around Santa Rosa (Figure 37) are the most likely to experiencing any of the four housing problems listed above. Conversely, white populations are the least likely population to experience one of these housing problems.

Table 48: Demographics of Households with Disproportionate Housing Needs, Sonoma County

Households Experiencing any of Four Housing Problems	Number Households	Number with Problems	Percent with Problems
Race/Ethnicity			
White, Non-Hispanic	143,925	55,075	38.27%
Black, Non-Hispanic	2,089	1,180	56.49%
Hispanic	31,445	18,505	58.85%
Asian American or Pacific Islander, Non-Hispanic	6,375	2,780	43.61%
Native American, Non-Hispanic	714	314	43.98%
Other, Non-Hispanic	4,500	2,270	50.44%
Total	189,045	80,125	42.38%
Household Type and Size			
Family households, <5 people	103,275	36,720	35.56%
Family households, 5+ people	16,595	10,485	63.18%
Non-family households	69,170	32,920	47.59%
Households Experiencing any of Four Severe Housing Problems	Number Households	Number with Severe Problems	Percent with Severe Problems
Race/Ethnicity			
White, Non-Hispanic	143,925	28,325	19.68%
Black, Non-Hispanic	2,089	604	28.91%
Hispanic	31,445	12,080	38.42%
Asian American or Pacific Islander, Non-Hispanic	6,375	1,785	28.00%
Native American, Non-Hispanic	714	229	32.07%
Other, Non-Hispanic	4,500	1,250	27.78%
Total	189,045	44,280	23.42%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

Figure 37: Percent of Households with Any of the Four Housing Problems, Sonoma County and Region

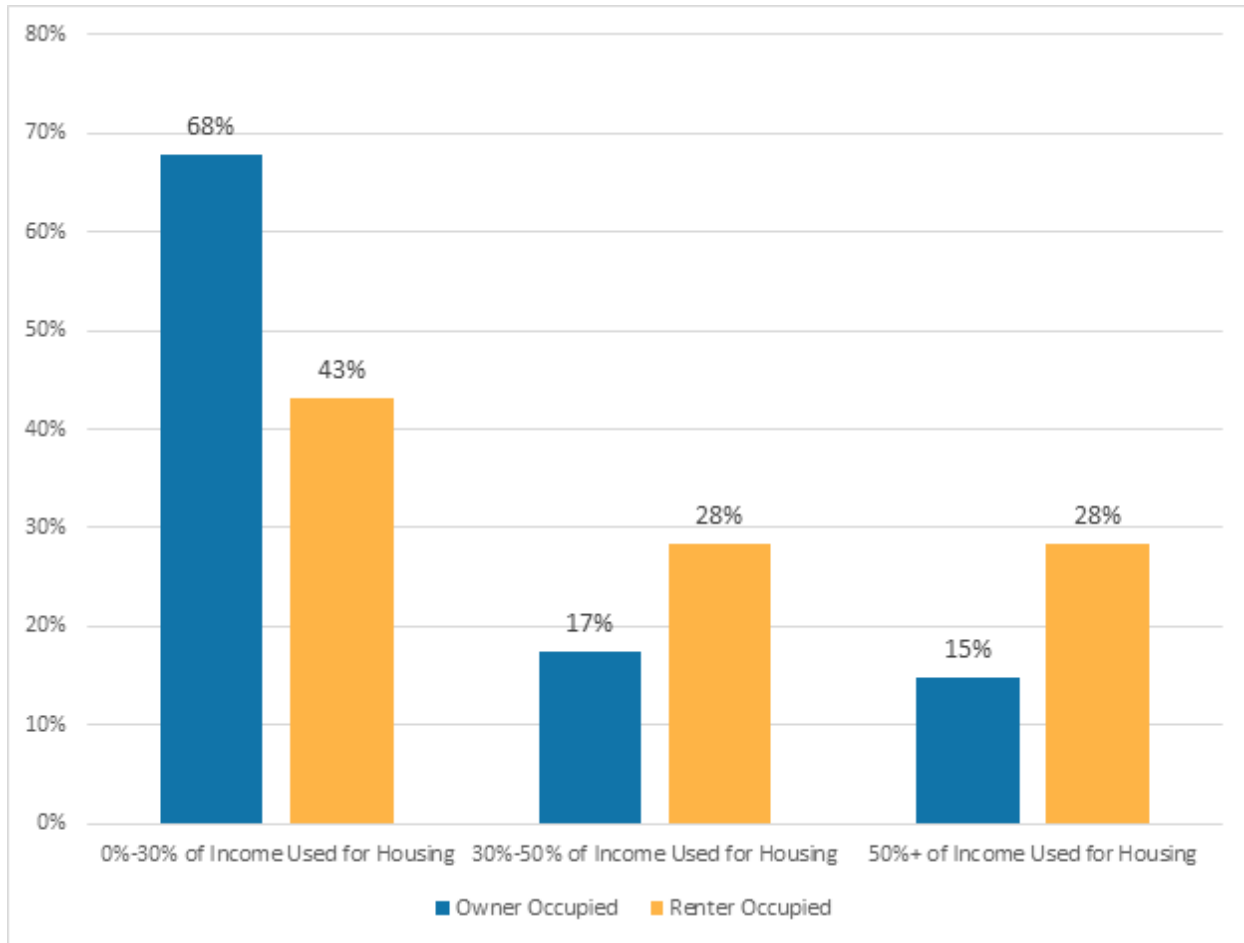


Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with a 30% threshold for 'cost burden' and 50% 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 to 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 long term wealth.

Home prices have risen considerably and have impacted both new buyers and renters. Renters, subject to rent increases based on market rates, tend to experience more cost-burden. This is the case in Sonoma County where just over half (56%) of renters and roughly one third (32%) of homeowners are either cost burdened (30%-50% of income used for housing) or severely cost-burdened (50%+ of income used for housing) (Figure 38).

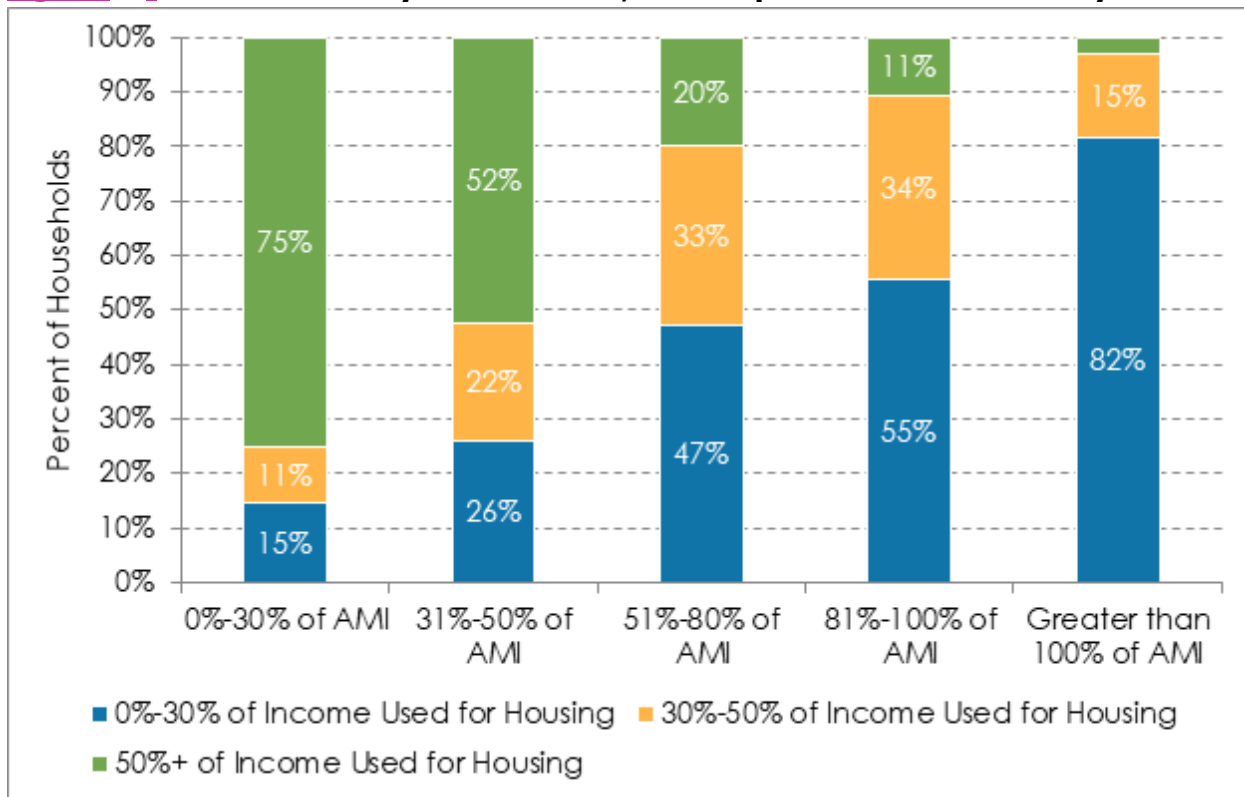
Figure 38: Cost Burden by Tenure, Unincorporated Sonoma County



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

~~Lower~~ Lower-income households in Sonoma County experience housing cost burden most acutely. While less than 5% of those earning more than 100% of AMI are severely cost-burdened, the share of severely cost burdened households increases as income decreases. Three quarters (75%) of Sonoma County households earning less than 30% of AMI are severely cost burdened, the most cost-burdened income group in the ~~County~~ county (Figure 39).

Figure 39: Cost Burden by Income Level, Unincorporated Sonoma County



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

There is a more equal distribution in Sonoma County of households experiencing severe housing cost burden. One-quarter of Black and Native American households have severe housing cost burden, compared to 18% of white households. Likewise, both Hispanic and Asian American or Pacific Islander households also have higher rates of severe cost burdens than their white counterparts. Non-family households have the highest rate of severe housing cost burden, with 26% paying at least 50% of their income towards housing costs compared to 14% of families (Table 49).

Table 49: Demographics of Households with Severe Housing Cost Burden, Sonoma County

	Number of Households	Number of Households with Severe Cost Burden	Percent with Severe Cost Burden
Race/Ethnicity			
White, Non-Hispanic	143,925	25,405	17.65%
Black, Non-Hispanic	2,089	550	26.33%
Hispanic	31,445	7,100	22.58%
Asian American or Pacific Islander, Non-Hispanic	6,375	1,305	20.47%
Native American, Non-Hispanic	714	175	24.51%
Other, Non-Hispanic	4,500	1,140	25.33%
Total	189,045	35,675	18.87%
Household Type and Size			
Family households, <5 people	103,275	15,324	14.84%
Family households, 5+ people	16,595	2,389	14.40%
Non-family households	69,170	17,950	25.95%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

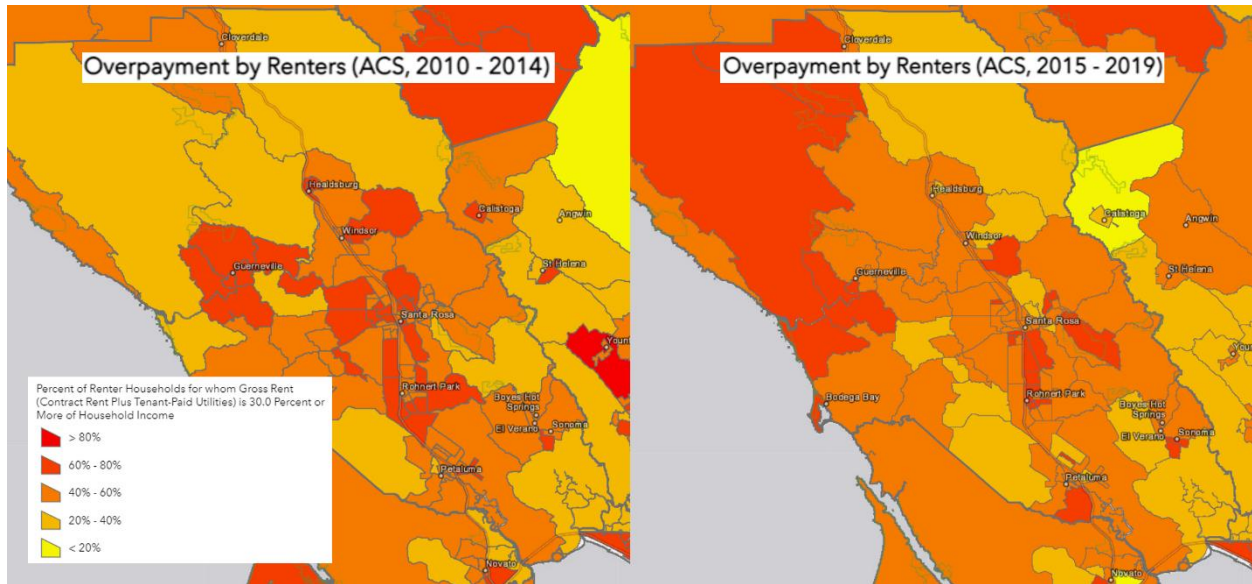
Sonoma County and the Bay Area have overall better rates of housing cost burden compared to the State of California (Table 50). Whereas roughly a quarter of California residents are cost burdened (25.4%) and a quarter are severely cost burdened (26.6%) these numbers drop to 19.7% and 16.4% respectively in the Bay Area and 21.5% to 17.4% in Sonoma County.

Table 50: Cost Burden Severity, Sonoma County, Bay Area, and California

Geography	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
Sonoma County	58.7%	21.5%	17.4%
Bay Area	61.7%	19.7%	16.4%
California	43.0%	25.4%	26.6%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Figure 40: Overpayment by Renters in Sonoma County Over Time



Source: U.S. Census Bureau, American Community Survey, 2014 and 2019 5-Year Estimates

Cost burden is a significant issue throughout the County and has increased in the Unincorporated County over time (Figure 40).

Overcrowding

Households having more than 1.01 to 1.5 persons per room are considered overcrowded and those having more than 1.51 persons per room are considered severely overcrowded. The person per room analysis excludes bathrooms, porches, foyers, halls, and half-rooms. Residential overcrowding reflects demographic and socioeconomic conditions as it has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless.

Older-adult immigrant and recent immigrant communities, families with low-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.⁴⁴

In Sonoma County, Hispanic households are far most likely to experiencing overcrowding (Table 51) though age may play some role in explaining racial and ethnic disparities in overcrowding. Relatively younger adults are more likely to have minor children in their households which increases the likelihood of overcrowding. Conversely, older adults are more likely to reside in one- or two-person households.

⁴⁴ California Department of Health and Human Services

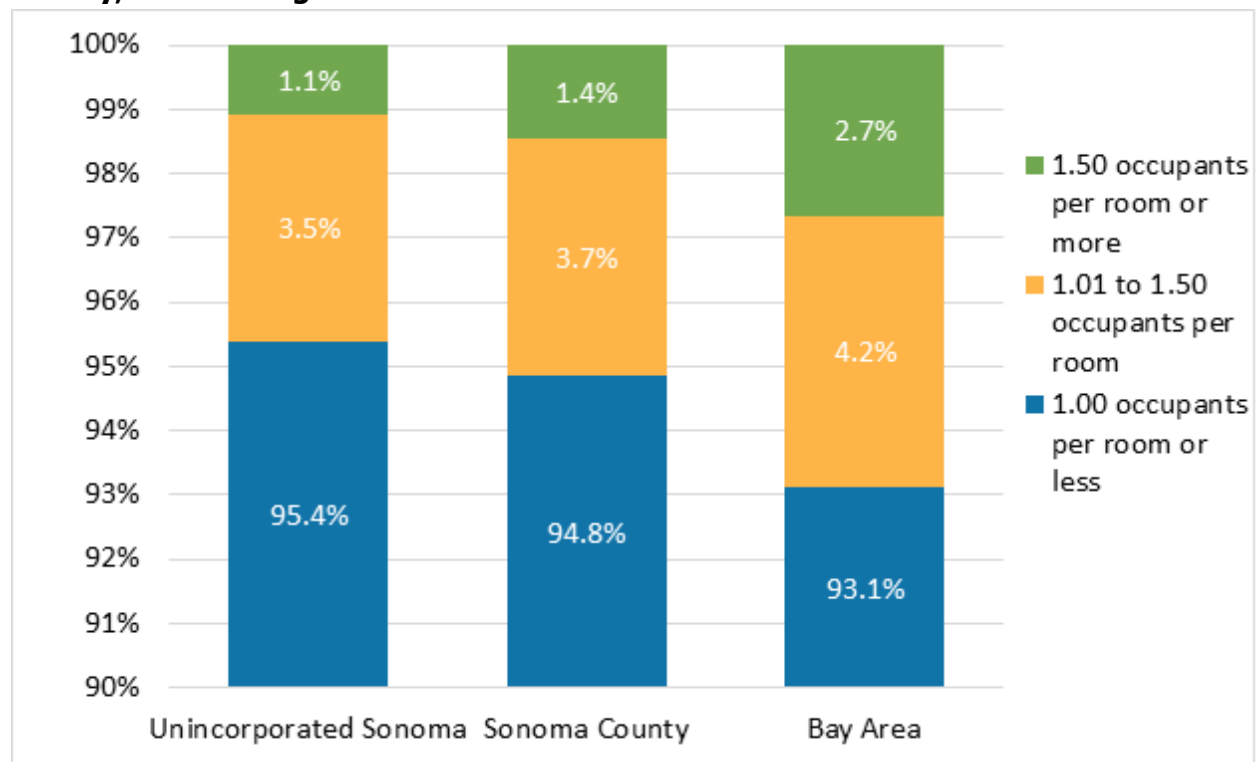
Table 51: Percentage of Overcrowded Households by Race or Ethnicity, Sonoma County

Race or Ethnicity	Number	Percent
Non-Hispanic Whitewhite	5,208	3.3%
Black	126	5.3%
Native American	87	5.4%
Asian American or Pacific Islander	291	4.7%
Hispanic	6,767	19.2%

Source: 2015-2019 American Community Survey 5-Year Estimates

Rates of overcrowded households in Unincorporated Sonoma County (4.6%) are lower than those of Sonoma County (5.1%) and the Bay Area (6.9%), indicating that overcrowding may occur more frequently in larger urban areas.

Figure 41: Overcrowding Severity, Unincorporated Sonoma County, Sonoma County, and the Region



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

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. In Sonoma County, less than 1% of owner households and just over 2% of renters lack kitchen and/or plumbing.

Table 52: Substandard Housing Issues, Sonoma County

Building Amenity	Owner	Renter
Kitchen	0.3%	1.5%
Plumbing	0.4%	0.7%

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

Based on Code Enforcement data, there are an estimated 24 residential units in need of replacement and 84 residential units in need of substantial rehabilitation in the Unincorporated County. The units in need of replacement have typically been affected by natural hazards, such as fire, flooding, or tree damage. The majority of code enforcement complaints for substandard housing are from the following areas:

- Unincorporated Santa Rosa, including South Santa Rosa, Fulton, and rural areas to the east and west of City limits;
- Unincorporated Sebastopol, including the rural areas north, south, and west of City limits;
- Unincorporated Sonoma, mainly in the Springs area north of City limits; and
- Unincorporated areas along the lower Russian river, including Guerneville and Forestville.

Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have a challenging set of housing needs due to both the diversity and complexity of factors that lead to homelessness. Even before the passage of AB 686, Housing Element Law promoted more inclusive communities by addressing the disproportionate housing needs of households with special needs, including people experiencing homelessness.

As defined by HCD guidance, homelessness is lacking or a perceived lack of fixed, regular and adequate nighttime residence, or as having primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure that is not authorized or fit for human habitation.⁴⁵ The protected groups outlined in the “Patterns of Integration and Segregation” section of this assessment are also more susceptible to experiencing homelessness among other housing challenges.

~~Preliminary results from the~~ 2022 Point-In-Time Count was, the first official count of people experiencing homelessness since the start of the COVID pandemic and, showed ed an overall

⁴⁵ California Department of Housing and Community Development “Affirmatively Furthering Fair Housing” guidance

downward trend in Sonoma County and its cities ~~since 2011. In 2011, there were from~~ 4,539 counted individuals experiencing homelessness ~~in 2011 in the county. The last count conducted in 2022 was~~ Countywide, to 2,893 in 2022. Although this marks a 5% increase in homeless populations since 2021, it is still significantly lower than the 2011 count and what was predicted during the COVID-19 pandemic. The County attributes this minimal increase to emergency response measures like Project Homekey and rental assistance as well as ongoing programs such as safe parking, interim housing, and housing vouchers.⁴⁶

As of the 2022 Point-In-Time Count, there were 161 individuals in Unincorporated Sonoma County. Of these, most reside in West County and Sonoma Valley. Of the areas surveyed, unincorporated Santa Rosa experienced the largest decline in homelessness from 2019 to 2022, and Unincorporated West County experienced the largest decline in homelessness from 2020 to 2022. Unincorporated South County is the only region in which homelessness increased from 2019 to 2022, with an increase of only 12 individuals (Table 53). ~~While there are slightly more individuals experiencing homelessness in the West County and in the Sonoma Valley, there are no significant concentrations of homelessness in the unincorporated County, and most homeless individuals reside within incorporated areas.~~

Table 53: Unincorporated Sonoma County Homelessness by Region Over Time

	2019	2020	2022	Change 2019-2022
North County Unincorporated	63	69	27	-57%
South County Unincorporated	9	16	21	133%
West County Unincorporated	211	228	49	-77%
Sonoma Valley Unincorporated	91	27	41	-55%
Santa Rosa Unincorporated	142	67	23	-84%
Total	516	407	161	-69%

Source: Applied Survey Research, "County of Sonoma 2022 Point-in-Time County Results"

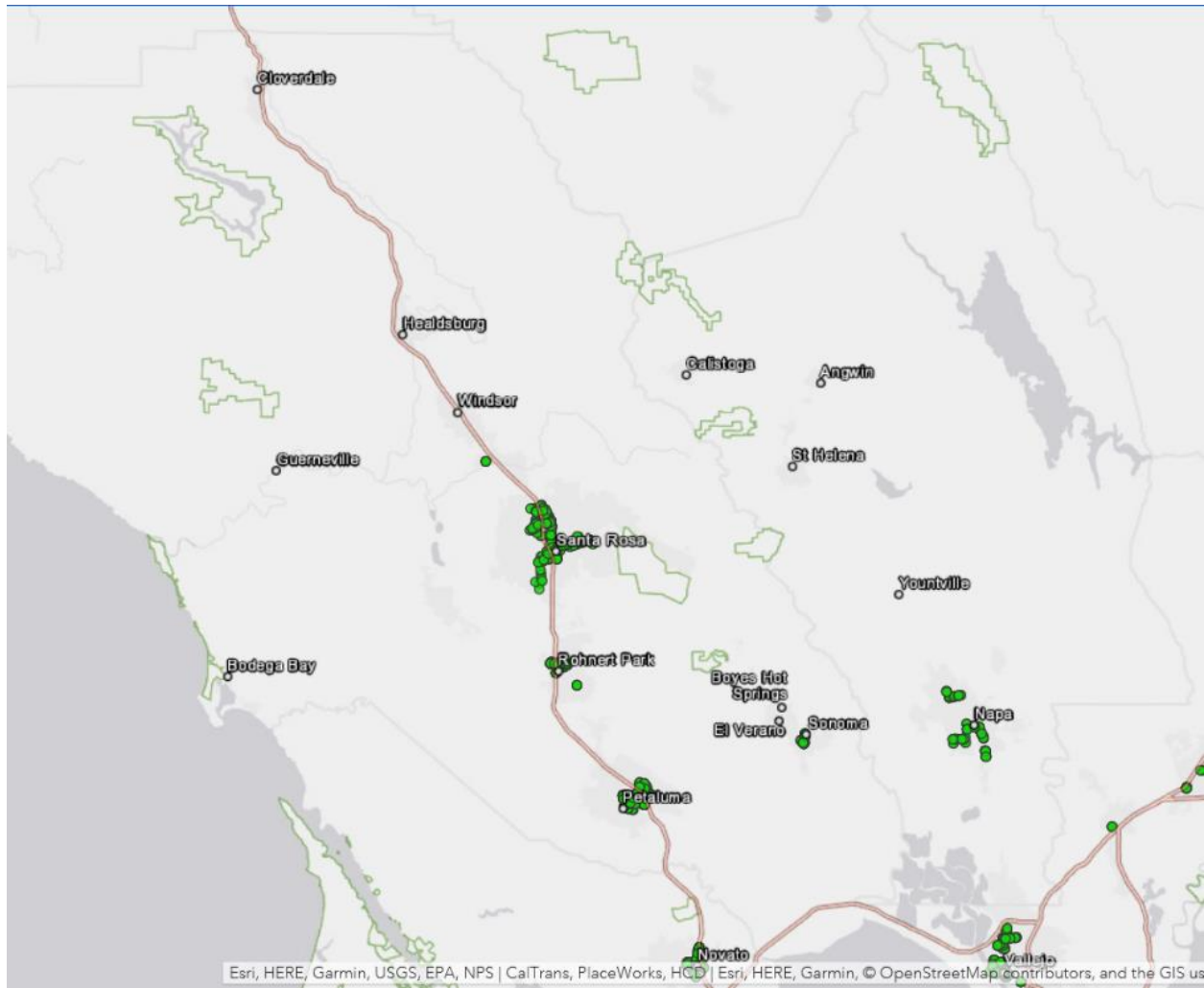
~~While there are slightly more individuals experiencing homelessness in the West County and in the Sonoma Valley, there are no significant concentrations of homelessness in the Unincorporated County. As of 2022, Unincorporated West County has 41 shelter beds and Unincorporated Sonoma Valley has 26 shelter beds, comparable to the demonstrated need.⁴⁷ Homeless service providers in the Unincorporated County typically focus on a subregion of the county, such as West County Community Services serving the Lower Russian River or Petaluma People Services Center serving both incorporated Petaluma and the greater Unincorporated South Sonoma County.~~

~~Most homeless individuals in Sonoma County reside within incorporated areas. This may be due in part to the relative lack of public transportation in the Unincorporated County, with only one high-quality transit stop (Sonoma County Airport SMART Station) and the remainder concentrated in the County's five southernmost jurisdictions (Figure 42).~~

⁴⁶ County of Sonoma Immediate Release: Sonoma, Bay Area counties release preliminary homelessness count statistics, May 16, 2022

⁴⁷ HUD, 2022 Housing Inventory Count. Does not include 400+ beds in inventory with location suppressed for safety.

Figure 42: High-Quality Transit Stops in Sonoma County, 2022



Source: Caltrans, 2022, via HCD AFFH Data Viewer 2.0

Sonoma County follows the statewide trend of having high rates of unsheltered homeless populations – ~~7061%~~ ~~of unshoused residents in the County-county and its Cities and~~ ~~and 60% in the whole State-of-state California~~ are unsheltered versus 39% nationwide. This means that approximately four in ten homeless individuals in Sonoma County have access to temporary shelter.⁴⁸ According to the 2022~~0~~ census, ~~nine-seven~~ in ten people experiencing homelessness had lived in the ~~County-county~~ prior to housing loss; of them, ~~two-thirds~~ ~~74%~~ had been homeless for a year or more and almost one-quarter reported loss of employment as the primary driver of homelessness.⁴⁹

Black and Native American people, who make up about 1.5% and 1% of the population respectively, represent ~~86%~~ and 9% of unshoused individuals in Sonoma County. Native Hawaiians and Other Pacific Islands make up 0.4% of the total population and ~~1.5~~ percent of the homeless

⁴⁸ Applied Survey Research, “~~County of Sonoma 2022 Point-in-Time County Results~~2020-Sonoma-County-Homeless-Census”

⁴⁹ ~~Ibid~~~~Ibid~~

population.⁵⁰ Other special needs populations that are ~~statistically more likely to experiencedisproportionately affected by~~ homelessness in Sonoma County include LGBTQ youth, people who have been in the foster care system, and people with disabilities.⁵¹

Several recent efforts to mitigate the harmful consequences of homelessness were spurred by the COVID-19 pandemic. In 2020, the County applied and received approval for five permanent supportive housing sites under the State of California’s Project Homekey program totaling 312 new housing units for unhoused individuals in Sonoma County. Sonoma County Board of Supervisors allocated \$2 million to new safe parking and interim housing programs in Santa Rosa, Sebastopol, and Petaluma. The County also distributed \$40 million in State and federal Emergency Rental Assistance Program (ERAP) funds which assisted more than 5,000 applicants to protect tenants’ rights and limit evictions, one of the primary drivers of homelessness.⁵²

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-lower~~-income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. They can also cause displacement and even 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, income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities can result in rent gaps, or disparities between current rental income and potentially achievable rental income if the property is converted to its most profitable use. Because of this, market forces and investor speculation can play a part in displacement.

The University of California, Berkeley (UCB) Urban Displacement Project Bay Area Model 2022 identifies most census tracts as “Lower Displacement Risk,” however, tracts within the South Santa Rosa Area and the Sonoma Valley were identified as “At Risk of Displacement.” (Figure 43). The elevated displacement risk in South Santa Rosa is shared by nearby census tracts in incorporated Santa Rosa and Rohnert Park. The elevated displacement risk in the Sonoma Valley is not shared by the incorporated City of Sonoma.

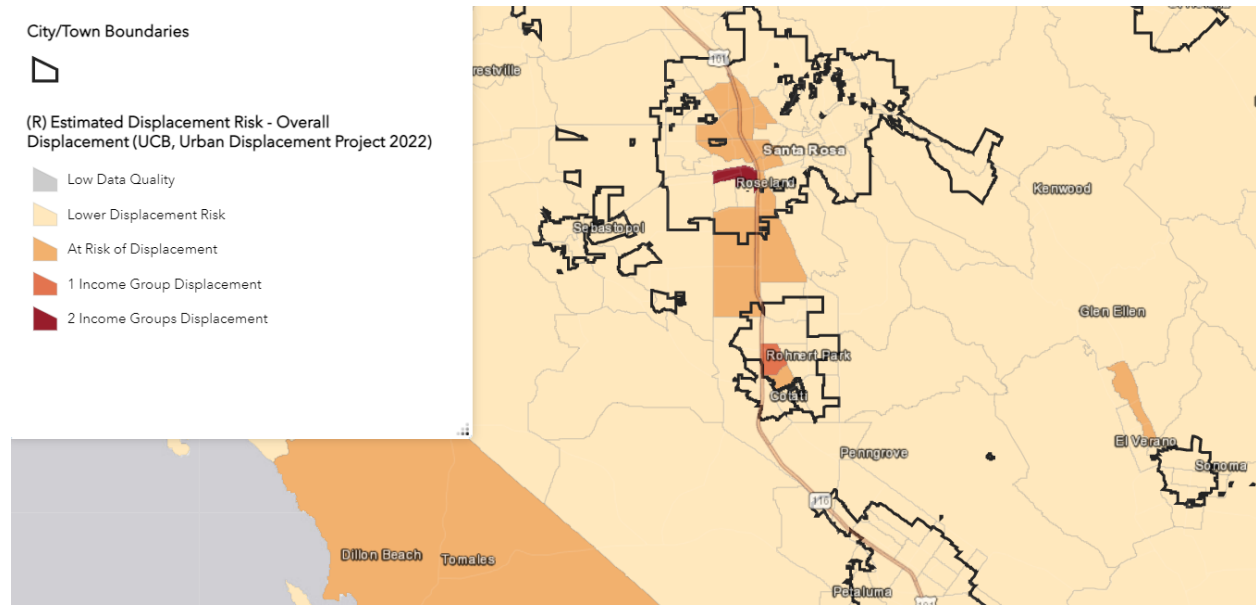
Figure 43: Displacement Risk in Sonoma County

⁵⁰ [Ibid HUD, 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations](#)

⁵¹ [See 45Ibid](#)

⁵² County of Sonoma Immediate Release: Sonoma, Bay Area counties release preliminary homelessness count statistics, May 16, 2022

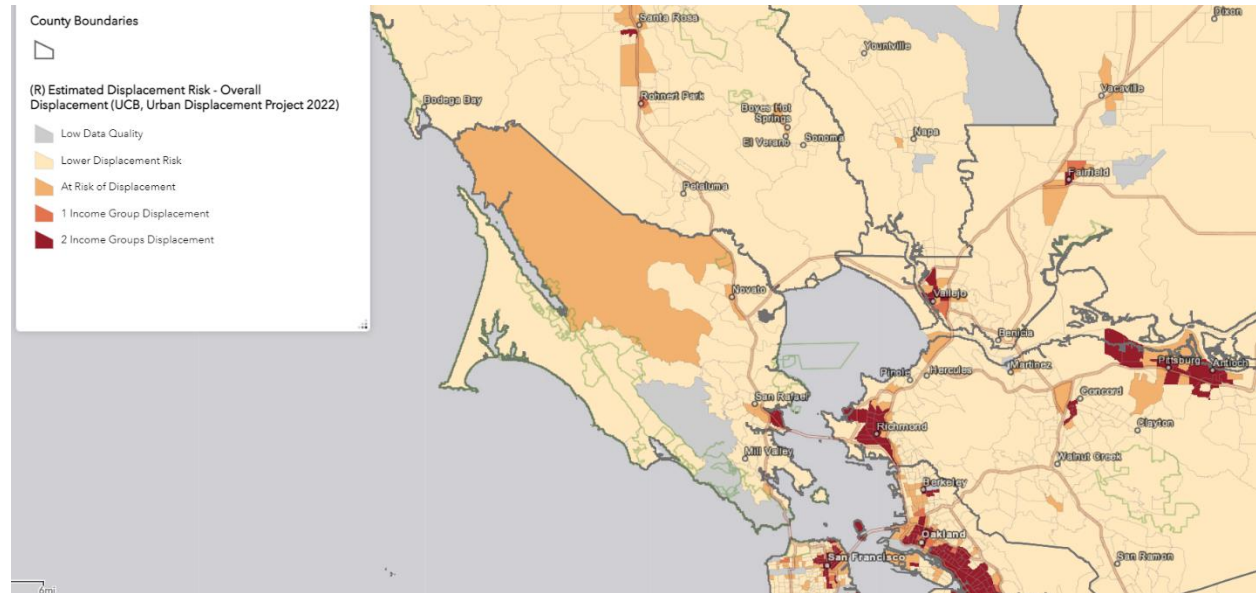
⁵³ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.



Source: Chapple, K., & Thomas, T., and Zuk, M. (2022). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Overall, displacement risk in Sonoma County is slightly higher than nearby Napa County, lower than nearby Marin County, and significantly lower than most Bay Area counties (Figure 44).

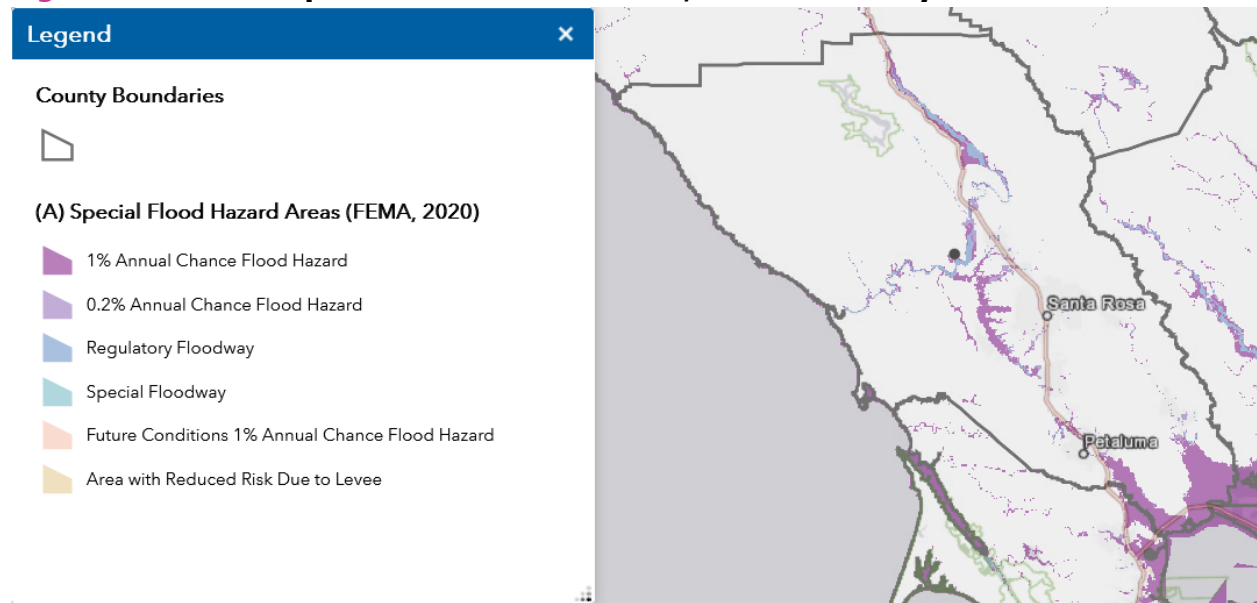
Figure 44: Displacement Risk in the North and East Bay Area



Source: Chapple, K., & Thomas, T., and Zuk, M. (2022). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Displacement can also occur because of natural disasters. Figure 37 identifies areas that are at risk of flooding and disaster-driven displacement. The Special Flood Hazard Areas in Sonoma County are concentrated along the most southern part of the [County-county](#) where there are 1% (dark purple) Annual Chance Flood Hazard zones as well as Regulatory Floodways. These areas do not coincide with those that are susceptible to displacement or have high concentrations of protected classes or low-income residents.

Figure 45: FEMA Special Flood Hazard Areas, Sonoma County



Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA), 2020

Increasingly severe wildfire events have also risen as a major driver of displacement in Sonoma County, leading to a worsening affordable-housing shortage and economic insecurity that falls disproportionately on communities of color.

Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

As mentioned in the previous section, Human Development Index (HDI) scores are relatively high and are increasing across geographies and races. In some instances, however, rising HDI scores may be a sign of displacement. In other words, if the population changes significantly over time, a higher score might mean that different, more affluent people are moving into Sonoma County rather than the overall population experiencing increased quality of life.⁵⁴

In Sonoma County, disproportionate housing needs, including displacement, is driven primarily by the increasingly challenging housing market and mounting economic pressure with new production lagging critically behind demand. Home and rental prices have been on the rise in Sonoma County since 2003, but the median household income has dropped between 2003 and

⁵⁴ A Portrait of Sonoma: 2021 Update

2016.⁵⁵ Today, those in the rental market must earn \$34.31 per hour to afford an average two-bedroom apartment, which far exceeds minimum wage and the incomes of lower wage employees that comprise a large segment of the Sonoma County workforce.⁵⁶

The primary factors that contribute to fair housing issues related to Disproportionate Housing Needs in Sonoma County are:

- Displacement of residents due to economic pressures
- Lack of affordable, accessible housing in range of unit sizes
- Lack of public investments in specific neighborhoods, including services or amenities

The Napa Sonoma Collaborative Equity Working Group’s final report also identifies displacement and lack of affordable and safe housing as a prevalent fair housing issue across the region and attribute this to “cost of land, high development costs, units leaving the market due to disasters faster than their replacement rate, and landlords displacing tenants due to housing emergencies, and gentrification.”

4.5.6 Other Relevant Factors

Redlining

The historical practice of “redlining” is one of the most impactful exclusionary practices that shaped inequitable land use practices across the country. In the 1930s, The Home Owners' Loan Corporation (HOLC) created a neighborhood ranking system based on quality of housing, recent history of sale and rent values, and, crucially, the racial and ethnic identity and class of residents. Residential neighborhoods were assigned grades, ranging from A (“Best”) to D (“Hazardous”), and used to shape intentionally exclusive neighborhoods through mortgage lending. These practices created racial disparities in intergenerational wealth and other patterns of inequity. There was no HOLC redlining shown in Sonoma County.⁵⁷

Exclusion of communities of color took place in the form of racially restrictive covenants. While these covenants have been illegal and unenforceable for decades, they are associated with lasting racial disparities in homeownership, generational wealth building, and racial segregation.⁵⁸

“These covenants are generally found in what we would see as higher-opportunity, higher-income, more white areas now, because those were the areas that worked trying to exclude communities of color and other groups from entering those communities.”
- Holden Weisman, Greenlining Institute

While this practice is property-specific, the location and distribution of homes with these covenants, combined with other factors, may have contributed to the development of racially concentrated areas of affluence, Other factors, however, may have contributed to trends and

⁵⁵ Bay Area Council Economic Institute “North Bay Fire Recovery” report, January 2020

⁵⁶ California Housing Partnership Housing Needs Dashboard, 2020

⁵⁷ Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., “Mapping Inequality,” American Panorama, ed, accessed February 27, 2023

⁵⁸ Sam Mauhay-Moore, “Sonoma County to Remove Racist Restrictions in Millions of Real Estate Documents,” SFGATE, April 19, 2023

patterns of segregation, and access to opportunity by race within Unincorporated Sonoma County. Integration and segregation are discussed within Section 4.5.3, and racial disparities in access to opportunity are discussed within Section 4.5.4, in sections discussing TCAC opportunity areas, access to education, access to low-cost transportation, and economic development. The Sonoma County Recorder's Office has initiated an effort to proactively identify and redact racially restrictive language within these documents and is the first County in California to undertake this process, beyond the requirements of AB 1466 (McCarty, 2021).

Redevelopment.

While Redevelopment was in effect, the County had three distinct redevelopment plans for its lower-income areas: the Roseland Area; the Russian River; and Sonoma Springs area. Since this time, Roseland has been incorporated into the City of Santa Rosa. Many measures of opportunity have improved in the Russian River and Sonoma Springs Areas, but the disparities in access to opportunities remain stark within the Sonoma Valley: While the heart of Sonoma Springs (the villages of Agua Caliente, Fetters, and Boyes Hot Springs along Highway 12) received the benefit of public and state investments in terms of roadway and safety improvements, those actions more directly benefitted commuters traveling the Highway 12 corridor and failed to provide economic benefit to the area's residents (although much greater pedestrian safety was provided for residents). Integration and segregation within these areas are discussed within Section 4.5.3, and disparities in access to opportunity in these areas are discussed within Section 4.5.4, in sections discussing TCAC opportunity areas, access to a healthy environment, and access to transportation. State and local monies provided toward affordable housing projects in these areas did provide a direct benefit to residents, as did monies focused on schools and library improvements. Under Program 5c, Specific Plans and Master Plans will be used in this area to target investment into areas of most need, focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure.

Historic Zoning, ~~and~~ Aesthetic Requirements, and Growth Control.

Historically, required minimum parcel sizes and community design guidelines have restricted the type and character of housing that can be built in the Glen Ellen area of the Sonoma Valley. Environmental rationales were a part of the justification for strong protections of its rural character. The resulting development pattern is one of large, expensive homes in this area while smaller, less expensive homes and apartments were built in the nearby Springs area.

~~Growth Control.~~ At the same time, growth control measures in the adjacent communities of unincorporated Glen Ellen/Kenwood and the City of Sonoma ensured that home prices and property values remained high by limiting residential growth in these areas. While the Unincorporated County discontinued its Growth Management Program with adoption of its 2009 General Plan, the Growth Management Program within the City of Sonoma remains in place.

These disparities are discussed within Section 4.5.3, within the section on racially and ethnically concentrated areas of poverty (R/ECAPs) and Affluence (RCAAs) and are addressed through programs to development objective design guidelines (Program 12b), review community design guidelines (Program 15I), and rezone sites within historically exclusive areas where higher density

[development is feasible \(Program 4a\). These strategies are discussed further within Section 4.5.8, Fair Housing and Housing Sites.](#)

4.5.7 Summary of Fair Housing Issues, Goals, and Actions

Table 54: Meaningful Actions to Address Prioritized Contributing Factors

Prioritized Contributing Factors (CFs)	Meaningful Actions
<p>CF: Displacement of residents due to economic pressures Priority: High</p>	<p>Protect existing residents from displacement through the following actions:</p> <ul style="list-style-type: none"> Require replacement housing in targeted growth/Specific Plan/PDA areas and on sites identified to accommodate the housing needs of lower-lower-income households (Program 5a and 5b) Utilize Specific Plans and Master Plans to target investment (Program 5c) Utilize affirmative marketing strategies in marketing plans for subsidized housing projects (Program 5d) Continue to implement the County’s density bonus ordinance and the Rental and Ownership Housing Opportunity Programs that expand on State programs and requirements (Program 7)
<p>CF: Lack of affordable, accessible housing in range of unit sizes Priority: Moderate</p>	<ul style="list-style-type: none"> Expand programs to increase housing choices and affordability in moderate and high opportunity areas (Program 12) In coordination with the Napa Sonoma ADU Center, prepare and maintain a list of property owners developing and renting ADUs or JADUs suitable for people with disabilities and provide the list to individuals on housing waiting lists. (Program 25f) Increase the number of ADUs allowed per site (Program 25g) Modify permitting levels for cottage housing development projects to allow four cottages by right. (Program 15d) Increase opportunities for housing land trusts (Program 18) Develop additional by-right multifamily housing in unincorporated areas (Programs 15e, 15h)
<p>CF: Lack of public investments in specific neighborhoods, including services or amenities Priority: Moderate</p>	<p>Factor is not related to housing only and will be addressed in upcoming development of integrated Environmental Justice/ Integrated Policies and General Plan update process. Constraints specifically related to housing will be addressed through the following programs:</p> <ul style="list-style-type: none"> Utilize Specific Plans and Master Plans to target investment (Program 5c) Increase intra-governmental coordination and create a Housing Equity and Action Plan (Program 31)
<p>CF: Lack of regional cooperation Priority: Moderate</p>	<p>Increase intergovernmental coordination and cooperation on housing matters by:</p> <ul style="list-style-type: none"> Formation of a subregion for the 7th RHNA (Program 6) Participation in and provision of funding for the Napa-Sonoma Housing Collaborative (Programs 20, 25d) Continuing participation in bimonthly meetings of the interjurisdictional housing coordinating committee (Program 27)

Prioritized Contributing Factors (CFs)	Meaningful Actions
<p>CF: Lack of affected populations on boards and committees Priority: Low</p>	<p>Factor related to much more than housing and will need to be addressed in the upcoming Environmental Justice Element and General Plan update processes. Factors related to housing will be addressed through the following program:</p> <ul style="list-style-type: none"> • Increase intra-governmental coordination and create a Housing Equity and Action Plan (Program 31)
<p>CF: Lack of funding for local fair housing outreach and enforcement Priority: Low</p>	<ul style="list-style-type: none"> • Contract with a fair housing resource provider (Program 29) • Provide budget for County staff to provide local outreach (Program 32f) • Reinstate dedicated housing program implementation positions in the CDC and Permit Sonoma (Program 1d) • Through the Proactive Outreach Program (Program 32a), ensure developers are aware of existing funding programs.
<p>CF: Community opposition Priority: Low</p>	<ul style="list-style-type: none"> • Develop additional by-right multifamily housing in unincorporated areas (Programs 15e, 15h) • Partner with a qualified non-profit to develop and provide funding for a campaign to combat local opposition to affordable housing (Program 32d)

4.5.8 Fair Housing and Housing Sites

In development of a Housing Element’s Sites Inventory, the location of sites must be analyzed for consistency with the obligation to affirmatively further fair housing. This section evaluates the distribution of sites relative to all components of the Fair Housing Assessment, integrates data and local knowledge, analyzes improved and exacerbated conditions, and identifies meaningful actions to combat any exacerbated conditions. The full inventory is located within Appendix D.

Segregation and Integration

Sonoma County ~~which~~ has the highest percentage of white residents of any county in the Bay Area, and white populations are the most segregated group within Sonoma County. While racial diversity has increased over time, areas with higher racial segregation remain. Areas with higher isolation of white residents are located northeast and southeast of the City of Santa Rosa, in unincorporated communities such as Larkfield/Wikiup, Kenwood, Glen Ellen, Penngrove, and in rural agricultural valleys. Areas with higher segregation of Hispanic/Latino residents include El Verano, Agua Caliente, Feters Hot Springs, and Boyes Hot Springs ~~are known and Boyes Hot Springs~~ (known collectively as the “Springs”), south Santa Rosa, and portions of West County. These areas also have higher rates of segregation for lower-income households. There is no notable segregation by familial status or disability within the community.

Inventory sites are not disproportionately located in areas with high concentrations of racial or ethnic minorities (Table 55). Some sites are located in areas with existing patterns of segregation, where there is sufficient infrastructure and remaining vacant land. While these sites will bring housing into areas of need, other programs are included to ensure these sites do not exacerbate current conditions.

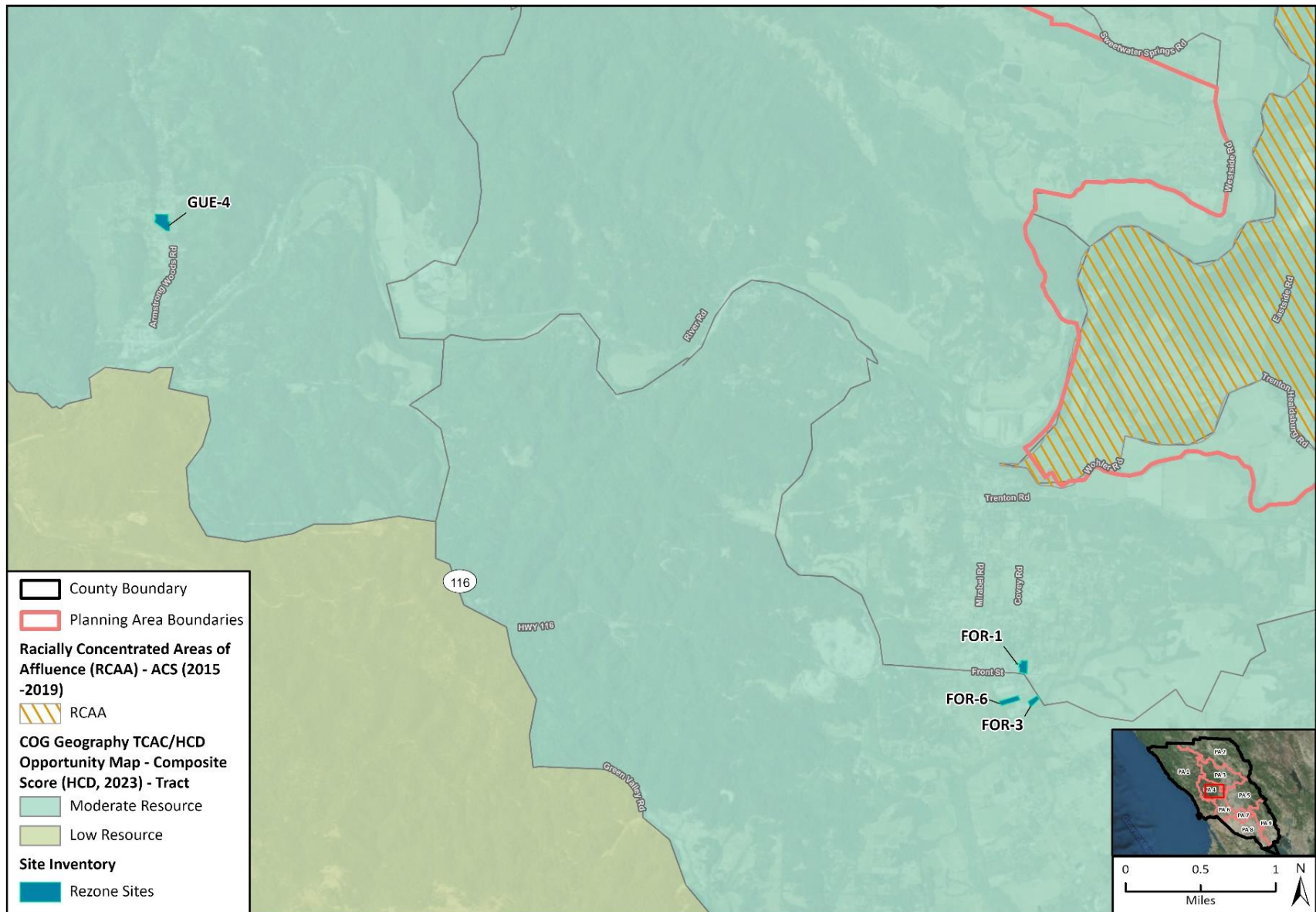
Table 55: Distribution of RHNA Units by Racial/Ethnic Minority Pop. (Block Group)

% Non-white Population	LI Units	%	MI Units	%	AMI Units	%	Total Units	Total %
< 20%	329484	3956.1%	25008	7.7255%	389436	6.7525%	9261170	7849.6%
21 - 40 %	37963	429.936%	388414	2.3072%	3864	46.15%	117935	7550.0%
41 -60%	1650	9.25%0.0%	430	73%0.0%	59	99%1.1%	2679	1.470.4%
Total	86357	100%	66439	100%	8312	100%	2,35828	100%

Racially and Ethnically Concentrated Areas of Poverty and Affluence

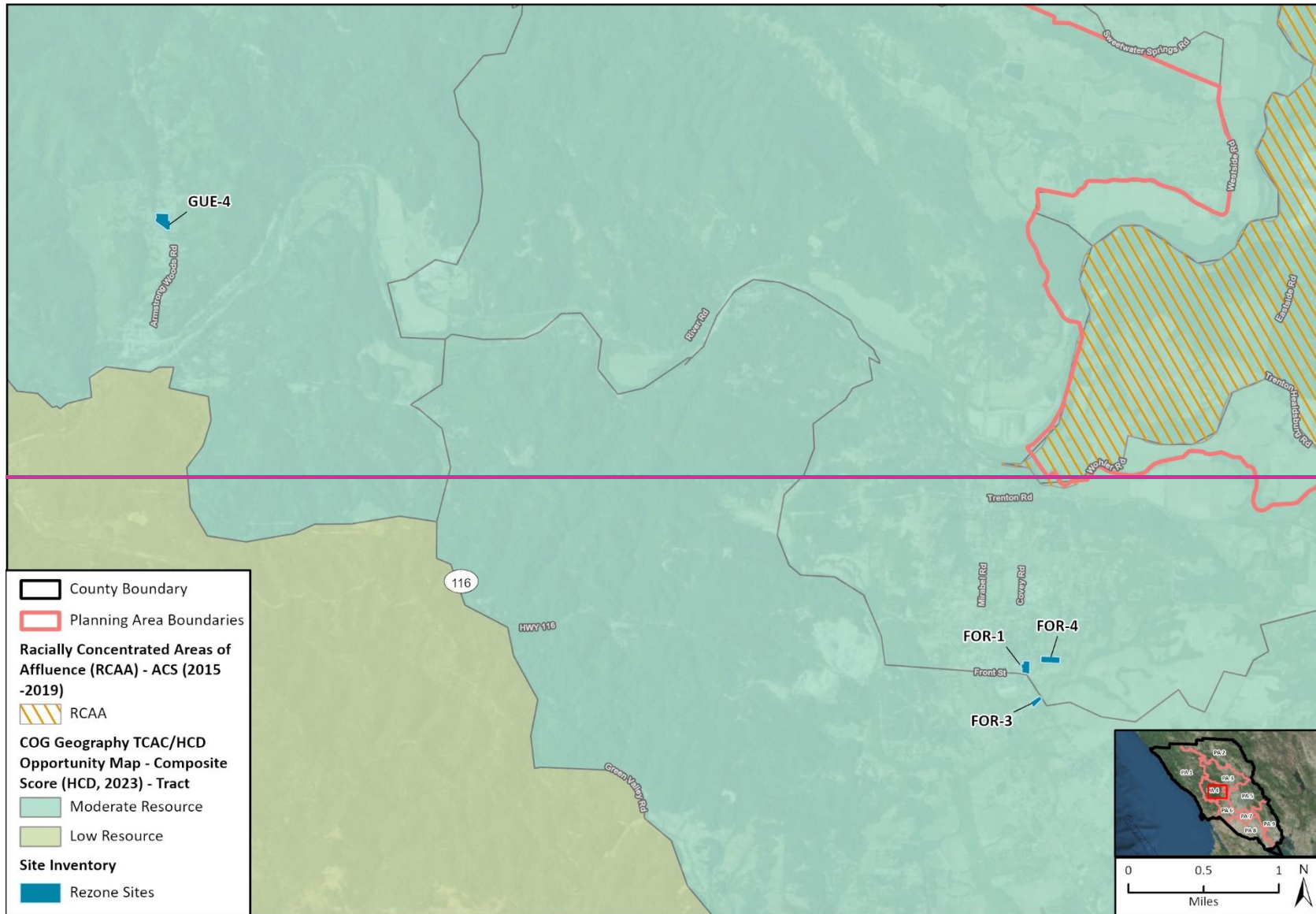
While there are areas of racial segregation within Unincorporated Sonoma County, there are no areas designated as Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs). There are several Racially Concentrated Areas of Affluence (RCAAs) throughout the Unincorporated County. While most of the land within these RCAAs lacks the necessary infrastructure or environmental conditions to support high-density housing, sites with lower-income capacity have been identified in or near these zones where possible in order to promote integrated and balanced patterns of living (Figure 46 through Figure 50). The RCAA near Glen Ellen abuts the Springs area which has higher rates of segregation of Hispanic/Latino residents, linguistic isolation, cost burden, and other housing problems.

Figure 46: Housing Sites and Figure 47: Housing Sites and RCAs in Planning Area 4



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 Additional data provided by County of Sonoma, 2023; HCD, 2023.

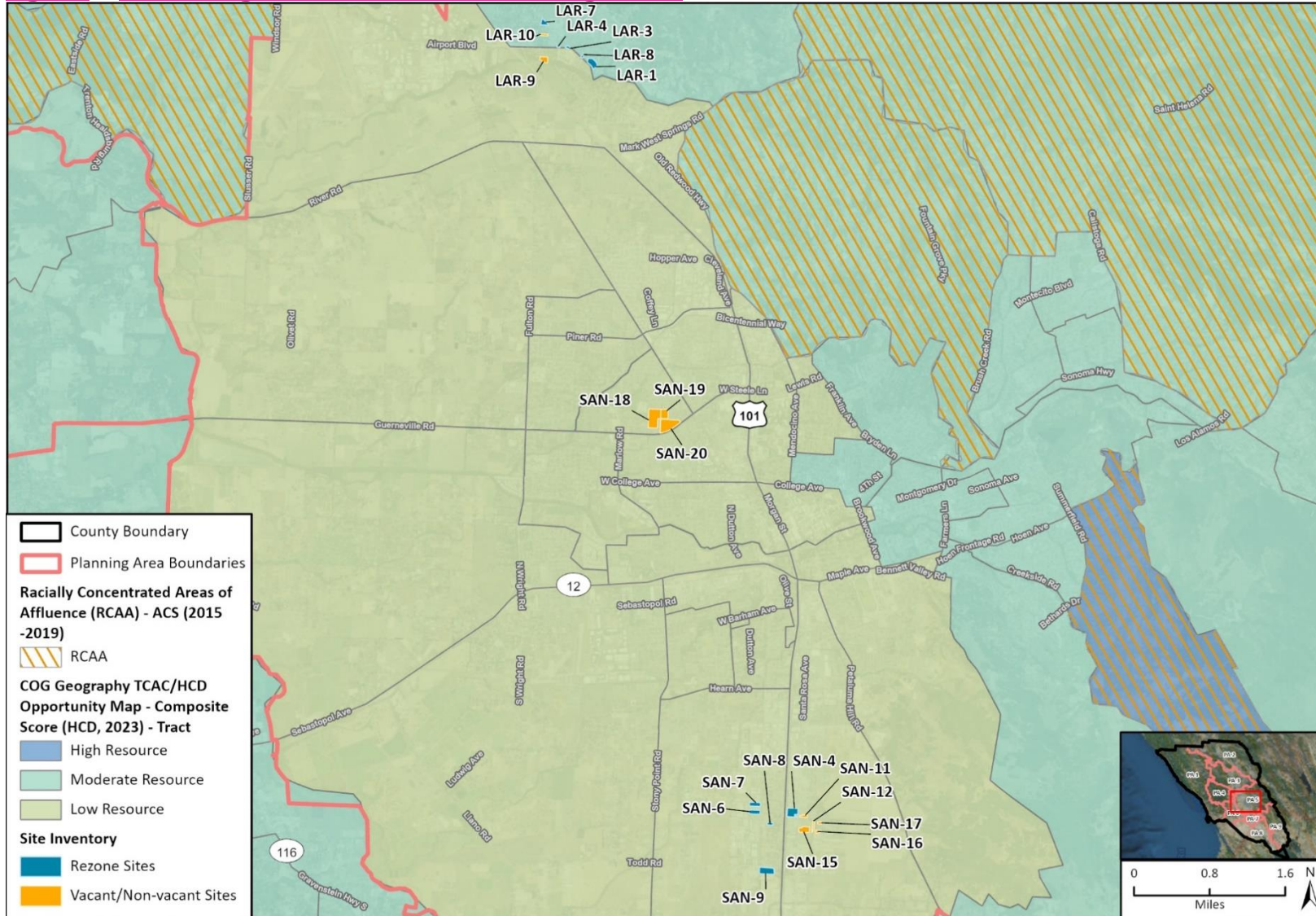
19-08587_Resoning Pipeline
 Site Inventory - PA4_Russian River



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 Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587: Rezoning Pipeline
 Site Inventory - PA4_Russian River

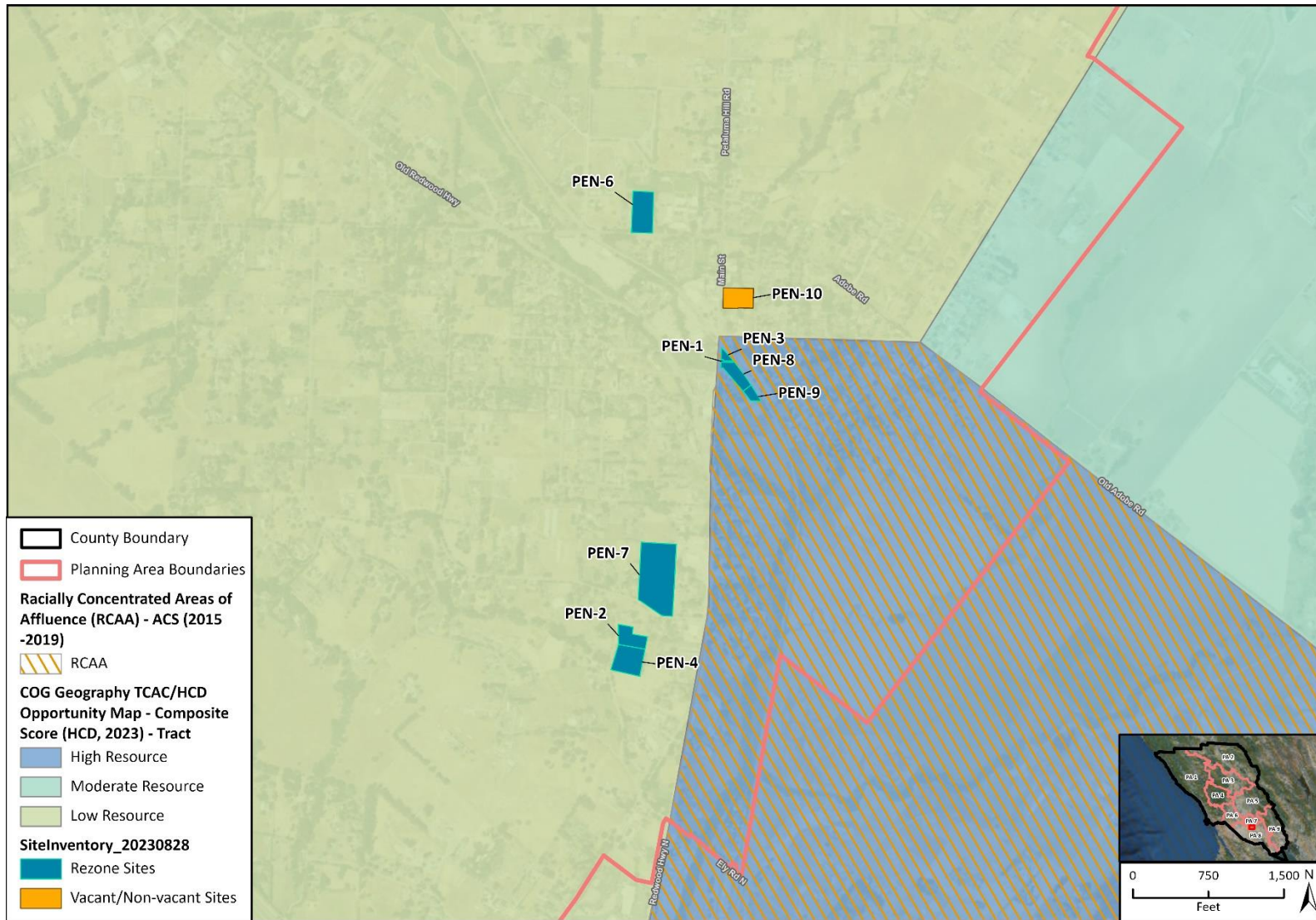
Figure 48: Housing Sites and RCAs in Planning Area 5



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 Additional data provided by County of Sonoma, 2023; HCD, 2023.

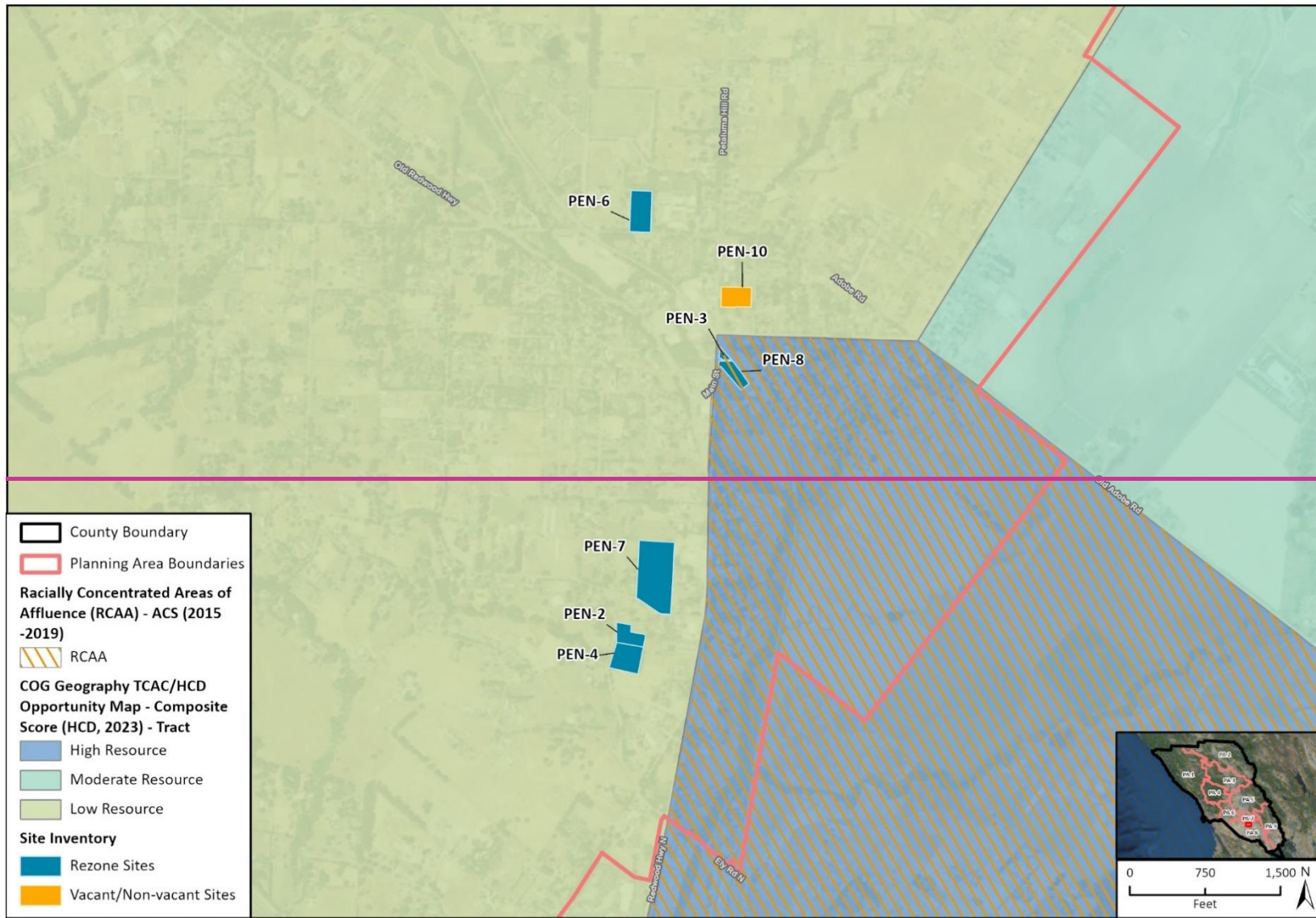
19-08387_Resizing Pipeline
 Site Inventory - PA5_Santa Rosa

Figure 49: Housing Sites and RCAs in Planning Area 7



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 Additional data provided by County of Sonoma, 2023; HCD, 2023.

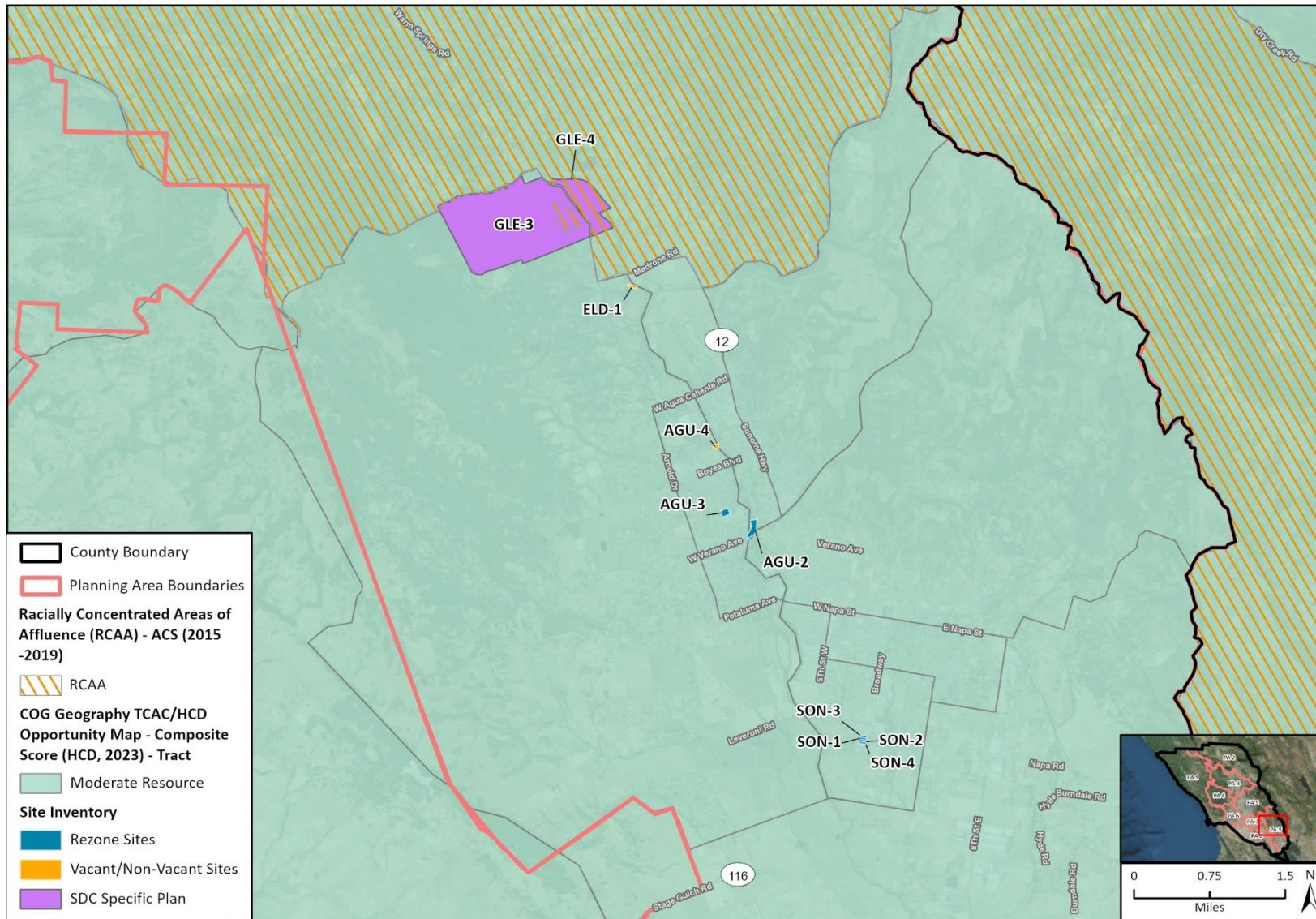
19-08587_Regoning Pipeline
 Site Inventory - PA7_Rohnert Park_Cotati



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 Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_Rezoning Pipeline
 Site Inventory - PA7_Rohnert Park_Cotati

Figure 50: Housing Sites and RCAAs in Planning Area 9



Imagery provided by Esri and its licensors © 2023.
 Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_Rezoning Pipeline
 Site Inventory - PA9_Sonoma Valley

Disparities in Access to Opportunity

HCD/TCAC Opportunity Area scores provide an overview of access to opportunity within a census tract based on educational, economic, and environmental factors. While most of Unincorporated Sonoma County is designated as Low and Moderate Resource, there are several areas designated as High and Highest Resource. Tracts with this designation are generally more rural and lack the necessary infrastructure, environmental conditions, or proximity to transit and amenities to support high-density housing. Sites with lower-income capacity have been identified in or near areas with higher Opportunity Area scores where possible in order to promote integrated and balanced patterns of living. Identified unit capacity by Resource Area is included within Table 57. All sites are located in areas with access to transit. Sites in the Springs, south Santa Rosa, and West County have less healthy environmental conditions. Sites in West County have better economic and educational conditions than most of the Unincorporated County and south Santa Rosa sites have higher job proximity. Place-based strategies are in place to avoid contributing to existing disparities.

Disproportionate Housing Needs, Including Displacement

While housing affordability is a concern throughout the whole cCounty, the Springs and south Santa Rosa areas have higher rates of overcrowding, housing cost burden, and risk of displacement. Some of these needs are caused by the lack of sufficient suitable and affordable units, which will be addressed by increased housing stock. Over half of the unit capacity on inventory site are in census tracts vulnerable to displacement (Table 56). This is true across the income levels, and lower-income units are not disproportionately concentrated in areas with higher displacement risk. Strategies to combat displacement risk are discussed below.

Table 56: Distribution of RHNA Units by Sensitive Community At Risk of Displacement

Displacement Typology	LI Units	%	Mod Units	%	AM Units	%	Total Units	Total %
Vulnerable	<u>40256</u>	<u>2947.26</u> 7%	<u>21976</u>	<u>2933.80</u> 7%	<u>23185</u>	<u>228.253</u> %	<u>85638</u>	<u>3627.17</u> 7%
Other	<u>452607</u>	<u>7052.37</u> 4%	<u>46723</u>	<u>6670.23</u> 0%	<u>597646</u>	<u>771.75</u> %	<u>14720</u>	<u>7263.23</u> 9%
Total	<u>86357</u>	<u>100%</u>	<u>66439</u>	<u>100%</u>	<u>8312</u>	<u>100%</u>	<u>2,3528</u>	<u>100%</u>

Improved and Exacerbated Conditions

Improved Conditions

Most housing sites are classified as mixed-income sites, which will promote patterns of racial and economic integration, bring investment into lower resource areas, and provide housing opportunity in higher resource areas. Sites are located in proximity to transit, amenities, and promote access to opportunity. One primary factor that contributes to housing issues in the

Unincorporated County is the lack of housing. Development on sites in inventory will improve housing conditions by increasing the affordable housing stock.

Exacerbated Conditions

Housing sites with capacity for lower-income units have been identified in areas with poor conditions related to racial and economic segregation, access to opportunity, and disproportionate housing needs. The following strategies are being used to mitigate exacerbated conditions:

- Use a mixed-income approach, identifying capacity for moderate- and above moderate-income units on the same sites as lower-income units
- Identifying sites with capacity for lower-income units within identified RCAAs and High Resource areas where possible
- Implement anti-displacement measures, particularly in areas with higher displacement risk (Program 5)
- Expand programs to increase housing choice and affordability in moderate and high opportunity areas (Program 12)
- Increase allowances and incentives for various affordable housing types (Program 25g, 15d, 15e, 15h, 16)
- Preserve existing affordable housing (Program 2, 3, 8)

The areas of highest need in the Unincorporated County are the Springs area and south Santa Rosa. The following place-based strategies are in place to improve housing conditions in these areas:

- Utilize Specific Plans and Master Plans to target investment (Program 5c)
- Require replacement housing in targeted growth/Specific Plan/PDA areas and on sites identified to accommodate the housing needs of lower-lower-income households (Program 5a and 5b)
- Increase efforts to engage in meaningful public participation with vulnerable and hard to reach populations during long-range planning or policy projects related to housing and development (Program 32e)

Additionally, programs are included to increase mobility, promote equitable access to housing countywide, and create more housing opportunities in higher opportunity areas

- Include higher resource areas when rezoning housing sites (Program 4)
- Utilize affirmative marketing strategies in marketing plans for subsidized housing projects (Program 5d)
- Expand programs to increase housing choice and affordability in moderate and high opportunity areas (Program 12)

- Continue and expand use of housing land trust programs (Program 18)
- Expand allowances for ADUs (Program 25)
- Promotion of Housing Choice Voucher Program and system navigation assistance (Program 29)

To ensure fair housing conditions and areas of higher need continue to be addressed throughout the planning period and beyond, the following programs will be implemented:

- Increase intra-governmental coordination and create a Housing Equity and Action Plan (Program 31)
- Form a subregion for the 7th RHNA (Program 6)
- Participate in and provide funding for the Napa-Sonoma Housing Collaborative (Programs 20, 25d)
- Continue participation in bimonthly meetings of the interjurisdictional housing coordinating committee (Program 27)
- Partner with a qualified non-profit to develop and provide funding for a campaign to combat local opposition to affordable housing (Program 32d)

Summary of Fair Housing and Sites

Fair housing considerations for the sites inventory are summarized in Table 57. As shown in this table, housing sites identified to meet Sonoma County's RHNA are distributed throughout the community. While the [Unincorporated County](#) has significant environmental and infrastructure constraints that limit where housing development is feasible, housing sites were identified in higher resource areas and areas with higher access to opportunity where possible. The strategies discussed above will assist in affirmatively furthering fair housing and avoid exacerbating fair housing issues through the development of inventory sites.

Table 57: Distribution of RHNA Summary Table

Census Tract	Number of Households in Tract	Total Capacity	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Percent Non-white	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	RCA A	RECA P
9 - Sonoma Valley												
150305	1,558	9	0	0	9	41 -60%	Moderate Resource	40 - 60%	8.3 - 12%	Vulnerable	No	No
150607*	2,234	258119	16572	4324	5023	41 -60%	Moderate Resource	60 - 80%	Less than 8.2%	Vulnerable	No	No
152702	2,000	18	11	4	3	21 - 40%	Low Resource	40 - 60%	Less than 8.2%	Other	No	No
153200*	2,031	55	33	12	10	21 - 40%	Low Resource	40 - 60%	12 - 15%	Vulnerable	No	No
153600*	2,162	330200	9440	1190	117160	Less than 20%	Moderate Resource	20 - 40%	Less than 8.2%	Other	No	No
7 - Rohnert Park/Cotati												
150303	2,090	7	0	0	7	Less than 20%	Moderate Resource	20 - 40%	Less than 8.2%	Other	No	No
151402*	3,347	29922	16212	785	595	21 - 40%	Low Resource	60 - 80%	8.3 - 12%	Vulnerable	No	No
152701*	1,988	180503	101112	39196	40195	21 - 40%	Moderate Resource	60 - 80%	Less than 8.2%	Other	No	No
6 - Sebastopol												
151201*	2,725	44235	3064	424	1047	Less than 20%	Low Resource	40 - 60%	Less than 8.2%	Other	No	No
151402*	3,347	44299	31162	478	959	21 - 40%	Low Resource	60 - 80%	8.3 - 12%	Vulnerable	No	No
5 - Santa Rosa												
150203*	2,128	3647	13	15	819	Less than 20%	Moderate Resource	60 - 80%	Less than 8.2%	Other	No	No
150304	2,249	2429	0	17	712	21 - 40%	Moderate Resource	40 - 60%	12 - 15%	Other	No	No
150500	1,852	57	0	37	20	Less than 20%	Moderate Resource	40 - 60%	Less than 8.2%	Other	Yes	No
150607*	2,234	49258	30165	1043	950	41 -60%	Moderate Resource	60 - 80%	Less than 8.2%	Vulnerable	No	No
151402*	3,347	110299	53162	2878	2959	21 - 40%	Low Resource	60 - 80%	8.3 - 12%	Vulnerable	No	No
152701*	1,988	319503	11112	155196	153195	21 - 40%	Moderate Resource	60 - 80%	Less than 8.2%	Other	No	No

<u>153200</u> *	<u>2,031</u>	<u>275330</u>	<u>6194</u>	<u>107119</u>	<u>107117</u>	<u>21 - 40%</u>	<u>Low Resource</u>	<u>40 - 60%</u>	<u>12 - 15%</u>	<u>Vulnerable</u>	<u>No</u>	<u>No</u>
<u>153600</u> *	<u>2,162</u>	<u>366566</u>	<u>102142</u>	<u>131</u>	<u>133293</u>	<u>Less than 20%</u>	<u>Moderate Resource</u>	<u>20 - 40%</u>	<u>Less than 8.2%</u>	<u>Other</u>	<u>No</u>	<u>No</u>
4 - Russian River												
<u>150607</u> *	<u>2,234</u>	<u>90258</u>	<u>63165</u>	<u>943</u>	<u>1850</u>	<u>41 - 60%</u>	<u>Moderate Resource</u>	<u>60 - 80%</u>	<u>Less than 8.2%</u>	<u>Vulnerable</u>	<u>No</u>	<u>No</u>
<u>151201</u> *	<u>2,725</u>	<u>70235</u>	<u>4964</u>	<u>724</u>	<u>1447</u>	<u>Less than 20%</u>	<u>Low Resource</u>	<u>40 - 60%</u>	<u>Less than 8.2%</u>	<u>Other</u>	<u>No</u>	<u>No</u>
<u>151402</u> *	<u>3,347</u>	<u>83299</u>	<u>50162</u>	<u>1778</u>	<u>1659</u>	<u>21 - 40%</u>	<u>Low Resource</u>	<u>60 - 80%</u>	<u>8.3 - 12%</u>	<u>Vulnerable</u>	<u>No</u>	<u>No</u>
2 - Cloverdale/Northeast County												
<u>150203</u> *	<u>2,128</u>	<u>1147</u>	<u>013</u>	<u>015</u>	<u>1119</u>	<u>Less than 20%</u>	<u>Moderate Resource</u>	<u>60 - 80%</u>	<u>Less than 8.2%</u>	<u>Other</u>	<u>No</u>	<u>No</u>
<u>150304</u>	<u>2,249</u>	<u>529</u>	<u>0</u>	<u>0</u>	<u>57</u>	<u>21 - 40%</u>	<u>Moderate Resource</u>	<u>40 - 60%</u>	<u>12 - 15%</u>	<u>Other</u>	<u>No</u>	<u>No</u>
<u>151201</u> *	<u>2,725</u>	<u>135235</u>	<u>9564</u>	<u>1424</u>	<u>2647</u>	<u>Less than 20%</u>	<u>Low Resource</u>	<u>40 - 60%</u>	<u>Less than 8.2%</u>	<u>Other</u>	<u>No</u>	<u>No</u>

*These census tracts cover multiple areas and are duplicated in this table.

Exhibit B – General Plan Land Use Table

Map ID	Address	APN	Current Land Use	New Land Use
GEY-1	21837 Geyserville Ave	140-180-035	LC	UR 20
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	UR 20
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	UR 20
FOR-1	6555 Covey Rd	083-073-017	LI	UR 20
GUE-4	16050 Laughlin Road	069-230-007	UR 2	UR 20
FOR-3	6194 Forestville Street	084-020-004	UR 2	UR 20
FOR-6	6250 Forestville Street	084-020-011	LI	LI, UR 20
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	UR 20
LAR-3	1 Airport Boulevard	039-025-060	LC	UR 20
LAR-4	245 Airport Blvd	039-025-026	UR 9	UR 20
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	UR 20
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	LC
SAN-8	3427 Moorland Avenue	134-111-020	UR 5	UR 20
SAN-9	150 Todd Road	134-171-059	LI	GI
GRA-1	9001 Donald St	130-165-001	UR 5	UR 20
GRA-3	3155 Frei Rd	130-180-079	RR 2	UR 20
GRA-5	8525 Graton Road	130-176-013	UR 2	UR 20
PEN-1	10078 Main Street	047-174-009	GC	LC
PEN-2	635 Goodwin Ave	047-152-020	UR 2	UR 20
PEN-3	10070 & 11790 Main Street	047-174-008	GC	LC
PEN-4	635 Goodwin Ave	047-152-019	UR 2	UR 20
PEN-6	355 Adobe Road	047-091-013	UR 1	UR 20
PEN-7	220 Hatchery Road	047-153-004	UR 2	UR 20
AGU-2	211 Old Maple Ave	056-531-006	UR 1	UR 20
AGU-3	18621 Railroad Avenue	052-272-011	UR 5	UR 20
SON-1	20549 Broadway	128-311-015	RR 3	UR 20
SON-2	20559 Broadway	128-311-016	RR 3	UR 20
SON-3	20535 Broadway	128-311-014	RR 3	UR 20
SON-4	20563 Broadway	128-311-017	RR 3	UR 20

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 30, 2023

Tennis Wick, Director
Permit Sonoma
County of Sonoma
2250 Ventura Ave
Santa Rosa, CA 95403

Dear Tennis Wick:

RE: County of Sonoma's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the County of Sonoma's (County) draft housing element received for review on December 30, 2022, along with revisions received on March 13, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Sonoma County Housing Element Working Group, Public Interest Law Project, California Rural Legal Assistance, Sunoma and Dan Northern, Sonia Taylor, Berda Lee, and Fred Allebach, 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). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the County's 6th cycle housing element was due January 31, 2023. As of today, the County has not completed the housing element process for the 6th cycle. The County's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government

Code section 65585, subdivision (i). Please be aware, if the County fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

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 County 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 County 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>.

We are committed to assisting the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX COUNTY OF SONOMA

The following changes are necessary to bring the County'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 <https://www.hcd.ca.gov/planning-and-community-development/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks> 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. (65588 (a) and (b).)

While the element includes analysis of past programs' accomplishments over the previous planning period (Appendix C), it should also evaluate the cumulative effectiveness of the previous housing element's programs to address the housing needs of special needs populations.

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).)*

Outreach and Enforcement: While the element includes some broad discussion of fair housing laws and some County measures to promote affordable housing, it should discuss how the County complies with fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. For additional information, please see HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance Memo (Starting on p. 29) at <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>.

Segregation and Integration: The element includes some brief discussion of income patterns within the County, however, the analysis should utilize median income data available on HCD's Data Viewer available at <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>. The analysis should

examine patterns and trends, coincidence with other AFFH factors (e.g., concentrated areas of affluence, access to opportunity, displacement) and complement the data and maps with other relevant factors and local data and knowledge.

Racially Concentrated Areas of Affluence (RCAA): The element mentions some RCAs in the County but should also examine these areas, including complementing the data and mapping with other relevant factors and local data and knowledge.

Disproportionate Housing Needs, including Displacement Risk: The element should expand the discussion of persons experiencing homelessness to better formulate an appropriate programmatic response. For persons experiencing homelessness, in addition to reporting data on characteristics (e.g., race, disability), the element should evaluate the disproportionate impacts on protected characteristics. Also, while the element discusses patterns of persons experiencing homelessness, it should also address access to services, transportation and other opportunities. This analysis should also incorporate local data and knowledge and other relevant factors such as commenters on this review and the impacts of encampment and other policies. For displacement,

Local Data and Knowledge and Other Relevant Factors: While the element describes some outreach; past zoning and redevelopment areas; it should relate this and other information to the data and mapping to better understand the fair housing issues and formulate policies and program. For example, the element mentions the County's inclusionary requirement and housing trust fund. The element could also discuss the application of that requirement in higher income areas and racially concentrated areas of affluence. From there, programs could be modified to better target resources and promote inclusive communities.

Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess and prioritize contributing factors to fair housing issues and add or modify programs.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (§ 65583, subd. (a)(1).)*

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).)

Extremely Low-Income (ELI) Households: While the element includes some information on ELI households relative to race, it should also evaluate tenure, overpayment, resources and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

Special Housing Needs: While the element quantifies (pp. A-28 to 38) the County's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

In addition, the element should include specific analysis of farmworkers and persons experiencing homelessness. For farmworkers, the element should examine the magnitude of the housing needs, household characteristics (e.g., income, tenure), other relevant factors such as transportation, health and other costs of living and should add or modify programs as appropriate. For persons experiencing homelessness, the element should consider comments on this review and supplement the analysis as appropriate.

3. *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).)*

Progress toward the Regional Housing Need Allocation (RHNA): The element may use pending, approved, permitted, under construction and constructed units toward the RHNA since June 30, 2022. However, the element must demonstrate their affordability and availability in the planning period. While the element demonstrates the affordability of various projects, it should also address their availability in the planning period. The element lists anticipated completion dates but should also discuss anticipated schedules, potential for projects not continuing toward completion and any known barriers to development in the planning period.

Parcel Inventory: While a significant majority of sites are proposed for rezoning and listed in the element, the element indicates some sites are being used toward the RHNA based on existing zoning (p. 70, Table 11). As a result, the element should list these sites by the various factors such as parcel number, acreage, general plan, zoning, realistic capacity and affordability level.

Realistic Capacity: The element assumes sites will be built at 85 percent of maximum allowable density based on projects routinely developing at levels higher than 90 percent of maximum allowable densities. However, the element should support this conclusion. For example, the element should list recent projects by zone, size, allowable density, built density and affordability. In addition, if utilizing zones that allow 100 percent nonresidential uses, the calculations should account for the likelihood that residential may not occur. For example, the element could explain recent trends for all development in the pertinent zones and discuss how often 100 percent non-residential uses occur. Based on

the outcomes of a complete analysis, the element should adjust residential capacity assumptions and add or modify programs, if appropriate.

Nonvacant Sites: The element describes various factors utilized to identify nonvacant sites and the potential for redevelopment such as improvement to land ratio, existing versus allow floor area and structural age. The element also discusses recent trends in redevelopment. However, the element should support the utilized factors based on recent redevelopment trends. For example, the element mentions the Boyes Food Center but could also discuss the improvement to land ratio, existing versus allow floor area and structural age of the prior use. In addition, HCD commends the County's approach to engage the development community in the identification of sites. The element should utilize this valuable process to discuss the development community's perspective on the extent existing uses impede additional development.

Sites Identified in Prior Planning Periods: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years. The element indicates sites from prior planning periods are identified toward the lower-income RHNA and a program is not necessary since the County already allows multifamily by-right. However, the element must demonstrate all by-right requirements are met, including appropriate densities (i.e., at least allowing 20 units per acre), permitting multifamily without discretionary action and requiring 20 percent affordability to lower-income households.

Environmental Constraints: The element generally describes environmental conditions within the County and their relationship to identified sites. However, the element should also discuss any other known environmental or other conditions (e.g., shape, easements, relocation, parking replacement) that could impact or preclude housing development in the planning period.

Infrastructure: The element generally describes water and sewer capacity available but should also evaluate the availability of existing and planned capacity to accommodate the RHNA. Given the varying planning areas and districts, this analysis should be conducted at a community plan, planning area, district or other level instead of County-Wide.

In addition, the element indicates the County is a water and sewer provider. If so, the element should describe whether the County has a written procedure to grant priority service to developments with units affordable to lower-income households and if not, add or modify programs as appropriate.

Environmental Constraints: While the element generally describes a few environmental conditions within the County, it must describe how these conditions relate to identified sites including any other known environmental or other conditions (e.g., shape, easements, relocation, parking replacement) that could impact or preclude housing development in the planning period.

Electronic Copy of the Sites Inventory: For your information, pursuant to Government Code section 65583.3, the County must submit an electronic sites inventory with its adopted housing element. The County must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for additional information.

Zoning for a Variety of Housing Types:

- *Emergency Shelters*: The element identifies a zone to permit emergency shelters by right, lists development standards and discuss available capacity. However, the element must clarify which zone permits larger emergency shelters without discretionary action. In addition, while the element includes a program to modify separation and parking requirements, the element should evaluate additional development standards and add or revise programs as appropriate. For example, use permit requirements may constrain capacity and bed limits may be a constraint if larger shelters are not permitted without discretionary action.

Please be aware Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD's memo at <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf>.

- *By-right Permanent Supportive Housing*: Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs as appropriate.

4.

_____ The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should address setbacks and parking requirements for multifamily development. For example, guest parking requirements and setbacks based on height appear to be a constraint. The analysis should address impacts on cost, supply (number of units), feasibility and ability to achieve maximum densities and may engage the development community.

Constraints on Housing for Persons with Disabilities: The element briefly describes its reasonable accommodation procedures. However, the element should also describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities.

5. *An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. (Gov. Code, § 65583, subd. (a)(9).)*

The element lists two developments at-risk of conversion to market rate uses in the ten-year period. However, based on HCD records, there may be additional development at-risk of conversion. Namely, the Sonoma Valley Apartments and Sonoma Village Apartments appear to be at-risk of conversion. The element should reconcile these differences and add or modify programs, as appropriate. HCD will send records under separate cover.

C. Housing Programs

1. *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, mobilehomes, 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 B3, 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 County may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

In addition, to address the RHNA, the element includes this Program 4 (Actions to meet RHNA) to rezone sites. However, the Program states the County “intends” to rezone sites. To clarify, the County must rezone sites. In addition, while the Program mentions by-right requirements pursuant to Government Code section 65583.2, subdivision (i), the Program must also address Government Code section 65583.2, subdivision (h) which includes various provisions such as minimum densities and residential performance standards. In addition, the Program should clarify the shortfall of sites,

minimum acreage for all income groups, including lower-income RHNA, appropriate development standards to facilitate maximum densities and availability and accessibility of infrastructure.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes some actions to assist in the development of housing for lower-income households, including special needs households, actions should be added or modified based on a complete analysis of extremely low-income and special needs households, including farmworkers and persons experiencing homelessness. For example, the element must include specific actions, beyond bunk houses and community land trust, to assist in the development of housing for farmworkers.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of 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 B4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, Program 15 (Review and Update Zoning Code) commits to amend zoning to permit group homes for seven or more persons the same as other residential dwellings of the same form. In addition, these amendments should not be limited to licensed group homes and the Program should clarify these uses will be permitted in all zones allowing residential uses.

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... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Programs should go beyond status quo actions, include specific commitment, discrete timing, geographic targeting and metrics or numerical targets and should, as appropriate, address housing mobility, encourage new housing choices in higher resource areas, improve place-based strategies toward community revitalization and protect existing residents from displacement.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

The element includes Program 25 (Incentivize and Promote Accessory Dwelling Unit (ADU) and Junior ADU (JADU) Development) which commits to monitor ADU production and affordability every two years. However, the Program should commit to when alternative actions will be taken beyond once in the planning period (e.g., within six months of review) and alternative actions should be expanded (e.g., additional incentives, rezoning).

D. General Plan Consistency

The Housing Element shall describe the means by which consistency will be achieved with other general plan elements and community goals. (§ 65583, subd. (c)(7).)

While the element discusses how internal consistency will be achieved with other elements of the general plan as part of the housing element update, it should also discuss how internal consistency will be maintained throughout the planning period.

E. Public Participation

Local governments 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 element shall describe this effort. (§ 65583, subd.(c)(9).)

The County made diligent efforts to include the public through various methods, and summarized public comments received and identified how public concerns were addressed. However, HCD received comments on this review that should be addressed, including considering and incorporating comments as appropriate. Example of issues include the various comments related to persons experiencing homelessness.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and 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.

Exhibit C

HCD Comment	Response	Page
A. Review and Revision		
<i>A1. 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).)</i>		
While the element includes analysis of past programs' accomplishments over the previous planning period (Appendix C), it should also evaluate the cumulative effectiveness of the previous housing element's programs to address the housing needs of special needs populations.	Section 1.15.1 was added to discuss the cumulative impact of housing programs on special needs populations throughout the previous planning period.	Section 1.15.1
B. Housing Needs, Resources, and Constraints		
<i>B1. 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).)</i>		
<u>Outreach and Enforcement:</u> While the element includes some broad discussion of fair housing laws and some County measures to promote affordable housing, it should discuss how the County complies with fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. For additional information, please see HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance Memo (Starting on p. 29) at https://www.hcd.ca.gov/planning-and-communitydevelopment/affirmatively-furthering-fair-housing	Section 4.5.2 now clarifies that the County complies with all applicable fair housing laws. Information about the current fair housing lawsuit was also added.	Section 4.5.2
<u>Segregation and Integration:</u> The element includes some brief discussion of income patterns within the County, however, the analysis should utilize median income data available on HCD's Data Viewer available at https://www.hcd.ca.gov/planning-andcommunity-development/affirmatively-furthering-fair-housing . The analysis should examine patterns and trends, coincidence with other AFFH factors (e.g., concentrated areas of affluence, access to opportunity, displacement) and complement the data and maps with other relevant factors and local data and knowledge.	Map and discussion of median income added within Section 4.5.3, including a geographic analysis of the lowest and highest ranges of median household income expressed.	Section 4.5.3
<u>Racially Concentrated Areas of Affluence (RCAA):</u> The element mentions some RCAs in the County but should also examine these areas, including complementing the data and mapping with other relevant factors and local data and knowledge.	Section 4.5.3 expanded to talk about historical land use controls constraints, and related issues that contributed to the RCAA patterns.	Section 4.5.3
<u>Disproportionate Housing Needs, including Displacement Risk:</u> The element should expand the discussion of persons experiencing homelessness to better formulate an appropriate programmatic response. For persons experiencing homelessness, in addition to reporting data on characteristics (e.g., race, disability), the element should evaluate the disproportionate impacts on protected	Section 4.5.5 was expanded to include further analysis of persons experiencing homelessness, including location, access to services, and access to transportation. The discussion identifies the disproportionate impact of homelessness on racial and ethnic groups, LGBTQ youth,	Section 4.5.5

<p>characteristics. Also, while the element discusses patterns of persons experiencing homelessness, it should also address access to services, transportation and other opportunities. This analysis should also incorporate local data and knowledge and other relevant factors such as commenters on this review and the impacts of encampment and other policies. For displacement,</p>	<p>people who have been in the foster care system, and people with disabilities.</p>	
<p><u>Local Data and Knowledge and Other Relevant Factors:</u> While the element describes some outreach; past zoning and redevelopment areas; it should relate this and other information to the data and mapping to better understand the fair housing issues and formulate policies and program. For example, the element mentions the County’s inclusionary requirement and housing trust fund. The element could also discuss the application of that requirement in higher income areas and racially concentrated areas of affluence. From there, programs could be modified to better target resources and promote inclusive communities</p>	<p>Section 4.5.6 on Other Relevant Factors expanded to connect issues discussed to other sections of analysis.</p> <p>Analysis includes reference to a variety of programs that address development constraints in higher income areas and racially concentrated areas of affluence.</p>	<p>Section 4.5.6</p>
<p><u>Contributing Factors to Fair Housing Issues:</u> Based on the outcomes of a complete analysis, the element should re-assess and prioritize contributing factors to fair housing issues and add or modify programs.</p>	<p>Section 4.5.7 reassessed, with associated programs retained. Programs comprehensively bolstered to address fair housing issues consistent with Finding C4.</p>	<p>Section 4.5.7</p>
<p><i>B2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).) 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).)</i></p>		
<p><u>Extremely Low-Income (ELI) Households:</u> While the element includes some information on ELI households relative to race, it should also evaluate tenure, overpayment, resources and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.</p>	<p>Analysis on Extremely Low-Income Households in Section 4.2.2 expanded. Policies and programs identified within the analysis.</p>	<p>Section 4.2.2</p>
<p><u>Special Housing Needs:</u> While the element quantifies (pp. A-28 to 38) the County’s special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.</p>	<p>Section 4.2.2 discusses and analyzes the County’s special needs populations, including a discussion of challenges, resources, an assessment of gaps in resources, and the proposed actions to address gaps.</p>	<p>Section 4.2.2</p>
<p><u>Special Housing Needs:</u> In addition, the element should include specific analysis of farmworkers and persons experiencing homelessness. For farmworkers, the element should examine the magnitude of the</p>	<p>Within the Section 4.2.2 analysis, the discussion on farmworkers was expanded and discusses cost and availability of housing, proximity to jobs, schools, and</p>	<p>Section 4.2.2</p>

<p>housing needs, household characteristics (e.g., income, tenure), other relevant factors such as transportation, health and other costs of living and should add or modify programs as appropriate. For persons experiencing homelessness, the element should consider comments on this review and supplement the analysis as appropriate.</p>	<p>services accessed by the entirety of the household, and identifies relevant programs.</p> <p>Section 4.5.5 within the fair housing analysis includes more in-depth analysis on the distribution of people experiencing homelessness in the unincorporated County, and a geographic overview of needs including access to transportation resources and subregional distribution of comprehensive homeless service providers.</p>	<p>Section 4.5.5</p>
<p><i>B3. 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).)</i></p>		
<p><u>Progress toward the Regional Housing Need Allocation (RHNA)</u>: The element may use pending, approved, permitted, under construction and constructed units toward the RHNA since June 30, 2022. However, the element must demonstrate their affordability and availability in the planning period. While the element demonstrates the affordability of various projects, it should also address their availability in the planning period. The element lists anticipated completion dates but should also discuss anticipated schedules, potential for projects not continuing toward completion and any known barriers to development in the planning period.</p>	<p>Appendix D discusses Entitled and Proposed Developments. This discussion was expanded to update timelines and project statuses, identify any known barriers, and identify dropout rates.</p>	<p>Appendix D</p>
<p><u>Parcel Inventory</u>: While a significant majority of sites are proposed for rezoning and listed in the element, the element indicates some sites are being used toward the RHNA based on existing zoning (p. 70, Table 11). As a result, the element should list these sites by the various factors such as parcel number, acreage, general plan, zoning, realistic capacity and affordability level.</p>	<p>Table 14 contains a list of the inventory sites being used under existing zoning, including parcel number, acreage, land use designation, zoning, and realistic capacity by affordability level.</p>	<p>Appendix D</p>
<p><u>Realistic Capacity</u>: The element assumes sites will be built at 85 percent of maximum allowable density based on projects routinely developing at levels higher than 90 percent of maximum allowable densities. However, the element should support this conclusion. For example, the element should list recent projects by zone, size, allowable density, built density and affordability. In addition, if utilizing zones that allow 100 percent nonresidential uses, the calculations should account for the likelihood that residential may not occur. For example, the element could explain recent trends for all development in the pertinent zones and discuss how often 100 percent non-residential uses occur. Based on the outcomes of a complete analysis, the element should adjust</p>	<p>Table 5 in Appendix D now analyzes all new multifamily projects that have been developed in Unincorporated Sonoma County over the last 15 years and connects these characteristics to the sites inventory. Sites that allow non-residential uses, such as those proposed to receive the Workforce Housing (WH) Combining Zone designation, have not been utilized to address the County’s lower-income housing needs.</p>	<p>Appendix D</p>

<p>residential capacity assumptions and add or modify programs, if appropriate.</p>		
<p><u>Nonvacant Sites</u>: The element describes various factors utilized to identify nonvacant sites and the potential for redevelopment such as improvement to land ratio, existing versus allow floor area and structural age. The element also discusses recent trends in redevelopment. However, the element should support the utilized factors based on recent redevelopment trends. For example, the element mentions the Boyes Food Center but could also discuss the improvement to land ratio, existing versus allow floor area and structural age of the prior use. In addition, HCD commends the County’s approach to engage the development community in the identification of sites. The element should utilize this valuable process to discuss the development community’s perspective on the extent existing uses impede additional development.</p>	<p>Table 12 in Appendix D identifies the factors of recent residential projects developed on nonvacant sites, followed by descriptions of the projects that developed.</p> <p>The “Developer Input” section of Appendix D was expanded to provide additional feedback from the development community on development potential of nonvacant sites.</p>	<p>Appendix D</p>
<p><u>Sites Identified in Prior Planning Periods</u>: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years. The element indicates sites from prior planning periods are identified toward the lower-income RHNA and a program is not necessary since the County already allows multifamily by-right. However, the element must demonstrate all by-right requirements are met, including appropriate densities (i.e., at least allowing 20 units per acre), permitting multifamily without discretionary action and requiring 20 percent affordability to lower-income households</p>	<p>Program 4d addresses this need, and it is referenced within the analysis in Appendix D.</p>	<p>Program 4d</p>
<p><u>Environmental Constraints</u>: The element generally describes environmental conditions within the County and their relationship to identified sites. However, the element should also discuss any other known environmental or other conditions (e.g., shape, easements, relocation, parking replacement) that could impact or preclude housing development in the planning period.</p>	<p>All parcels in inventory were analyzed for physical constraints to development. Where portions of a site would not be suitable for construction of housing, that constrained acreage was removed. This includes constraints related to floodways, floodplains, utility easements, access easements, and freeway setbacks.</p> <p>These parcels were identified in Tables 14 and 15 of Appendix D.</p>	<p>Appendix D</p>
<p><u>Infrastructure</u>: The element generally describes water and sewer capacity available but should also evaluate the availability of existing and planned capacity to accommodate the RHNA. Given the varying planning areas and districts, this analysis should be conducted at a</p>	<p>Appendix D has been expanded to address infrastructure availability and adequacy by District. A discussion of infrastructure available by Planning Area was added to the Technical Background Report. A Table was added at the end</p>	<p>Appendix D & TBR</p>

community plan, planning area, district or other level instead of County-Wide	of Appendix D to reflect suitability of sites by District, including infrastructure availability and TCAC resource area.	
<p><u>Infrastructure</u>: In addition, the element indicates the County is a water and sewer provider. If so, the element should describe whether the County has a written procedure to grant priority service to developments with units affordable to lower-income households and if not, add or modify programs as appropriate.</p>	<p>The County is a wholesaler and not a retail provider. Its written procedure to grant priority service was updated in 2023. Information on the County’s practices is included in Section 1.3.</p> <p>Requirement for retail providers to prioritize service is Included in Program 14.</p>	<p>Section 1.3</p> <p>Program 14</p>
<p><u>Electronic Copy of the Sites Inventory</u>: For your information, pursuant to Government Code section 65583.3, the County must submit an electronic sites inventory with its adopted housing element. The County must utilize standards, forms, and definitions adopted by HCD. Please see HCD’s housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for additional information.</p>	Will be resubmitted.	N/A
<p><u>Zoning for a Variety of Housing Types - Emergency Shelters</u>: The element identifies a zone to permit emergency shelters by right, lists development standards and discuss available capacity. However, the element must clarify which zone permits larger emergency shelters without discretionary action. In addition, while the element includes a program to modify separation and parking requirements, the element should evaluate additional development standards and add or revise programs as appropriate. For example, use permit requirements may constrain capacity and bed limits may be a constraint if larger shelters are not permitted without discretionary action.</p> <p>Please be aware Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD’s memo at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf</p>	<p>Section 4.3.3 updated to clarify which zones allows larger shelters and includes sites from this zone in the capacity analysis (Table 15).</p> <p>Program 15b and 15n address potential constraints.</p> <p>The County is not yet subject to AB 2339 provisions as the Draft Housing Element was submitted prior to April 2023.</p>	<p>Section 4.3.3</p> <p>Programs 15b and 15n</p>
<p><u>Zoning for a Variety of Housing Types - By-right Permanent Supportive Housing</u>: Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential</p>	Program 15b was included to clarify compliance with this requirement.	<p>Section 4.3.3</p> <p>Program 15b</p>

<p>zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs as appropriate</p>		
<p><i>B4. 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).</i></p>		
<p>Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should address setbacks and parking requirements for multifamily development. For example, guest parking requirements and setbacks based on height appear to be a constraint. The analysis should address impacts on cost, supply (number of units), feasibility and ability to achieve maximum densities and may engage the development community.</p>	<p>Developers questioned further as to whether height limits and guest parking requirements of ½ space per unit posed a constraint. Limited feedback indicated no constraint for height limits, and no constraint with guest parking if those spaces are not required to be reserved for guests (they are not). Further analysis and a program added to address and clarify guest parking requirements.</p> <p>Setbacks based on height only apply to commercial projects. The element clarifies that Projects within the AH and WH Overlays are allowed at densities of between 16 and 24 units per acre (without concessions, bonuses, or waivers) and are subject to the provisions of Articles 59 and 75 of the Zoning Code and the development standards of the R3 Zone, not the standards of the underlying commercial zoning.</p>	<p>Section 4.2.2</p>
<p>Constraints on Housing for Persons with Disabilities: The element briefly describes its reasonable accommodation procedures. However, the element should also describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities.</p>	<p>Analyzed within Section 4.4.2.</p>	<p>Section 4.4.2</p>
<p><i>B5. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. (Gov. Code, § 65583, subd. (a)(9).)</i></p>		
<p>The element lists two developments at-risk of conversion to market rate uses in the ten year period. However, based on HCD records, there may be additional development at risk of conversion. Namely, the Sonoma Valley Apartments and Sonoma Village Apartments appear to be at-risk of conversion. The element should reconcile these differences and add or modify programs, as appropriate. HCD will send records under separate cover.</p>	<p>Discussion clarifies: One project, Sonoma Valley Apartments, was recently approaching the end of its affordability agreement. This project, owned by the nonprofit organization Burbank Housing, extended the affordability agreement for another 55-year period in December 2022. State records indicate that the Sonoma Village Apartments appear to be at risk of conversion. Local records show that this project had a density bonus agreement with the</p>	<p>Section 4.3.2</p>

	Community Development Commission/Sonoma County Housing Authority with an affordability term of 15 years, which expired in 2004.	
C. Housing Programs		
<i>C1. 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, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)</i>		
As noted in Finding B3, 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 County may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, to address the RHNA, the element includes this Program 4 (Actions to meet RHNA) to rezone sites. However, the Program states the County “intends” to rezone sites. To clarify, the County must rezone sites. In addition, while the Program mentions by-right requirements pursuant to Government Code section 65583.2, subdivision (i), the Program must also address Government Code section 65583.2, subdivision (h) which includes various provisions such as minimum densities and residential performance standards. In addition, the Program should clarify the shortfall of sites, minimum acreage for all income groups, including lower-income RHNA, appropriate development standards to facilitate maximum densities and availability and accessibility of infrastructure.	<p>Program 4 clarifies that sites will be rezoned with standards that meet requirements set forth in Government Code § 65583.2, including subsections (i) and (h).</p> <p>The program and analysis clarify the need and the suitability of sites to meet the need. Extensive sites information is provided within Appendix D.</p>	<p>Program 4</p> <p>Appendix D</p>
<i>C2. The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate income households. (Gov. Code, § 65583, subd. (c)(2).)</i>		
While the element includes some actions to assist in the development of housing for lower-income households, including special needs households, actions should be added or modified based on a complete analysis of extremely low-income and special needs households, including farmworkers and persons experiencing homelessness. For example, the element must include specific actions, beyond bunk houses and community land trust, to assist in the development of housing for farmworkers.	<p>Programs to address the County's housing needs, including those of farmworkers and persons experiencing homelessness, are discussed in Section 4.2.2.</p> <p>Program language has been amended to make specific reference to farmworkers where applicable.</p>	<p>Section 4.2.2</p> <p>Section 2.2</p>
<i>C3. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide</i>		

<i>reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)</i>		
As noted in Finding B4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, Program 15 (Review and Update Zoning Code) commits to amend zoning to permit group homes for seven or more persons the same as other residential dwellings of the same form. In addition, these amendments should not be limited to licensed group homes and the Program should clarify these uses will be permitted in all zones allowing residential uses.	Program 15 amended, including the addition of Program 15m to identify the most appropriate guest parking ratio and identify and address any constraints posed by the County's current requirements.	Program 15
<i>C4. 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... (Gov. Code, § 65583, subd. (c)(5).)</i>		
As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Programs should go beyond status quo actions, include specific commitment, discrete timing, geographic targeting and metrics or numerical targets and should, as appropriate, address housing mobility, encourage new housing choices in higher resource areas, improve place-based strategies toward community revitalization and protect existing residents from displacement.	Programs amended to include specific commitment, discrete timing, geographic targeting, and metrics or numerical targets.	Section 2.2
<i>C5. Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)</i>		
The element includes Program 25 (Incentivize and Promote Accessory Dwelling Unit (ADU) and Junior ADU (JADU) Development) which commits to monitor ADU production and affordability every two years. However, the Program should commit to when alternative actions will be taken beyond once in the planning period (e.g., within six months of review) and alternative actions should be expanded (e.g., additional incentives, rezoning).	Changed timeline for alternative action to apply beyond the first review. Added additional alternative action (rezone or identify additional sites) with a timeline.	Program 25
D. General Plan Consistency		
<i>D1. The Housing Element shall describe the means by which consistency will be achieved with other general plan elements and community goals. (Gov. Code, § 65583, subd. (c)(7).)</i>		
While the element discusses how internal consistency will be achieved with other elements of the general plan as part of the housing element update, it should also discuss how internal consistency will be maintained throughout the planning period.	Section 1.3 expanded to identify how internal consistency will be maintained.	Section 1.3

E. Public Participation		
<i>E1. Local governments 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 element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)</i>		
<p>The County made diligent efforts to include the public through various methods, and summarized public comments received and identified how public concerns were addressed. However, HCD received comments on this review that should be addressed, including considering and incorporating comments as appropriate. Example of issues include the various comments related to persons experiencing homelessness. Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and 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.</p>	<p>HAC members included those with lived experience of homelessness and their input was integrated throughout the update process. The integration of comments specific to special needs populations is included in Appendix A.</p>	<p>Appendix A</p>

Exhibit D

General Plan and Area Plan Consistency Analysis

General Plan Goals, Objectives, and Policies	Consistency Analysis
Land Use Element	
<p>Goal LU-1: Accommodate Sonoma County's fair share of future growth in the San Francisco Bay Area region as shown on Tables LU-2 and LU-5 in a manner consistent with environmental constraints, maintenance of the high quality of life enjoyed by existing residents, and the capacities of public facilities and services. Achieve a desirable balance between job opportunities and population growth.</p> <p>Objective LU-1.3: Designate lands within the various land use categories to make available residential and employment opportunities and to achieve a balance between job opportunities and population growth countywide, subject to any constraints of environmental suitability, protection of agriculture and other resource protection, and availability of public services.</p> <p>Policy LU-1a: This plan has relied extensively upon policies and designations set forth in previous Specific Plans and Area Plans. The County shall continue to use the following selected Specific Plans and Area Plans to implement this plan. A Specific or Area Plan may establish more detailed policies affecting proposed development but may not include policies that are in conflict with the General Plan. In any case where there appears to be a conflict between the General Plan and any Specific or Area Plan, the more restrictive policy or standard shall apply.</p> <p>(1) Airport/Industrial Specific Plan (2) South Santa Rosa Area Plan (3) Bennett Valley Area Plan (4) Sonoma Mountain Area Plan (5) West Petaluma Area Plan</p>	<p>Inconsistent. Santa Rosa sites are located within the South Santa Rosa Area Plan, and Penngrove sites are located within the Penngrove Area Plan. . A None of the Rezoning Sites are located in the Local Coastal Plan area. Therefore, the Local Coastal Plan would not apply.</p> <p>An amendment to this policy is needed to ensure that a Specific or Area Plan may not include policies that are in conflict with the General Plan. In any case where an Area or Specific Plan policy would conflict with development of a site identified in the 2023-2031 Housing Element Site Inventory at its listed use and density, the Area Plan policy shall not apply. The inconsistency will be addressed by future General Plan amendments programmed in the Housing Element.</p> <p>Per Policy LU-1h, the project EIR evaluates potential environmental constraints and suitability throughout, potential impacts to agricultural lands (Section 4.2, <i>Agriculture and Forestry Resources</i>), the availability of public services (Section 4.14, <i>Public Services and Recreation</i>, and Section 4.18, <i>Utilities and Service Systems</i>), and potential impacts from population growth (Section 4.14, <i>Population and Housing</i>). The need for higher-density housing is identified in Section 2, <i>Project Description</i>, and the project includes rezoning to allow higher-density housing. This section, in particular this table and impact analysis, provides a consistency determination with applicable goals, objectives, and policies.</p> <p>The project is not consistent with the population growth projections throughout General Plan 2020, including those referenced in Goal LU-1 and Policy LU-1i. The General Plan was adopted in 2008, and does not provide population, housing, or employment projections beyond 2020, which is now in the past. The Housing Element Update project is intended to meet the County's legal obligations under State law to identify adequate sites to accommodate its RHNA, which as discussed in the Draft and Final EIR, will</p>

<p>(6) Petaluma Dairy Belt Area Plan (7) Penngrove Area Plan (8) Franz Valley Area Plan</p> <p>The Sonoma County Local Coastal Plan is the policy document that guides land use and development in the Coastal Zone. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act.</p> <p><u>Policy LU-1h:</u> Evaluate Land Use Plan amendments subject to:</p> <ol style="list-style-type: none"> (1) constraints of environmental suitability, (2) protection of agriculture, (3) availability of public services, (4) the County projected population and employment levels, (5) the need for workforce housing, and (6) other plan goals, objectives, and policies. <p><u>Policy LU-1i:</u> In the event that the monitoring programs show inadequate public services for planned growth or that planned growth significantly exceeds the County total unincorporated area projections in Tables LU-2, LU-5, or LU-6 and identified in the GP 2020 Final EIR, consider moratoria on development entitlements, permit allocations or other growth management measures</p>	<p>result in exceedance of the General Plan 2020 projections. The project would be consistent with and help to meet this identified housing need and the newly adopted RHNA allocation. The inconsistency created by adoption of the Housing Element Update project with Goal LU-1, Policy LU-1i, and other General Plan objectives and policies tied to 2020 population projects will be addressed in programmed future amendments to the General Plan.</p>
<p>Goal LU-2: Accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities.</p> <p>Objective LU-2.2: Allocate the largest portion of unincorporated area growth to communities with public sewer and water services.</p>	<p>Consistent. The project sites are all within designated Urban Service Areas, where the infrastructure for public services and utilities is already available for sites to connect.</p> <p>The project EIR Section 4.14, <i>Population and Housing</i>, of this EIR describes the consistency of the project with growth projections for the Unincorporated County. None of the Rezoning Sites are located in rural areas, as they are all near established communities and incorporated cities. The project, by definition, would encourage the development of higher</p>

<p>Objective LU-2.3: Limit the amount of population growth and development in rural portions of the County outside of the cities and the unincorporated communities.</p> <p>Objective LU-2.5: Provide sufficient opportunities for higher density housing within the Urban Service Areas to accommodate the population growth quantified in the Housing Element Objectives for lower and moderate income units.</p> <p><u>Policy LU-2a:</u> Maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density in rural areas if residential holding capacity exceeds projected growth, recognizing that future development may not always use 100% of the capacity of all parcels.</p> <p><u>Policy LU-2c:</u> Encourage the retention and production of diverse types of housing within Urban Service Areas in order to provide adequate housing choices for current and future residents.</p> <p><u>Policy LU-2d:</u> Inventory, conserve and increase the amount and type of housing that accommodates those with special housing needs. Populations needing special types of housing include farm employees, the terminally ill, mentally disabled, handicapped people, abused spouses and children, and the homeless.</p>	<p>density housing within designated Urban Service Areas per Objective LU-2.5, and would provide an increased variety of housing types in Urban Service Areas, including higher-density housing, per Policies LU-2c and LU-2d.</p>
<p>Goal LU-3: Locate future growth within the cities and unincorporated Urban Service Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.</p> <p>Objective LU-3.2: Provide enough land for the expansion of cities and unincorporated Urban Service Areas to accommodate, but not substantially exceed, the projected urban growth. Land planned for urban development in each planning area is shown on the Land Use Maps.</p> <p>Objective LU-3.3: Encourage "infill" development within the expansion areas of the cities and unincorporated communities.</p>	<p>Inconsistent. The project, by definition, would encourage future growth in designated Urban Service Areas on vacant or underdeveloped parcels. The project EIR Section 4.14, <i>Population and Housing</i>, of this EIR describes the consistency of the project with growth projections for the Unincorporated County. All Rezoning Sites are within designated Urban Service Areas, where sewer and water service infrastructure is already available in the vicinity of the sites, although not always located directly adjacent to each Rezoning Site (refer to Section 4.18, <i>Utilities and Service Systems</i>). However, the project exceeds the General Plan growth projections and is therefore not consistent with Objective LU-3.2 and related policies. These inconsistencies will be addressed by future General Plan amendments programmed in the Housing Element.</p>

Policy LU-3b: In designated Urban Service Areas, maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density if residential holding capacity exceeds projected growth, recognizing that future development may not use 100% of the capacity of all parcels.

Policy LU-3c: Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.

<p>Goal LU-4: Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.</p> <p>Objective LU-4.1: Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.</p>	<p>Consistent. Refer to the project EIR Section 4.15, <i>Public Services and Recreation</i>; Section 4.18, <i>Utilities and Service Systems</i>; and Section 4.10, <i>Hydrology and Water Quality</i>, regarding the availability of public services, utilities, and drainage in the vicinity of Rezoning Sites. As described therein, there is adequate school, parks, public safety (with the payment of fair share fees for police protection), drainage, and wastewater (with implementation of Mitigation Measure UTIL-1) services and infrastructure to serve the Rezoning Sites. Furthermore, there would be adequate water service (with implementation of Mitigation Measure UTIL-1) to serve Rezoning Sites with the exception of Sites GEY-1 through GEY-4. There is not substantial evidence to determine that development on these sites would be adequately served by California American Water – Geyserville. Refer to Section 4.16, <i>Transportation</i>, regarding the adequacy of site access and road infrastructure in the vicinity of the Rezoning Sites.</p>
<p>Goal LU-5: Identify important open space areas between and around the county's cities and communities. Maintain them in a largely open or natural character with low intensities of development.</p> <p>Objective LU-5.1: Retain low intensities of use in Community Separators between and around cities and communities as designated in the Open Space and Resource Conservation Element.</p> <p><u>Policy LU-5a:</u> The County shall neither approve extension of sewer service into any Community Separator nor approve connection of any lot in a Community Separator to existing sewer service except as allowed by the policies of the Public Facilities and Services Element.</p> <p><u>Policy LU-5b:</u> Avoid commercial and industrial land uses in Community Separators. Allow the full range of uses allowed in the agricultural and resource categories.</p> <p><u>Policy LU-5e:</u> Avoid amendments to increase residential density in Community Separators, since these densities were established based upon the policies set forth in other elements of this plan as</p>	<p>Consistent. The project EIR Section 4.1, <i>Aesthetics</i>, addresses scenic character, Community Separators, and Scenic Landscape Units. Community Separators are rural open spaces, agricultural lands, and other natural resource lands that separate cities and other communities, prevent sprawl and protect natural resources. They were established with voter approval and limit development within their boundaries through General Plan policies and Zoning Code development standards. All proposed project sites are located outside of Community Separators.</p> <p>Scenic Landscape Units are zoning designations that protect ridgelines, and provide additional screening of new structures from public view. The proposed project sites are also located outside of Scenic Landscape Unit boundaries.</p>

well as the open space, separation, and visual considerations identified in this section. The integrity of Community Separators cannot be maintained at densities in excess of one unit per ten acres. However, under no circumstances shall this policy be used to justify an increase in density from that designated on the Land Use Map.

Goal OSRC-1: Preserve the visual identities of communities by maintaining open space areas between cities and communities.

Objective OSRC-1.2: Retain a rural character and promote low intensities of development in Community Separators. Avoid their inclusion in City Urban Growth Boundaries or Spheres of Influence. Avoid their inclusion within Urbans Service Areas for unincorporated communities.

Policy OSRC-1a: Avoid amendments to increase residential density in Community Separators, since these densities were established based upon the policies set forth in other elements of this plan as well as the open space, separation and visual considerations identified in this section. The integrity of Community Separators cannot be maintained at densities in excess of one unit per ten acres. However, under no circumstances shall this policy be used to justify an increase in density from that designated on the land use map.

Goal OSRC-2: Retain the largely open, scenic character of important Scenic Landscape Units.

Objective OSRC-2.1: Retain a rural, scenic character in Scenic Landscape Units with very low intensities of development. Avoid their inclusion within spheres of influence for public service providers.

Policy OSRC-2a: Avoid amendments to increase residential density in Scenic Landscape Units in excess of one unit per ten acres. The land use plan may designate a lower density or larger minimum lot size.

<p>Goal LU-6: Diversify new residential development types and densities. Include a range of urban densities and housing types in some unincorporated communities, and lower density in rural communities. In rural areas, housing types and densities should meet the needs of agricultural and resource users and provide limited residential development on large parcels.</p> <p>Objective LU-6.1: Provide opportunities for a range of urban housing types and densities in unincorporated communities, while retaining the character of these communities.</p> <p>Objective LU-6.2: Limit residential density to a maximum of one dwelling per acre in unincorporated communities with public water but without sewer systems.</p> <p>Objective LU-6.6: Encourage the development of adequate housing for farm workers and farm family members.</p> <p>Site specific environmental factors shall be considered in making decisions on development permits. Site specific factors which create health or safety problems or result in unmitigated significant environmental impacts may at times reduce densities that are allowed by the Land Use Map and zoning.</p> <p><u>Policy LU-6i:</u> Provide expanded opportunities for a mix of residential and commercial or industrial use in Urban Service Areas.</p>	<p>Consistent. The project would encourage higher-density housing in Urban Service Areas that currently contain or are located near single-family housing. This would introduce new residential development types and densities, per Goal LU-6, and the project would utilize the AH (Affordable Housing) Combining District to increase affordable housing in Urban Service Areas, per Objective LU-6.6 and Policy LU-6h.</p> <p>As stated in the project EIR Section 4.18, <i>Utilities and Service Systems</i>, the Rezoning Sites are within areas where public water and public sewer connections are available in the general vicinity although not always located directly adjacent to each Rezoning Site.</p> <p>Refer to Section 4.7, <i>Geology and Soils</i>; Section 4.9, <i>Hazards and Hazardous Materials</i>; and Section 4.19, <i>Wildfire</i>, for a discussion of site-specific environmental factors that could create health and safety problems.</p> <p>As described under Impact LU-1, adjacent land to the Rezoning Sites are currently used or zoned for residential purposes.</p>
<p>Goal LU-7: Prevent unnecessary exposure of people and property to environmental risks and hazards. Limit development on lands that are especially vulnerable or sensitive to environmental damage.</p> <p>Objective LU-7.1: Restrict development in areas that are constrained by the natural limitations of the land, including but not limited to, flood, fire, geologic hazards, groundwater availability and septic suitability.</p> <p><u>Policy LU-7a:</u> Avoid General Plan amendments that would allow additional development in flood plains, unless such development</p>	<p>Consistent. Refer to the project EIR Section 4.7, <i>Geology and Soils</i>; Section 4.9, <i>Hazards and Hazardous Materials</i>; and Section 4.19, <i>Wildfire</i>, for a discussion of site-specific environmental factors that could create health and safety problems.</p> <p>Refer to Section 4.18, <i>Utilities and Service Systems</i>, for a discussion of sewer service to the Rezoning Sites.</p> <p>Refer to Section 4.10, <i>Hydrology and Water Quality</i>, regarding development in floodplains; as stated therein, Rezoning Sites GUE-4, GRA-2, AGU-1, AGU-2, PEN-8, and PEN-9 are partially within a 100-year floodplain. Future development on these sites would be required to comply with Policy LU-7c,</p>

<p>is of low intensity and does not include large permanent structures.</p> <p><u>Policy LU-7b:</u> Limit development in wetlands designated on Figure OSRC-3 of the Open Space and Resource Conservation Element.</p> <p><u>Policy LU-7c:</u> Prohibit new permanent structures within any floodway. Require that any development that may be permitted within the flood plain to be raised above the 100 year flood elevation.</p> <p><u>Policy LU-7d:</u> Avoid new commercial, industrial, and residential land use designations in areas subject to "high" or "very high" fire hazards, as identified in the Public Safety Element, unless the combination of fuel load, access, water supply, and other project design measures will reduce the potential fire related impacts of new development to insignificant levels.</p>	<p>with site design placing permanent new structures outside of the floodway and raised above the 100-year flood elevation.</p> <p>Refer to Section 4.4, <i>Biological Resources</i>, regarding the presence of wetlands on the Rezoning Sites. Mitigation Measures BIO-15 and BIO-16 require jurisdictional delineations prior to development on Rezoning Sites and avoidance of wetland features or minimization of impacts to wetlands. Refer to Section 4.19, <i>Wildfire</i>, regarding the wildfire risk designation of each Rezoning Site. As stated therein, some of the sites are within Moderate Fire Hazard Severity Zones, and compliance with mitigation would be required to reduce impacts.</p>
<p>Goal LU-9: Protect lands currently in agricultural production and lands with soils and other characteristics that make them potentially suitable for agricultural use. Retain large parcel sizes and avoid incompatible non-agricultural uses.</p> <p>Objective LU-9.1: Avoid conversion of lands currently used for agricultural production to non-agricultural use.</p> <p>Objective LU-9.2: Retain large parcels in agricultural production areas and avoid new parcels less than 20 acres in the "Land Intensive Agriculture" category.</p> <p>Objective LU-9.3: Agricultural lands not currently used for farming but which have soils or other characteristics that make them suitable for farming shall not be developed in a way that would preclude future agricultural use.</p> <p>Objective LU-9.4: Discourage uses in agricultural areas that are not compatible with long term agricultural production.</p> <p><u>Policy LU-9c:</u> Use rezonings, easements and other methods to ensure that development on agricultural lands does not exceed</p>	<p>Consistent. The project EIR Section 4.2, <i>Agriculture and Forestry Resources</i>, addresses the existence of agricultural soils on each Rezoning Site. As stated therein, none of the Rezoning Sites contain prime farmland, unique farmland, farmland of statewide importance, forest land, or timberland. However, some of the Rezoning Sites are currently zoned for low density residential agriculture or adjacent to existing agricultural uses, and Mitigation Measure AG-1 would require an agricultural protection buffer for future development on Sites GEY 1, GEY-4, GUE-2, GUE-3, LAR-7, FOR-3, FOR-5, SAN-10, SON-1, SON-2, SON-3, and SON-4.</p>

<p>the permitted density except where allowed by the policies of the Agricultural Resources Element.</p>	
<p>Goal LU-11: Promote a sustainable future where residents can enjoy a high quality of life for the long term, including a clean and beautiful environment and a balance of employment, housing, infrastructure, and services.</p> <p><u>Policy LU-11b:</u> Encourage all types of development and land uses to use alternative renewable energy sources and meaningful energy conservation measures.</p> <p><u>Policy LU-11e:</u> Encourage use of compact and mixed use development that minimizes the need to drive, re-uses existing infill and brownfield sites that have been reclaimed and remediated before using open land, and avoids sprawl.</p> <p>GOAL OSRC-14: Promote energy conservation and contribute to energy demand reduction in the County.</p> <p><u>Policy OSRC-14e:</u> Develop energy conservation and efficiency design standards for new development.</p>	<p>Consistent. The project EIR Section 4.6, Energy, and Section 4.8, Greenhouse Gas Emissions address energy usage by new development. Mitigation Measure GHG-1 would require all new residential construction to be all-electric, and would not have natural gas plumbing or appliances. New construction would be built to CALGreen Tier 2 off-street electric vehicle requirements. By its nature, the project encourages compact and mixed use development, and use of existing infill and brownfield sites following remediation as needed.</p>
<p>Objective LU-15.2: Limit new uses within the floodway of the Russian River, as designated on the Federal Flood Insurance Rate Maps (FIRM), to recreation and visitor serving commercial uses without permanent structures. Prohibit amendments to the Land Use Map that would allow new residential subdivisions within the boundaries of the 100-year flood event.</p> <p>Objective LU-15.4: Maintain the "rural village" character of Forestville through design and development standards that support small scale development with substantial open space and native landscaping.</p> <p><u>Policy LU-15a:</u> Phase residential and commercial development within the Forestville Urban Service Boundary to allow the community facilities and services adequate time to absorb new</p>	<p>Inconsistent. The project EIR Section 4.10, <i>Hydrology and Water Quality</i>, addresses floodplain impacts. No development can occur in any FEMA floodway per the County Zoning Code Article 56. Project sites GUE-4 and GRA-2 are partially within a 100-year floodplain. Future development on these sites would be required to comply with General Plan Policy LU-7c, with site design placing permanent new structures outside of the floodway and raised above the 100-year flood elevation.</p> <p>The rezoning of sites does not determine the timing of future development, which would be initiated by private owners and developers at the time that is most opportune for them. Although it cannot be determined with certainty the timing and pace of future development, development would not exceed the capacity of water and sewer service. Projects would be required to obtain will-serve letters from local service providers to</p>

<p>growth, and to maintain the community character. For any project of 10 or more housing units, require a precise development plan or master plan that specifies the maximum number of new residential units to be built per year.</p>	<p>demonstrate adequate service capacity, in compliance with Mitigation Measure UTIL-1.</p> <p>The project EIR Section 4.1, <i>Aesthetics</i>, addresses impacts to scenic resources and community character. Due to recent changes to state law, a development facilitated by the project cannot be made to comply with subjective design guidelines. Existing County Code design regulations will apply to the extent that they are objective.</p>
<p>Land Use Element – South Santa Rosa Area Policies</p>	
<p>Objective LU-16.1: Avoid urban development within the Urban Service Boundary of Santa Rosa until annexation except where allowed by Specific or Area Plan as of 1986.</p> <p>Objective LU-16.2: Limit future rural residential development to “infill” within areas already designated for such use.</p> <p><u>Policy LU-16g:</u> Unless otherwise provided in existing Specific or Area Plans, designate lands within the Santa Rosa Urban Service Area as "Rural Residential" in order to hold them for future annexation by the City. Maintain densities in these areas at the lower end of the range for this category.</p> <p><u>Policy LU-16h:</u> Designate the Brooks-Ward area "Limited Industrial" to recognize the eventual urban development allowed in the South Santa Rosa Area Plan. Use zoning to prevent further subdivision and urban development until the conditions established in that plan for this development have been met. Retain the land use designation "Light Industry/Planned Residential" in the plan but amend it to authorize interim uses consistent with the new zoning, such as single family dwellings on existing lots, provided water, septic and other standard conditions are met.</p> <p><u>Policy LU-16p:</u> Redevelopment and/or intensification of existing uses in the Santa Rosa Urban Service Area south of Todd Road is not desirable without the extension of sewer service. Development applications prior to annexation should be limited to uses that can be served by septic systems.</p>	<p>Inconsistent. Project sites SAN-1, SAN-3, SAN-5, and SAN-8 are zoned Rural Residential (RR) despite having urban or industrial land uses. Three project sites are located on Brooks Avenue and are proposed to be rezoned for multifamily residential.</p> <p>No project would be developed without a will-serve letters from local service providers to demonstrate adequate service capacity, in compliance with Mitigation Measure UTIL-1.</p>

<p>Land Use Element – Sonoma Area Policies</p>	
<p>Objective LU-20.1: Seek to jointly coordinate and monitor development within the City of Sonoma and the unincorporated Urban Service Area. Discourage urban development within Sonoma's Urban Service Boundary until annexation by the city (excluding parcels within the Sonoma Valley Redevelopment Area).</p> <p><u>Policy LU-20a:</u> Avoid urban residential and commercial development within Sonoma's Urban Growth Boundary until annexed by the City.</p> <p><u>Policy LU-20b:</u> In general, encourage annexation by the city prior to urban development on parcels that are within the Sonoma Valley Sanitation District and within the city's primary Sphere of Influence. Require annexation for urban residential development in this area. Parcels within the Sonoma Valley Redevelopment Area are exempt from these policies.</p>	<p>Inconsistent. While urban development on these sites is discouraged prior to annexation into the city boundaries, the project does not propose development on these sites at this time but rezoning to allow for higher density residential development. Per the policies, future proposed development on SON-1 through SON-4 would be required to annex into the city prior to development. However, the project would facilitate urban residential development prior to annexation.</p>
<p>Land Use Element – Glen Ellen Area Policies</p>	
<p><u>Policy LU-20gg:</u> Land use for the Glen Ellen area, including residential densities, shall correspond with the General Plan Land Use Element for Sonoma Valley. New development in Glen Ellen shall be evaluated in the context of the following:</p> <ol style="list-style-type: none"> (1) the relationship between growth and traffic congestion, (2) the boundaries and extent of Urban Service Areas, (3) the amount and location of recreation and visitor-serving commercial uses, (4) the need to upgrade existing structures and public infrastructure, and (5) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources. <p><u>Policy LU-20hh:</u> All new development in the Glen Ellen area (as designated in the Glen Ellen Development and Design Guidelines)</p>	<p>Partially Consistent. The project sites are located within Urban Service Area, and mitigations in the project EIR for future residential development address impacts to public infrastructure, agriculture, and aesthetic and other resources. See Circulation and Transit Policies, below, for a discussion on level of service.</p> <p>New state law requires that only objective design and development standards may be applied to new ministerial development projects. These policies may need to be updated for consistency with state laws.</p>

<p>shall comply with the Glen Ellen Development and Design Guidelines, which are part of the County Development Code .</p>	
<p>Public Safety Element</p>	
<p>Goal PS-2: Reduce existing flood hazards and prevent unnecessary exposure of people and property to risks of damage or injury from flood hazards.</p> <p>Objective PS-2.2: Regulate new development to reduce the risks of damage and injury from known flooding hazards to acceptable levels.</p> <p><u>Policy PS-2e:</u> Preserve floodplain storage capacity by avoiding fill in areas outside of the 100-year FEMA special flood hazard area that retain or could retain flood waters.</p> <p><u>Policy PS-2k:</u> Use the 100-year flood event and corresponding elevations as the County measure of acceptable level of risk and protection in the consideration of any amendments of the Land Use Map.</p> <p><u>Policy PS-2m:</u> Regulate development, water diversion, vegetation management, grading, and fills to minimize any increase in flooding and related damage to people and property.</p> <p><u>Policy PS-2o:</u> Costs for drainage facilities to handle the surface runoff from new development shall be the responsibility of the new development.</p> <p><u>Policy PS-2p:</u> Require that design and construction of drainage facilities be subject to the review and approval of the Permit and Resource Management Department.</p> <p><u>Policy PS-2s:</u> Consider the potential risk of damage from flooding in the design and review of projects, including those which could facilitate floodplain development.</p> <p><u>Policy PS 2t:</u> Avoid variances to building setbacks along streams and in 100-year flood plains without the review and approval of the Permit and Resource Management Department.</p> <p><u>Policy PS-2v:</u> Continue to enforce County code requirements on construction in flood hazard areas and other adopted regulations which implement the National Flood Insurance Program.</p>	<p>Consistent. The project EIR Section 4.10, <i>Hydrology and Water Quality</i> addresses drainage and flood risk. The sites, GUE-4, GRA-2, AGU-1, AGU-2, PEN-8, and PEN-9 are partially within a 100-year flood hazard area. Development on these sites must meet floodplain development standards, achieve zero net fill on the sites, avoid fill in areas that retain flood waters, and review and approval of proposed drainage facilities by Permit Sonoma. These requirements ensure that development will not result in any net change in the 100-year floodplain.</p>

<p>Goal PS-3: Prevent unnecessary exposure of people and property to risks of damage or injury from wildland and structural fires.</p> <p>Objective PS-3.2: Regulate new development to reduce the risks of damage and injury from known fire hazards to acceptable levels.</p> <p><u>Policy PS-3b:</u> Consider the severity of natural fire hazards, potential damage from wildland and structural fires, adequacy of fire protection and mitigation measures consistent with the Public Safety Element in the review of projects.</p> <p><u>Policy PS-3c:</u> Continue to adopt revisions to the Uniform Fire and Building Codes and other standards which address fire safety as they are approved by inspection organizations and the State of California. Review, revise, and/or adopt existing or new local codes, ordinances, and Fire Safe Standards to reflect contemporary fire safe practices.</p> <p><u>Policy PS-3d:</u> Refer projects and code revisions to the County Department of Fire and Emergency Services and responsible fire protection agencies for their review and comment.</p> <p><u>Policy PS-3f:</u> Encourage strong enforcement of State requirements for fire safety by the California Department of Forestry and Fire Protection.</p> <p><u>Policy PS-3l:</u> Require automatic fire sprinkler systems or other on-site fire detection and suppression systems in all new residential and commercial structures, with exceptions for detached utility buildings, garages, and agricultural exempt buildings.</p>	<p>Consistent. The project EIR Section 4.19, <i>Wildfire</i> addresses risk of damage from wildfire. Development sites are located in rban service areas where fire fuels are less abundant and wildfire risk is reduced. New construction would also be subject to the California Fire Code and Building Code safety measures to minimize fire risk, such as ignition-resistant construction, and fire sprinklers. Applicable state building code requirements, including CCR Title 24, Part 2, which includes specific requirements related to exterior wildfire exposure. The Board of Forestry Fire Safe Regulations via CCR Title 14, set forth the minimum development standards for emergency access, fuel modification, setback, signage, and water supply, which help prevent loss of structures or life by reducing wildfire hazards. Collectively, these codes and regulations would reduce the risk of loss, injury, or death from wildfire for new residential developments encouraged by the project, but not entirely.</p>
<p>Circulation and Transit Element</p>	
<p>GOAL CT-1: Provide a well integrated and sustainable circulation and transit system that supports a city and community centered growth philosophy through a collaborative effort of all the Cities and the County.</p>	<p>Consistent. The project EIR Section 4.16, <i>Transportation</i>, addresses existing transportation infrastructure and associated impacts. The project would facilitate the development of housing on identified project sites, which are located near urban areas for the purpose of concentrating future housing developments in areas close to existing commercial and office uses. The project would rezone sites to allow for increased housing densities on the</p>

Objective CT-1.5: Reduce greenhouse gas emissions by minimizing future increase in VMT, with an emphasis on shifting short trips by automobile to walking and bicycling trips.

Objective CT-1.6: Require that circulation and transit system improvements be done in a manner that, to the extent practical, is consistent with community and rural character. Minimizes disturbance of the natural environment, minimizes air and noise pollution, and helps reduce greenhouse gas emissions.

Objective CT-1.8: Improve demand for transit by development of a growth management strategy encouraging projects in urbanized areas that decrease distance between jobs and housing, increase the stock of affordable housing, and increase density.

Policy CT-1k: Encourage development that reduces VMT, decreases distances between jobs and housing, reduces traffic impacts, and improves housing affordability.

Policy CT-1m: Require development projects contribute a fair share for development of alternative transportation mode facilities, including pedestrian and bicycle facilities along project frontages and links from these to nearby alternative mode facilities. Development near urban boundaries should provide safe access to the urban area.

Goal CT-3: Establish a viable transportation alternative to the automobile for residents of Sonoma County through a safe and convenient bicycle and pedestrian transportation network, well integrated with transit, that will reduce greenhouse gas emissions, increase outdoor recreational opportunities, and improve public health.

Objective CT-3.3: Encourage pedestrian, bicycle, and transit oriented development.

Policy CT-3v: Where nexus exists, require private or public development to plan, design, and construct bicycle and

project sites, and apply the WH (Workforce Housing) Combining District or a higher-density residential zone to these sites. As described in the EIR, the project would result in a small decrease in VMT.

The project would locate residences in urban service areas in general proximity to existing and planned commercial and retail land uses, which would encourage the use of alternative modes of transportation, as well as in the vicinity of existing transit routes and bicycle/pedestrian paths. Development facilitated by the project would be required to pay impact fees and be designed to include pedestrian access continuity where appropriate and required by the County. Sites are located along or near the SMART corridors, including LAR, SAN, PEN, and PET sites, and would encourage the development of housing in areas near the SMART rail. Regarding the provision of bicycle and pedestrian improvements, the provision of crossings at bus stops, individual discretionary development of the Rezoning Sites, when proposed, would be required to comply with Policies CT-2f, CT-2v, CT-2w, and CT-3v.

Regarding circulation and transit system improvements, the individual development of the Rezoning Sites, when proposed, would be required to comply with Objective CT-1.6. At this time, no circulation or transit improvements are proposed. As discussed elsewhere, project sites are located along or near the SMART corridors, including LAR, SAN, PEN, and PET sites, and would encourage the development of housing in areas near the SMART rail. The sites are located in unincorporated Urban Service Areas, consistent with Policy CT-3oo.

<p>pedestrian facilities to integrate with the existing and planned bicycle and pedestrian network.</p> <p><u>Policy CT-300:</u> Require new development in Urban Service Areas and unincorporated communities to provide safe, continuous and convenient pedestrian access to jobs, shopping and other local services and destinations. Maintain consistency with City standards for pedestrian facilities in Urban Service Areas that are within a city's Sphere of Influence or Urban Growth Boundary.</p>	
<p>GOAL CT-4: Provide and maintain a highway system capacity that serves projected highway travel demand at acceptable levels of service in keeping with the character of rural and urban communities.</p> <p>Objective CT-4.2: Maintain LOS D or better at roadway intersections.</p> <p><u>Policy CT-4a:</u> Use area and/or project traffic analyses to determine if intersections meet the LOS standards of Objectives CT-4.2 and CT-4.3. Based on this analysis, identify and implement intersection improvements needed to achieve LOS D.</p> <p><u>Policy CT-4f:</u> Implement safety improvements when and where problems arise. Where safety problems may result from a proposed project, require the safety improvements as a condition of approval.</p> <p>GOAL CT-6: Integrate the funding and development of planned circulation and transit system improvements with countywide transportation planning efforts and land use planning and development approval.</p> <p>Objective CT-6.3: Maintain acceptable levels of service as set forth in this Element by implementing funding strategies for planned improvements.</p> <p><u>Policy CT-6c:</u> Identify improvements to the Countywide transportation system that primarily serve local travel demand and are needed to accommodate new growth. Based upon an established nexus, assign responsibility for funding of these</p>	<p>Generally Consistent. The development facilitated by the project will reduce vehicle miles traveled countywide. However it is possible that individual roadway intersections may experience additional congestion as a result of new vehicle trips originating from new residential uses. The Level Of Service (LOS) policies of the General Plan were adopted as mitigation measures in the General Plan EIR. As a result of new state legislation (SB 743), project impact analysis under CEQA no longer requires evaluation of LOS congestion impacts. As a result, consistency with this policy as mitigation is no longer required.</p> <p>Regarding fair share funding of circulation and transit system improvements, as stated above development facilitated by the project would be required to pay impact fees required by the County and be designed to include pedestrian access continuity where appropriate and required by the County.</p>

<p>improvements to new development in the affected area through the establishment and collection of development fees or fair share contributions.</p> <p><u>Policy CT-6f</u>: Review and condition discretionary development projects in the unincorporated area to assure that the LOS and/or public safety objectives established in Policy CT-4a and CT-4b are being met. If the proposed project would result in a LOS worse than these objectives, consider denial of the project unless one or more of the following circumstances exists:</p> <p>(1) The improvements needed to meet the LOS and/or public safety objectives will be completed prior to occupancy of the use,</p> <p>(2) Funding is identified and committed to completion of the needed improvements, or</p> <p>(3) A fee or fair share contribution has been established for the needed improvement that will fully fund the projects fair share of the future improvements.</p> <p><u>Policy CT-6g</u>: Require that new development provide project area improvements necessary to accommodate vehicle and transit movement in the vicinity of the project, including capacity improvements, traffic calming, right-of-way acquisition, access to the applicable roadway, safety improvements, and other mitigation measures necessary to accommodate the development.</p>	
<p>Public Facilities Element</p>	
<p>GOAL PF-1: Assure that water and wastewater services are available where necessary to serve planned growth and development without promoting unplanned growth.</p> <p>Objective PF-1.1: Operate County water and wastewater facilities in accordance with planned growth and in compliance with applicable State and Federal standards.</p> <p><u>Policy PF-1a</u>: Plan, design, and construct sewer services in accordance with projected growth except as provided in Policy LU-4d.</p>	<p>Consistent. The project EIR Section 4.18, <i>Utilities and Service Systems</i>, addresses water and wastewater services. The increased demand created by development facilitated by the project would not exceed existing capacity of local water and wastewater service providers. Although future development would not require discretionary approvals, projects would be required to obtain will-serve letters from local service providers to demonstrate adequate service capacity, in compliance with Mitigation Measure UTIL-1.</p>

Policy PF-1d: Require as part of discretionary project applications within a water or sewer service area written certification that either existing services are available or needed improvements will be made prior to occupancy.

Policy PF-1e: Avoid General Plan amendments that would increase demand for water supplies or wastewater treatment services in those urban areas where existing services cannot accommodate projected growth as indicated in Table LU-1 or any adopted master plan.

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence or Urban Service Area. To the extent allowed by law, consider exceptions to this policy only:

(1) Where necessary to resolve a public health hazard resulting from existing development, or

(2) Where appropriate to allow farmworker housing or an affordable housing project providing exclusively lower income housing on properties adjoining urban service boundaries.

Policy PF-1h: Avoid extension of public water service to a property that is outside of both the Urban Service Area and sphere of influence of the water provider. Consider exceptions to this policy, to the extent allowed by law, only:

(1) Where necessary to resolve a public health hazard resulting from existing development such as failing wells or groundwater contamination, or

(2) Where water service is to be extended for a property which is located within a water district boundary in effect in November, 2003, or

(3) Where appropriate to allow an affordable housing project providing exclusively lower income housing on properties adjoining Urban Service Boundaries.

Policy PF-1i: Use the following guidelines for any exception allowed by Policy PF-1h:

(1) Size facilities to serve development consistent with the General Plan,

Although extension of water and sewer services to some of the project sites would be necessary, all of the sites are located within an Urban Service Area. No extensions of service would be required outside of a sphere of influence or Urban Service Area.

<p>(2) Require written certification that adequate service capacity is available for the use to be connected to the system or planned to be connected in the future, and</p> <p>(3) Utilize out-of-service area agreements rather than annexations.</p>	
<p>GOAL PF-2: Assure that park and recreation, public education, fire suppression and emergency medical, and solid waste services, and public utility sites are available to the meet future needs of Sonoma County residents.</p> <p>Objective PF-2.1: Provide an adequate supply and equitable geographic distribution of regional and local parks and recreation services based on population projections.</p> <p>Objective PF-2.8: Continue to coordinate fire protection services and planning with all other related agencies.</p> <p><u>Policy PF-2c:</u> Use the following standards for determination of park needs: Twenty acres of regional parks per 1,000 residents countywide and five acres of local and community parks per 1,000 residents in unincorporated areas. A portion of State parklands may be included to meet the standard for regional parks.</p> <p><u>Policy PF-2d:</u> Provide community parks as needed in Urban Service Areas until the area incorporates, are annexed, or another service providing entity is established.</p> <p><u>Policy PF-2g:</u> Require dedication of land or in-lieu fees as a means of funding park and fire services and facilities.</p> <p><u>Policy PF-2x:</u> Utilize development fees to require that new development pay for its share of needed infrastructure as identified in existing and future Capital Improvement Plans prepared by the County.</p>	<p>Consistent. The project EIR Section 4.15, <i>Public Services and Recreation</i> addresses impacts to parks. Development facilitated by the project would increase use of existing park facilities, and a total park-to-resident ratio of approximately 24.9 acres of regional, community, and neighborhood park space per 1,000 residents. As such, the County would fall short of its park ratio goal of 25 acres of regional, community, and neighborhood parks per 1,000 residents countywide.</p> <p>To address this shortage, the County requires payment of in-lieu fees to fund park facilities offsetting any impacts related to increased demand at existing recreation facilities, and project applicants of the Rezoning Sites would be required to pay this during the permit approval process. Therefore, the project is not anticipated to result in the need for new or physically altered parks or recreational facilities and would not result in substantial physical deterioration of existing parks.</p>
<p>Agricultural Resources Element</p>	
<p>GOAL AR-3:</p>	<p>Consistent. The project EIR Section 4.2, <i>Agriculture and Forestry Resources</i> addresses impacts to agricultural lands. All proposed sites are located in County-designated Urban Service Areas, geographical areas within the</p>

<p>Maintain the maximum amount of land in parcel sizes that a farmer would be willing to lease or buy for agricultural purposes.</p> <p>Objective AR-3.1: Avoid the conversion of agricultural lands to residential or nonagricultural commercial uses.</p> <p><u>Policy AR-3f:</u> Avoid amendments of the land use map from an agricultural to a non agricultural use category for the purpose of allowing increased residential density which may conflict with agricultural production.</p>	<p>urban growth boundary of a city or unincorporated community designated for urban development. None of these lands are considered prime or important farmlands, as designated by the FMMP mapping program. Many of the identified parcels and their adjacent uses are currently zoned for rural residential or limited density, and in some cases existing agricultural cultivation. However these, sites are in more urbanized, primarily residential areas, and cultivation is limited to small scale and low impact activities compatible with residential uses.</p>
<p>GOAL AR-4: Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with nonagricultural uses.</p> <p>Objective AR-4.1: Apply agricultural land use categories only to areas or parcels capable of the commercial production of food, fiber and plant material, or the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock. Establish agricultural production as the highest priority use in these areas or parcels. The following policies are intended to apply primarily to lands designated within agricultural land use categories.</p> <p><u>Policy AR-4c:</u> Protect agricultural operations by establishing a buffer between an agricultural land use and residential interface. Buffers shall generally be defined as a physical separation of 100 to 200' and/or may be a topographic feature, a substantial tree stand, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of farmable land.</p>	<p>Consistent. Several sites in Geyserville, Guerneville, Graton, Santa Rosa and Sonoma are located adjacent to existing agricultural uses. Changes to the environment that result from development could impact these operations. Mitigation Measure AG-1 would achieve consistency with these policies by requiring development adjacent to active agricultural operations to provide fencing and a minimum buffer of 200 feet to the agricultural operations. If this distance is not practical due to project design or features, a minimum 100-foot buffer is acceptable if it complies with all of the requirements for a reduced buffer and a vegetative screen is provided as specified in Section 26-88-040(f) of the Sonoma County Zoning Code.</p>
<p>Water Resources Element</p>	
<p>GOAL WR-1: Protect, restore and enhance the quality of surface and groundwater resources to meet the needs of all reasonable beneficial uses.</p>	<p>Consistent. The project EIR Section 4.10, <i>Hydrology and Water Quality</i> addresses impacts to groundwater. The County requires new construction to implement measures eliminating groundwater pollutants and minimizing stormwater runoff, including grading requirements. New housing would</p>

<p>Objective WR-1.2: Avoid pollution of stormwater, water bodies and groundwater.</p> <p><u>Policy WR-1g:</u> Require new development projects to evaluate and consider naturally-occurring and human caused contaminants in groundwater.</p>	<p>connect to local wastewater purveyors, paying service fees for discharge into the sewer system. No groundwater contamination from wastewater discharge would occur.</p>
<p>GOAL WR-4: Increase the role of conservation and safe, beneficial reuse in meeting water supply needs of both urban and rural users.</p> <p>Objective WR-4.2: Promote and encourage the efficient use of water by all water users.</p> <p><u>Policy WR-4e:</u> Require water conserving plumbing and water conserving landscaping in all new development projects and require water conserving plumbing in all new dwellings. Promote programs to minimize water loss and waste by public water suppliers and their customers. Require County operated water systems to minimize water loss and waste.</p>	<p>Consistent. The current requirements of the CALGreen Green Building codes include maximum flow rates for water efficiency in new residential construction.</p>
<p>Noise Element</p>	
<p>GOAL NE-1: Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses may function without impairment from noise.</p> <p>Objective NE-1.2: Develop and implement measures to avoid exposure of people to excessive noise levels.</p> <p><u>Policy NE-1b:</u> Avoid noise sensitive land use development in noise impacted areas unless effective measures are included to reduce noise levels. For noise due to traffic on public roadways, railroads and airports, reduce exterior noise to 60 dB Ldn or less in outdoor activity areas and interior noise levels to 45 dB Ldn or less with windows and doors closed. Where it is not possible to meet this 60 dB Ldn standard using a practical application of the best available noise reduction technology, a maximum level of up to 65 dB Ldn may be allowed but interior noise level shall be</p>	<p>Consistent. The project EIR, Section 4.13, <i>Noise</i> addresses noise levels in the vicinity of development sites. Numerous sites are near noise-generating land uses such as major roadways and railroad lines. Proposed mitigation includes the preparation of a noise analysis, and the use of building materials with higher sound transmission ratings if exceeding General Plan standards for indoor and outdoor noise.</p> <p>If a proposed project locates permanent backup generators or HVAC equipment near a noise sensitive receptor, prior to approval of building permits, a noise analysis consistent with County guidelines demonstrating that the equipment would not contribute to cumulative exceedance of noise standards at receiving noise-sensitive land uses.</p> <p>Through the building permit review and approval process, state noise insulation standards for multifamily residential would also be enforced.</p>

maintained so as not to exceed 45 dB Ldn. For uses such as Single Room Occupancy, Work-Live, Mixed Use Projects, and Caretaker Units, exterior noise levels above 65 dB Ldn or the Table NE-2 standards may be considered if the interior standards of 45 dB Ldn can be met. For schools, libraries, offices, and other similar uses, the interior noise standard shall be 45 dB Leq in the worst case hour when the building is in use.

Policy NE-1c:

Control non-transportation related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 as measured at the exterior property line of any adjacent noise sensitive land use. Limit exceptions to the following:

(1) If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of 5 dBA above the standard, provided that no measurable increase (i.e. +/- 1.5 dBA) shall be allowed

(2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and dog barking at kennels

(3) Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels

(4) For short term noise sources which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by 5 dB. These events shall be subject to a noise management plan including provisions for maximum noise level limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.

(5) Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use, instead of the

<p>exterior property line of the adjacent noise sensitive land use where:</p> <p>(a) the property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, and</p> <p>(b) there is available open land on those noise sensitive lands for noise attenuation.</p> <p>This exception may not be used on vacant properties which are zoned to allow noise sensitive uses.</p> <p><u>Policy NE-1g</u>: Enforce the State Noise Insulation Standards (Title 24, Part 2, California Administrative Code and Appendix Chapter 12 of the California Building Code) concerning new multiple occupancy dwellings.</p>	
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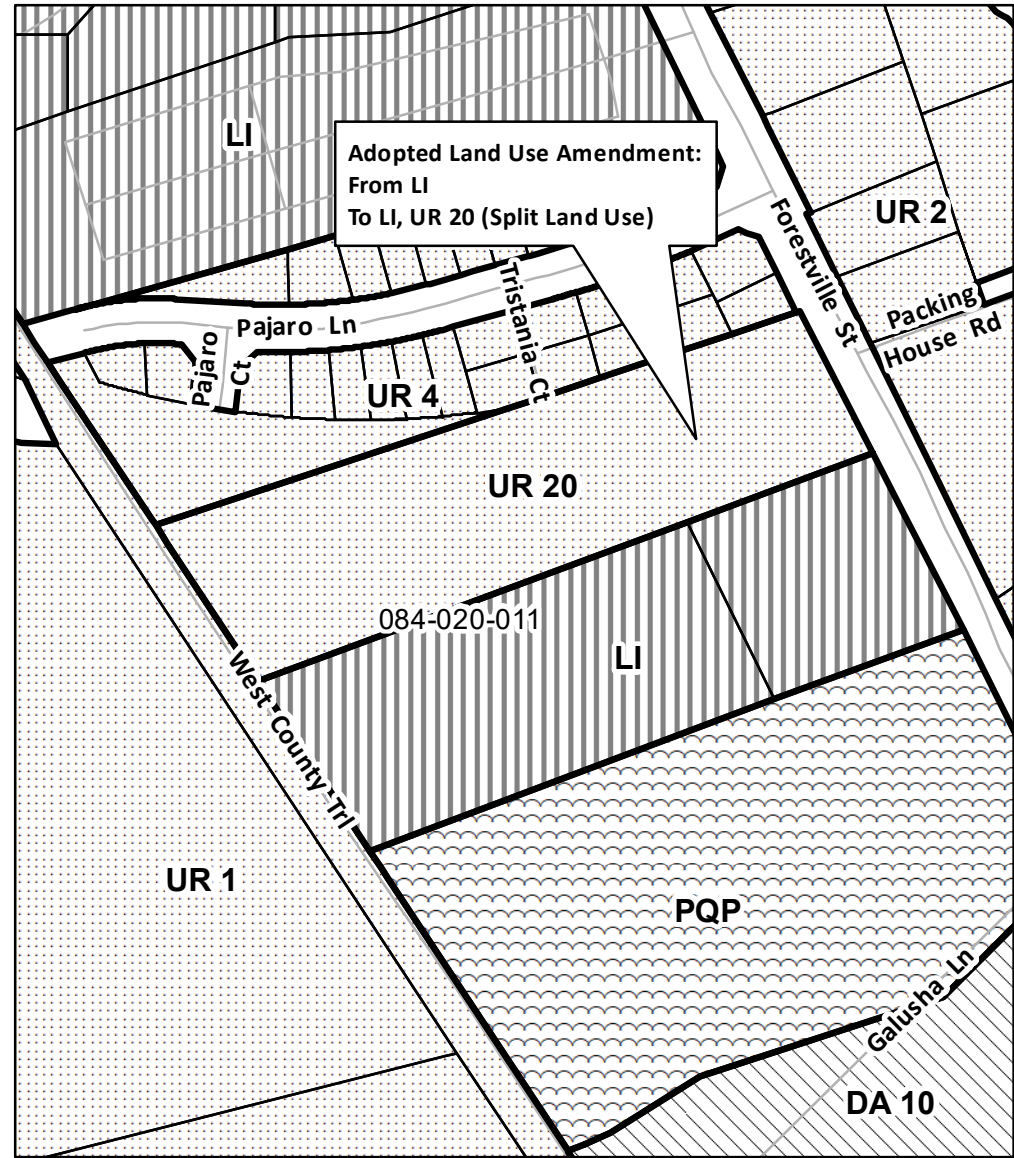
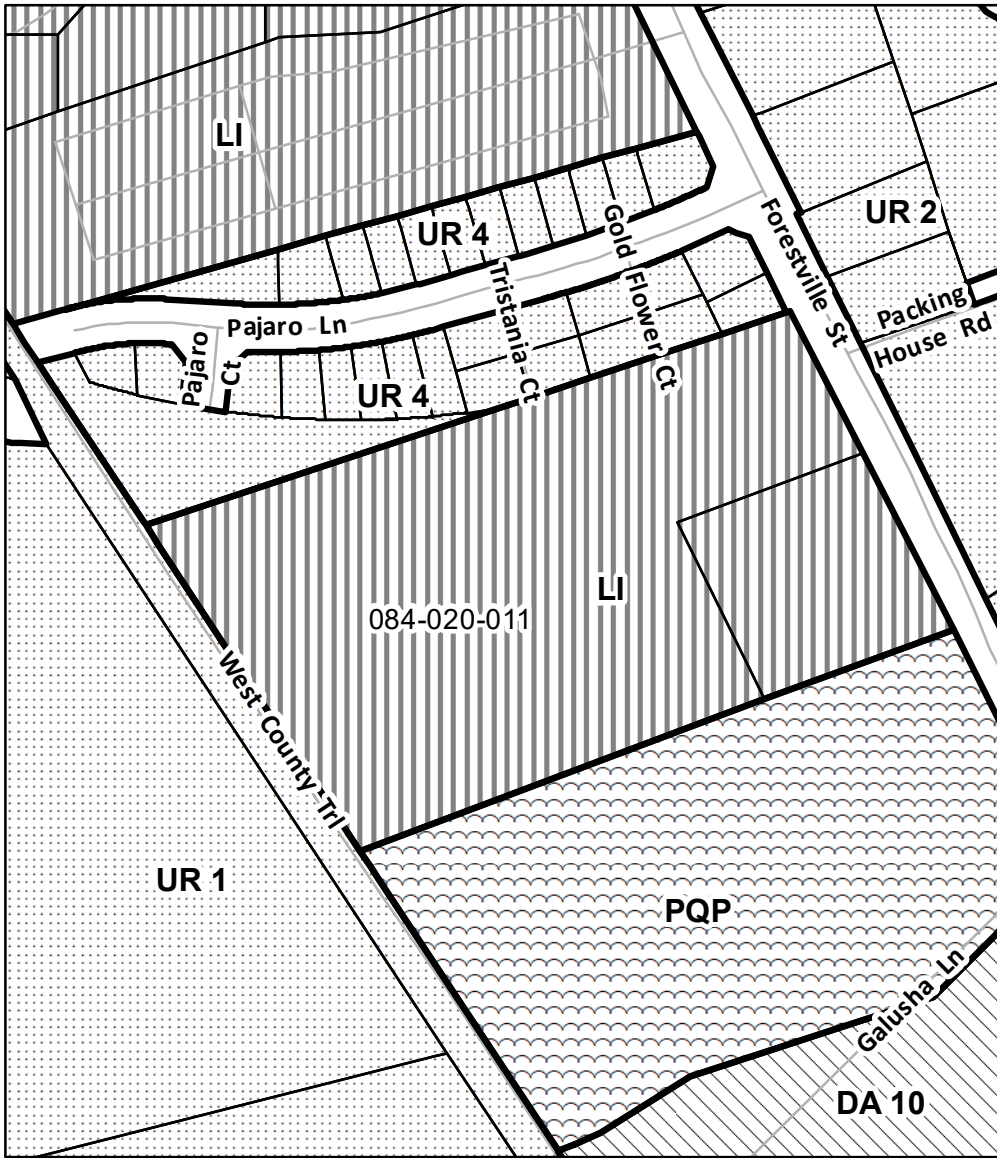
Penngrove Area Plan Policies	
<p>Policy I.A(4): Support a development pattern which enforces a sense of community by placing higher densities in the core area and increasingly lower densities on the outlying area.</p>	<p>Consistent. The project sites are all within designated Urban Service Areas, where the infrastructure for public services and utilities is already available for sites to connect. None of the sites are located in rural areas, as they are all near established communities and incorporated cities. The project would encourage development at higher density nearer to Main Street per the Penngrove Area Plan and Objective LU-2.5, and would provide an increased variety of housing types in Urban Service Areas, including higher-density housing, per Policies LU-2c and LU-2d.</p>
<p>Policy II.A(1): Coordinate roadways and land use planning to avoid overloading the existing road system.</p>	<p>Inconsistent. The development facilitated by the project will reduce vehicle miles traveled countywide. However it is possible that individual roadway intersections may experience additional congestion as a result of new vehicle trips originating from new residential uses. The Level of Service (LOS) policies of the General Plan were adopted as mitigation measures in the General Plan EIR. As a result of new state legislation (SB 743), project impact analysis under CEQA no longer requires evaluation of LOS congestion impacts. As a result, consistency with this policy as mitigation is no longer required.</p>

<p>South Santa Rosa Area Plan Policies</p>	
<p>Land Use (1): Promote compactness of the Santa Rosa City urban boundary in order to provide urban level public services efficiently.</p> <p>Housing (1): Establish land use designations and inclusionary zoning, which promote housing opportunities in areas where compatible with surrounding land use, and where transportation system and public services exist.</p>	<p>Consistent. By its nature, the project would encourage higher-density housing in Urban Service Areas that currently have adequate levels of urban public services. The project would introduce new residential development types and densities, per Goal LU-6 of the General Plan, and would utilize the AH Combining District to increase affordable housing in Urban Service Areas, per Objective LU-6.6 and Policy LU-6h of the General Plan.</p>
<p>Flood Hazards (1): Restrict uses in 100-year floodplains to those that pose the least hazard to public health and safety.</p>	<p>Consistent. The project EIR Section 4.10, <i>Hydrology and Water Quality</i>, addresses floodplain impacts. No development can occur in any FEMA floodway per the County Zoning Code Article 56. No project sites in the South Santa Rosa Area Plan are located . Future development on these sites would be required to comply with General Plan Policy LU-7c, with site design placing permanent new structures outside of the floodway and raised above the 100-year flood elevation.</p>
<p>Fire Hazards (1): Discourage residential development in regions having high or very high potential for large wildland fires in the Public Safety Element of the General Plan.</p>	<p>Generally Consistent. The project EIR Section 4.19, <i>Wildfire</i> addresses risk of damage from wildfire. Development sites are located in urban service areas where fire fuels are less abundant and wildfire risk is reduced. Proposed sites within the South Santa Rosa Area Plan are located approximately 0.6 miles from the nearest Fire Hazard Severity Zone, designated moderate. New construction would also be subject to the California Fire Code and Building Code safety measures to minimize fire risk, such as ignition-resistant construction, and fire sprinklers. Applicable state building code requirements, including CCR Title 24, Part 2, which includes specific requirements related to exterior wildfire exposure. The Board of Forestry Fire Safe Regulations via CCR Title 14, set forth the minimum development standards for emergency access, fuel modification, setback, signage, and water supply, which help prevent loss of structures or life by reducing wildfire hazards. Collectively, these codes and regulations would reduce the risk of loss, injury, or death from wildfire for new residential developments encouraged by the project, but not entirely.</p>

Exhibit E

Former General Plan Land Use

Adopted General Plan Land Use

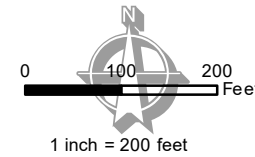


Base Map Data

- Parcel
- Land Use by Area
- Street

General Plan Land Use

- Diverse Agriculture
- Limited Industrial
- Public / Quasi Public
- Urban Residential



FILE: PLP20-0018
 APN: 084-020-011
 Resolution No. 23-0429

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