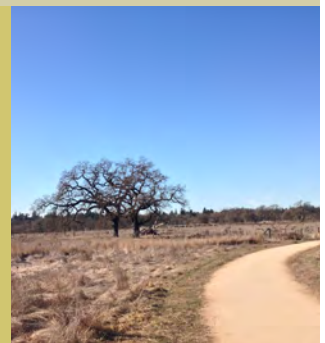




SEBASTOPOL General Plan Update

HOUSING ELEMENT UPDATE

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Figure IV-1: Inventory of Housing Sites (*located at the end of Chapter IV*)

I. INTRODUCTION

A. PREPARATION OF THE HOUSING ELEMENT UPDATE

In accordance with California State Law, California cities must have an adopted General Plan and the General Plan must contain a Housing Element. While all elements of a General Plan are reviewed and revised regularly to ensure that the plan remains current, state law requires that the Housing Element be updated every five years. State law also dictates the issues that the Housing Element must address and furthermore requires the element to be reviewed by the California Department of Housing and Community Development (HCD) to assure that it meets the minimum requirements established by Government Code §65580-65589.8. This process is commonly referred to as “certifying” the Housing Element.

The major requirement for the Housing Element is that it requires cities to plan to meet their existing and projected housing needs including their share of the regional housing need. The Association of Bay Area Governments (ABAG) has adopted the Regional Housing Needs Allocation (RHNA) for 2014-2022. As part of this process, ABAG worked with regional and local governments to develop a methodology for distributing the nine-county Bay Area's housing need (as determined by HCD) to all local governments in the region. Each city and county has received an allocation of housing units, broken down by income categories. Cities and counties must identify adequate sites zoned at adequate densities to meet this housing allocation, also referred to as the RHNA numbers. The planning period for this version of the Housing Element is 2015-2023. Each city and county in the Bay Area will have to review, update and adopt its Housing Element to address the RHNA and meet requirements of State law by January 31, 2015.

The prior Sebastopol Housing Element, certified by HCD in 2010, is the basis for the current Housing Element update. However, all sections in the 2010 Housing Element have been reviewed and updated for several reasons. Since the last Housing Element, there have been changes in State law. For example, the Government Code has been revised to specify definitions for transitional and supportive housing and to require analysis the needs of the developmentally disabled population. In addition, updated data, including decennial Census, American Community Survey, and Department of Finance information, is available and should be reflected in the analysis of housing needs.

B. PUBLIC PARTICIPATION IN THE HOUSING ELEMENT UPDATE

This Housing Element reflects input from a wide variety of sources. The primary mechanism to gather public input for the Housing Element was through a public workshop, General Plan Advisory Committee meeting, and workshops and hearings with the Planning Commission and City Council. The workshops and meetings were noticed on the City's website, in the local newspaper, to the General Plan Update mailing list, and to a special mailing list of housing stakeholders that was created for this project. The public review draft Housing Element was posted on the City's website and on the General Plan Update website. Residents, stakeholders, and interested parties were encouraged to contact the Planning Department with comments and questions.

The outreach list for housing stakeholders included the following organizations, as well as private citizens that had requested information and nearby cities:

Affordable Housing Development Corporation
American Water

American Institute of Architects – Redwood Empire
Association of Bay Area Governments
Becoming Independent
Brain Injury Network
Bridge Housing
Burbank Housing
California Department of Public Health
California Housing Partnership Corporation
California Human Development
California Rural Legal Assistance, Inc.
Catholic Charities of the Diocese of Santa Rosa
Charities Housing
Christopherson Homes
Committee on the Shelterless
Community Action Partnership Sonoma County
Community Child Care Council of Sonoma County
Community Development Commission, Sonoma County
Community Family Service Agency - Sonoma
Community Housing Sonoma County
Continuum of Care – Sonoma County
Community Support Network
Council on Aging
Domus Development
Eddinger Enterprises, Inc. General Contractors
EAH Housing
Eden Housing
Fairfield Properties
Friends Outside in Sonoma County
Habitat for Humanity of Sonoma County
Hispanic Chamber of Commerce Sonoma County
Housing Land Trust of Sonoma County
Institute for Global Communications
Interfaith Shelter Network
La Luz Center
Legal Aid Sonoma County
Lomi Psychotherapy Clinic
Mercy Housing
Mid-Peninsula Housing
Mission Housing Development Corporation
Napa Valley Community Housing
National Alliance on Mental Illness – Sonoma County
North Coast Builders Exchange
Northbay Family Homes
Non-Profit Housing Association of Northern California

North Bay Housing Coalition
North Bay Regional Center
North Bay Rehabilitation Services/North Bay Industries
North Bay Veterans Resource Center
Permit and Resource Management Department, Sonoma County
Petaluma People Services Center
PEP Housing
Redwood Empire Food Bank
Redwood Gospel Mission
River to Coast Children's Services
Salvation Army
Santa Rosa Senior Center
Sebastopol Senior Center
Social Advocates for Youth
Sonoma County Housing Coalition
Sonoma County Office of Education
Sonoma Overnight Support
Social Advocates for Youth
The Living Room – Day Services
UHC Communities

Housing Workshop

A Housing Element Update workshop with housing industry professionals and other interested persons was held in the afternoon of May 14, 2014. Workshop participants were asked to identify housing strengths, weaknesses, and priorities and to identify appropriate actions to implement top priorities. Comments from the workshop are summarized below.

KEY HOUSING NEEDS

Funding mechanisms, such as redevelopment monies, real estate transfer taxes

Senior housing, both market rate and affordable

Assisted living housing, including affordable, for aging population

Increased multifamily affordable rental supply

Accessible/universal design requirements

Housing for homeless

Low income housing

Youth centers and affordable housing near businesses where young people can gain employment

Restore and update mobile home park for affordable housing

Affordable low and moderate income homeownership opportunities to recruit and retain workforce

Tiny house program (Portland and San Francisco examples)

Land trust model to maintain permanent affordability

More attractive high density housing

Rehabilitate individual 4-unit multifamily buildings into a better designed, comprehensive multifamily project

Reduced parking requirements for mixed use developments

Reasonable Design Review Board

Require mid- and moderate-income housing to balance oversupply over low income housing

Address housing overpayment

Low cost housing based on green building and sustainable design

More mixed use housing downtown at high densities

KEY HOUSING STRENGTHS

Completed affordable housing projects

Character of the community – safe, desirable, small, beautiful, rural

Great place for kids to grow up

Oversight in the permit process keeps design, site planning, and code compliance in check

Current General plan has many clear provisions for interested developers and housing groups

Burbank Housing has provided excellent low-mod housing

Inclusionary ordinance

Informed citizenry

Infill opportunities

KEY HOUSING CONSTRAINTS

Lack of money, including loss of redevelopment funding

Development costs – land, permits

Availability of land/sites

Existing traffic and congestion generates public opposition to growth

Inclusionary requirement of 20% is too high – reduction to 15% and allowing for in-lieu fees rather than on-site development should be considered

Urban Growth Boundary is too small

Laguna de Santa Rosa floodplain

Permit fees do not take into account smaller houses

Permitting process

Awareness of homelessness

RECOMMENDED PRIORITIES AND ACTIONS

Priority #1: Higher density housing, including rental, co-housing, and condos

Action Set #1: Allow inclusionary requirement to be fulfilled through fee payment

Develop Design Guidelines for higher density housing

Encourage live-work space/design

Priority #2: Senior housing in the Downtown Core and Family Housing

Action Set #2: Address development standards (height limit, parking requirements, higher density)

Encourage co-op housing

Rezone commercial to allow for high density residential housing

Re-configure live-work

Priority #3: More affordable housing that is permanently affordable

Action Set #3: Create a mechanism to ensure permanent affordability, such as a land trust model

Use inclusionary program to create permanently affordable low and moderate income ownership units

Permit small and tiny housing in single family zoning for seniors and low income

Priority #4: Maintain affordable housing stock

Action Set #4: Permanent affordability of housing stock, including inclusionary for-sale units

Increase term of affordability to more than 59 years - in perpetuity is preferable

The housing needs, strengths, and constraints and the recommended priorities and actions were considered in the review of housing needs (Chapter III) and governmental constraints (Chapter V) and in the preparation of the housing goals, policies, and actions (Chapter VI).

General Plan Update Survey

From July through August 2014, the General Plan Update survey was available on-line. Over 700 people responded to the survey. Question 14 of the survey addressed housing issues. The top priorities included simplifying the process for granny units, providing housing affordable to working families, rehabilitation of existing housing, and providing more housing for all income levels. The full survey results are provided in the General Plan Update Issues and Opportunities Report.

General Plan Advisory Committee

The General Plan Advisory Committee (GPAC) reviewed the Draft Housing Element at its October 8, 2014 meeting. The following comments were made:

- Concern with changes to Inclusionary Housing Ordinance (IHO) described by Action C-2. Need to consider equity and ensure affordable housing in all neighborhoods in regards to allowing an in-lieu fee in place of on-site development for the IHO.
- Having a pool of funding for housing activities is important. An in-lieu fee could help with this.
- Revise Action C-2 to review and revise IHO consistent with State law and case law, but remove discussion of potential revisions to IHO.
- Revise Action D-5 to pursue funding for housing and to consider allocating additional City resources, such as some portion of the budget, for housing.
- Allow residential-only projects in the Downtown on roads that do not provide primary frontage (e.g., Main Street, Petaluma Ave, etc.).
- Revise Action G-14 to establish minimum density requirements for housing only projects.
- Revise Action G-14 to consider allowing building heights up to 60 feet.
- Add provision for micro-houses in Downtown. Comment was also made that detached single family uses are not desirable in the Downtown.
- Would like to see Downtown heights remain at 3 stories and not in favor of decreasing parking requirements.
- Limited housing options in Sebastopol. Very few homes go up for sale and often there is not an opportunity for existing residents to either upsize or downsize to address changing needs of their household.
- Establishing Downtown parking structure could help alleviate issues around increasing housing density downtown with reduced parking requirements.
- Consider a tiny house/micro-house pilot project or demonstration project. Support was expressed for updating the Zoning Code to address tiny houses and for reducing fees for tiny houses.
- Action G-4: Allow tiny houses as second units; address in the 2nd unit ordinance.
- Current second unit standards should be improved, with a balanced approach.
- Consider increasing allowed sizes of second units, subject to the size of the lot and lot coverage restrictions.
- Vacation rentals and Airbnb should be addressed as part of the General Plan Update.
- Farmworker counts are inaccurate as most farmworkers and migrant workers do not respond to the Census or similar surveys.

- Overcrowding is a problem.
- Address day laborers and undocumented workers; this group also can experience difficulty in finding housing and often lives in overcrowded conditions.
- Strengthen City actions related to conservation and energy efficiency. *Note: This will be addressed comprehensively in the Conservation Element.*

Public Comment

- Request from property owner Adams to be removed from Sphere of Influence. *Note: The Housing Element does not include modifications to the SOI; this topic will be addressed in the Land Use Element and Land Use Map discussions.*
- Request to include provisions for housing for persons with electromagnetic fields (EMF) sensitivity.
- Request to include a program addressing coordination with developmentally disabled service organizations and to encourage housing for the developmentally disabled population.

In response to the GPAC comments, the following edits were made to the Housing Element

- Chapter III: Pages III-14, III-32, and III-34 were revised to address comments related to farmworker and day laborer concerns.
- Chapter VI: Actions C-2, D-5, G-6, and G-14 were revised. Policies B-6, C-4, and D-17 and Actions B-6, C-4, and D-17 were added.

In response to the public comments, Actions D-18 and D-19 were added to the Housing Element.

The revisions based on comments at the GPAC meeting were provided to the Planning Commission for consideration at their October 28, 2014 meeting and were incorporated into the Public Review Draft Housing Element.

Planning Commission

The Planning Commission held a public hearing on October 28, 2014 to review the Draft Housing Element and receive public comments. The Planning Commission discussed their interest in information provided in Table II.1 regarding affordability of some housing at moderate income levels, the potential to see test projects, such as tiny houses, for potential affordable housing solutions, and interest in whether other zones than CG should be used for emergency shelters. Public comments included concern with electromagnetic fields (EMF) issues, including in regards to high density housing and choices available to persons with HUD vouchers, concern from a local realtor that current inclusionary requirements often do not yield desired results, can make projects unlendable, and that in-lieu fees should be supported, and a comment that Sebastopol has the highest per capita rate of inclusionary housing. Transition U.S. commented on the need to support access to housing for low income persons and young people, citing sustainable housing, tiny houses, and land trusts as good approaches. Changes to the Preliminary Draft Housing Element (September 2014) recommended by the Planning Commission included revisions to address tiny houses, review of the Inclusionary Housing Ordinance, and review of second unit requirements. Changes recommended by the Planning Commission have been included in the Public Review Draft Housing Element (November 2014).

Following HCD review of the Housing Element, the Planning Commission reviewed the Draft Housing Element including revisions recommended by HCD. During the review of the Housing Element, HCD requested edits to provide additional information regarding public outreach, clarification regarding zoning districts to accommodate homeless shelters, clarification regarding assumptions for development on mixed use and high density residential sites, a program to ensure farmworker and employee housing is permitted in the City consistent with the requirements of State law (Action G-1), information regarding lot coverage requirements in zoning districts where residential is a permitted use, identifying the definition of 'family' in the Zoning Ordinance, clarification of which actions in the Housing Plan and Implementation Program were a continuation of the City's current programs, additional details regarding distribution of fair housing materials (Action E-1), additional details regarding modification of the Zoning Ordinance to address transitional and supportive housing as required by State law (Action G-3), and inclusion of preservation objectives in Tables VI.1 and VI.2.

City Council

The City Council held public hearings on March 3rd and March 30th, 2015 to review the Draft Housing Element and receive public comments. Public comments addressed the need for housing to accommodate seniors, young families, and low-income populations. Following consideration of public comments, the City Council directed that minor language changes be made to Action D-5, Policy G-2, Action G-4, Action G-6, Action G-8, Action G-17, and Action G-18. The minor changes to these policies and actions provided more concrete direction regarding implementation of the policies and actions. For example, most changes involved revising terms such as "consider revising" to "revise." The intent of policies and actions was not changed, but the clarity on implementation was enhanced. Following City Council discussions, the City Council adopted the Housing Element Update.

C. CONTENTS

Following this introduction, the Housing Element includes the following major components:

- A review of the 2010 Housing Element, including an analysis of housing production in comparison to mandated housing goals.
- An analysis of the City's current and future housing needs and needs of special populations.
- An inventory and analysis of housing resources, including vacant and underutilized housing sites.
- An analysis of governmental and non-governmental constraints to housing production.
- A housing plan setting forth goals, policies, programs and quantified objectives to address the City's housing needs.
- An analysis of other requirements, including General Plan consistency.

II. ASSESSMENT OF PRIOR HOUSING ELEMENT

This chapter analyzes the difference between projected housing need and actual housing production between for the 2007-2014 housing planning period. In addition, it reviews and evaluates the City's progress in implementing the 2010 Housing Element's programs.

In general, Sebastopol has maintained a strong commitment to affordable housing and a diversity of housing types, as demonstrated by its support for a number of affordable housing developments, such as the recent Hollyhock, Sequoia Village, and Petaluma Avenue Homes projects. In addition, the City has also maintained a strong inclusionary housing ordinance, requiring projects to provide deed-restricted affordable units.

While Sebastopol, in implementing its 2010 Housing Element, took a number of significant steps to promote housing, the experience of Sebastopol and other communities in the region demonstrates that it is very difficult for local governments to meet their fair share housing goals working alone. Very small cities, such as Sebastopol, have limited financial and staffing resources and require substantial state and/or federal assistance, as well as the technical assistance of area non-profit housing developers and agencies.

A. REVIEW OF 2010 HOUSING ELEMENT

The 2010 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation/retrofit of existing housing, to remove various constraints to housing, to provide housing opportunities for special needs populations, including farmworkers, disabled, and homeless/homeless at-risk persons, and to encourage fair housing and non-discrimination. The 2010 Housing Element identified the following goals:

- Goal A-1:** *Provide Adequate Sites for Housing Development in the City of Sebastopol*
- Goal B-1:** *Maintain High Quality Residential Environments*
- Goal B-2:** *Preserve Housing Resources*
- Goal B-3:** *Expand Affordability Housing Opportunities Through the Use of Existing Housing*
- Goal C-1:** *Facilitate New Housing Production*
- Goal C-2:** *Continue to Encourage Mixed-Income Developments*
- Goal D-1:** *Promote Housing Affordability for both Renters and Homeowners*
- Goal D-2:** *Support Housing to Meet Special Needs*
- Goal E-1:** *Eliminate Housing Discrimination*
- Goal F-1:** *Promote Energy Conservation in Residential Development*
- Goal F-2:** *Promote Resource Conservation in Residential Development*
- Goal G-1:** *Continue to Promote Land Use Policies and Development Standards to Facilitate Housing Production*
- Goal G-2:** *Remove Government Constraints to the Production of Special Needs Housing*

Goal G-3: *Remove Government Constraints that Affect the Amount of Land Required for New Housing*

Goal H-1: *Continue to Report on Housing Activities*

Goal H-2: *Work with Professionals and Organizations to Administer and Expand Affordable Housing*

The 2010 Housing Element included policies and programs to achieve the identified goals. Table II.2 analyzes each implementation program provided in the 2010 Housing Element, describing the results of the program and recommending whether each policy or implementation program should be kept, modified, or removed in this update to the Housing Element.

B. HOUSING PRODUCTION DURING RHNA PERIOD

The 2010 Housing Element addressed housing needs for the City of Sebastopol from 2007 through 2014. Table II.1 below shows the total number of housing units built in the City of Sebastopol from 2007 to August 2014 and compares these units with the units required to be developed in Sebastopol under the Regional Housing Needs Allocation (RHNA) provided by ABAG. A total of 143 housing units were built or permitted during this period. The total difference between the RHNA numbers and the actual housing units built or permitted is 33 units. While the City achieved 81% of the RHNA in terms of total units, development in the City exceeded the very low and low income needs, while there was a deficit of 20 moderate and 52 above moderate income units.

	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Needs Allocation (2007-2014)	32	28	29	87	176
Units Built/Permitted (2007-current)	37	62	9	35	143
Surplus (+)/Deficit (-)	+5	+34	-20	-52	-33
Percentage of Goal Achieved	116%	221%	31%	40%	81%

SOURCES: CITY OF SEBASTOPOL AND DE NOVO PLANNING, 2014.

While newly developed units in Sebastopol fell short of the total RHNA goals during the 2007-2014 planning period, new development of very low and low income units exceeded the RHNA need. Housing developments during the 2007-2014 planning period included three affordable housing developments: Hollyhock (Burbank Housing), Petaluma Avenue Homes (Affordable Housing Associates), and Sequoia Village (Burbank Housing). Four second dwelling units were constructed. Market rate development included Pine Crest Estates (Ryder Homes); this development provided two affordable inclusionary units (a duplex) which were developed as ownership units by Habitat for Humanity.

C. APPROPRIATENESS AND EFFECTIVENESS OF 2010 HOUSING ELEMENT

The overarching goals and policies of the 2010 Housing Element continue to be appropriate to encourage the City's housing goals and will be kept in the Housing Plan. The 2010 Housing Element included policies and implementation measures that are appropriate to meet the requirements of State law. The City has maintained consistency with the policies in the 2010 Housing Element and implemented many programs, as described below. The policies and programs related to maintaining the providing adequate housing sites, removing constraints, addressing the needs of special populations, eliminating discrimination, ensuring fair housing opportunities, and encouraging energy efficiency continue to be relevant and applicable.

As discussed in Table II.2, the majority of housing programs have been effective or are necessary and the intent of these programs will be kept in the Housing Element, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

As described above in the Housing Production discussion and shown in Table II.1, a total during the 2007-2014 Housing Element period, a total of 143 housing units, including 97 units affordable to very low and low income households and 4 second dwelling units, were permitted. The 2010 Housing Element was effective in encouraging a range of housing types, but market development was limited during the 2007-2014 Housing Element cycle due to the downturn in the housing market.

The Housing Plan included in this 2014 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See Chapter VI, Housing Plan, for the goals, policies, and programs of this Housing Element.

D. SHORTCOMINGS OF THE PREVIOUS HOUSING ELEMENT

As discussed in Table II.2, the 2010 Housing Element was well implemented and very successful. However, redevelopment funding, the City's primary funding source for housing programs, was eliminated by the State in 2012. Due to the loss of redevelopment funding and staffing constraints, the City was not able to implement several programs. These programs will be revised as described in Table II.2 to either extend the timeline for implementation or to encourage use of regional funds HOME and CDBG funds administered by the Urban County to address the City's housing needs.

It is noted that some of the revisions to the Zoning Ordinance described in the various programs are necessary to comply with state law. In most cases, the language identifying the needed revisions does not provide specificity. The Zoning Ordinance revisions are a priority for the City and this Housing Element includes the programs from the 2010 Housing Element that provide specific guidance as to the revisions that need to be made in order to comply with State law.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
A. Identification of Adequate Sites			
Policy A-1: Monitor land supply.	- Continue to monitor land supply to ensure a sufficient quantity of developable sites. - Monitor supply of multifamily sites suitable for affordable development. - Maintain an inventory of sites served by infrastructure. - Review City-owned parking lots for possible use as affordable housing.	The City has continued to maintain and monitor the inventory of potential housing sites. As discussed in Chapter IV, Housing Sites, the City continues to have adequate sites to accommodate the City's fair share of regional housing needs. The City has reviewed City-owned parking lots for possible use as affordable housing and has determined that, at this time, there are adequate sites to accommodate the City's housing needs. This program has been successful in ensuring a continued inventory of housing sites.	This program remains appropriate and effective and will be kept.
Policy A-2: Modify land use designation if necessary.	Study land use redesignation, as needed.	The City reviews the potential need for changing land use designations and zoning to accommodate housing needs. The City has maintained adequate housing sites and no redesignation/rezoning has been necessary.	This program remains appropriate and effective and will be kept.
B. Housing Conservation			
Policy B-1: Continue to enforce housing codes and regulations.	- Enforce housing codes and follow-up on code violations. - Continue to support Rebuilding Together.	The City continues to enforce housing codes and responds to code violation complaints. Redevelopment funding was eliminated by the State in 2012, so the City has not financially assisted Rebuilding Together in recent years.	The code enforcement program remains appropriate and will be kept. The program indicating support for Rebuilding Together will be revised to reflect the City's housing resources.
Policy B-2: Monitor need to replace infrastructure to conserve older neighborhoods.	Consider infrastructure needs in older neighborhoods when updating the Five-Year Capital Improvement Program.	The City continues to review and prioritize infrastructure needs, including needs in older neighborhoods, when updating the Capital Improvement Program. The City has performed paving improvements and a bike	This program remains appropriate and effective and will be kept.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
		lane feasibility study through the CIP, which benefited older neighborhoods.	
Policy B-3: Ensure that affordable housing is not converted to market rate.	Continue to monitor affordable housing expiration dates.	The City continues to monitor dates that affordable housing could convert to market rate. No conversions occurred during the planning period.	This program remains appropriate and effective and will be kept.
Policy B-4: Maintain mobile home park.	Consider mobile home conversion ordinance to protect the mobile home park in Sebastopol.	This program has not yet been initiated due to limited staffing resources and funding.	This program remains appropriate and effective and will be kept; the timeline will be extended.
Policy B-5: Explore strategy of acquiring foreclosed properties as a way to increase supply of affordable housing.	Study the feasibility of an affordable housing program that would utilize foreclosed properties.	Staff has reviewed the potential for this program. Due to the decline in recession-related foreclosures, foreclosure properties in the City do not represent meaningful affordable housing opportunities.	This program has been considered and will be removed.
C. New Housing Production			
Policy C-1: Address public infrastructure constraints to housing production where feasible.	- As resources become available, implement Five-Year Capital Improvement Program. - Undertake improvements to redevelopment project area, such as streetscape and circulation improvements to Gravenstein Highway South.	The City updates the five-year Capital Improvement Program annually. Projects that benefit housing and housing residents included paving projects, development of a new park, water system improvements, and bike lane feasibility study. The City's redevelopment agency (Community Development Agency) was eliminated by the State in 2012 and the City no longer has a redevelopment area.	The CIP program remains applicable and effective and will be kept. The program related to the redevelopment project area is no longer applicable and will be removed.
Policy C-2: Continue to enforce Inclusionary Housing Ordinance.	Work with developers to facilitate compliance with the City's Inclusionary Housing Ordinance.	The City continues to work with developers to ensure that the Inclusionary Housing Ordinance does not impede housing development and is properly implemented.	This program remains appropriate and effective and will be kept.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
D. Housing Diversity and Affordability			
Policy D-1: Promote development of at least 29 new housing units affordable to moderate-income households, 28 units to low-income households, and 32 units to very low-income households.	• Provide planning assistance to affordable housing and special needs housing developers. • Support affordable development using funds from the CDA Low Cost Housing Fund and other available affordable housing funds. • Consider deferring payment of impact fees for affordable units. • Continue to submit applications for federal and state funding.	The City continues to provide planning assistance to affordable and special needs housing developers that are interested in a development project. The City did assist the Hollyhock self-help affordable housing development using redevelopment (CDA) funds and supported Burbank Housing's application for BEGIN funds for the project. However, redevelopment funding was eliminated by the State in 2012 and was not available to assist any subsequent projects. The City Council approved a fee deferral for Ryder Homes, which included two lower income inclusionary units.	The implementing programs for Policy D-1 have been effective in assisting affordable housing and will be kept, with the exception of the redevelopment (CDA)-related program which will be removed.
Policy D-2: Encourage expansion of housing opportunities for extremely low-income households.	• Provide planning assistance to affordable housing developers to encourage inclusion of extremely low-income units in affordable housing developments. • Support affordable development using funds from the CDA Low Cost Housing Fund and other available affordable housing funds, including CDBG and HOME. • Encourage affordable housing developers to apply for Section 8 Project Based Certificates. • Consider relaxing development standards to reduce development costs.	The City continues to provide planning assistance to affordable housing developers and encourages extremely low income units. However, deep subsidies are necessary to develop extremely low income units and the City does not have funding sources available to offset the gap for extremely low income units. The City encourages Project-based Section 8 certificates as well as acceptance of Section 8/Housing Choice Vouchers in developments in order to provide more affordable housing accessible to the extremely low income group. The City participates in the Urban County, so cannot apply directly for HOME or CDBG funds. However, the City supports and encourages use of the Urban County-administered HOME and CDBG funds in affordable housing projects. The City has not identified specific	This programs remain appropriate and effective and will be kept; the program referencing the CDA Low Cost Housing Fund will be revised as the State has eliminated that funding source.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
		development standards to be relaxed, but will revise the Density Bonus Ordinance in the upcoming planning period, which will identify incentives (including modifications to development standards) to accommodate and encourage affordable housing and reduce development costs.	
Policy D-3: Continue to operate Inclusionary Housing Program.	Consider updating the in-lieu fee.	This program has not yet been initiated due to staffing and funding constraints.	This program remains appropriate and will remain in the Housing Element with a new timeline for implementation.
Policy D-4: Provide density bonuses and other incentives for projects that provide affordable units.	- Continue to provide density bonuses. - Develop a brochure summarizing density bonus provisions.	The City continues to provide density bonuses and has placed the ordinance on-line so that the City's density bonus provisions are easily accessible.	The programs remain appropriate and effective and will be kept, with revisions to address the method for communicating density bonus provisions.
Policy D-5: Promote homeownership for lower- and moderate-income households.	Consider the feasibility of creating a City Employee Assistance Program to purchase affordable housing.	This program has not yet been initiated due to limited staffing and funding resources.	This program remains appropriate and effective and will be expanded to consider assisting teachers in the City in purchasing housing.
Policy D-6: Work to prevent homelessness and support housing services to the homeless.	- Consider establishing a Rental Deposit and Revolving Loan Fund Program. - Consider providing financial support for area homeless facilities. - Fund a contract with a homeless services provider to monitor and assist homeless	These implementation programs would have been funded through the CDA redevelopment fund, which has been eliminated by the State. While the City has not been able to provide financial support for homeless facilities or services, the City is part of the Sonoma County Urban County. The Urban County administers	The City does not have funding resources available for these programs. The Rental Deposit and Revolving Loan Fund Program will be removed from the Housing

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
	persons in Sebastopol.	the Emergency Shelter Grant program, which provides assistance to homeless service providers and funds homeless facilities on behalf of the member agencies.	Element. The programs related to homeless facilities and services will be replaced by a program that provides for the City's continued participation in the ESG program and encourages use of ESG funds to benefit homeless persons in the Sebastopol area.
Policy D-7: Continue efforts to improve housing opportunities for the disabled population in Sebastopol.	• Provide funds to assist with retrofits. • Encourage housing developers to include units that meet the housing requirements of special needs groups. • Enforce Title 24 and ADA requirements in new developments. • Assist disabled residents with information on housing resources available.	The City has not implemented the retrofit program due to the elimination of redevelopment funding by the State. The City encourages housing developers to address the housing needs of special needs populations. The City enforces its universal design requirements, as well as Title 24 and ADA requirements to ensure adequate accessibility for disabled households. The City continues to provide interested households, including disabled residents, with information on potential housing resources.	The retrofit program will be revised to encourage the Urban County to provide a retrofit program since the City's funding source has been eliminated. The remaining programs remain applicable and effective and will be kept.
Policy D-8: Provide public outreach to demonstrate that affordable housing is an essential resource.	• Develop information sheet.	The City has made the Housing Element, which provides extensive information about the need for affordable housing, available on-line. The City held a community brainstorming meeting, inviting the general public and housing stakeholders to attend, to address housing issues and identify concerns related to housing in January 2013. A summary sheet identifying top housing concerns was prepared and made available on the City's website as a result of the	This program will be consolidated with other programs that relate to providing information regarding housing resources. The revised program will call for two information sheets: a sheet that identifies affordable housing

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
		community brainstorming meeting. As part of the Housing Element Update, the City performed extensive outreach to the public and housing stakeholders in order to encourage participation in the Housing Element and to ensure that housing is addressed as an essential resource.	available in Sebastopol, services available for lower income and special needs populations, and a sheet that summarizes resources available for developers and service agencies.
Policy D-9: Continue efforts to improve housing opportunities for farmworkers in Sebastopol.	Facilitate development of farmworker housing by working with other agencies, growers, and affordable housing developers.	The City continues to encourage the development of affordable and special needs housing, including farmworker housing. With the elimination of redevelopment funding, the City no longer has a funding source to assist with the development of farmworker housing. No farmworker housing was constructed in Sebastopol during the planning period.	This program will be revised to encourage development of farmworker housing, including providing planning assistance, coordination with interested developers and agencies, and support for funding applications.
E. Fair Housing			
Policy E-1: Work to eliminate unlawful discrimination in housing, so that all residents can obtain decent housing throughout the City.	- Designate an equal housing coordinator and continue to distribute materials regarding fair housing laws. Continue to provide nondiscrimination clause in rental agreements and deed restrictions for housing constructed with City agreements. - Consider contributions and referrals to organizations that provide assistance for discrimination complaints and tenant/landlord mediation services.	The City continues to make information available regarding fair housing laws and to refer concerns to appropriate agencies. Housing that receives City funding is required to comply with nondiscrimination covenants. While the City no longer has redevelopment funding available to assist with fair housing services, the City participates in the Sonoma County Urban County, which administers federal housing, community/economic development, and emergency shelter grant funds on behalf of participating jurisdictions. The Urban County supports a range of housing programs and services, including fair housing	The fair housing programs have been successful. The programs will be revised to reflect the City's participation in the Urban County and to refer fair housing complaints and concerns to Fair Housing Sonoma County and Fair Housing of Marin.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
		services. As discussed in the Resources section, Fair Housing Sonoma County and Fair Housing of Marin provide fair housing services to Sonoma County tenants, landlords, and property managers.	
F. Energy Conservation and Natural Resource Conservation			
Policy F-1: Undertake a variety of activities to achieve energy efficiency in residential development in conformance with State laws.	- Continue to encourage incorporation of energy-saving principles in design of new developments. - Consider a retrofit-upon-sale program.	The City Council continues to encourage energy-saving principles in new development through implementation of CalGreen standards, the City's mandatory photovoltaic ordinance (adopted in 2013), a partnership with Solar Sebastopol to promote photovoltaic installations, and providing information on a variety of energy conservation resources on the City's website. The retrofit-upon-sale program would have been funded through redevelopment funds, so has not been implemented.	The retrofit program will be revised to reflect the loss of redevelopment funding and to encourage the Urban County to support various retrofit/rehabilitation programs that benefit City residents. The program related to energy-saving principles has been effective and will be kept.
Policy F-2: Undertake additional strategies to reduce energy use.	- Provide outreach and information about PG&E Partners Program. - Consider more narrow street widths in future developments. - Exempted rooftop photovoltaic panels from Design Review. - Created standards for small wind turbines.	The City continues to implement a range of strategies to reduce energy use, including requiring energy- and water-saving measures in new development and encouraging various design measures, such as narrow street widths and improved bicycle/pedestrian path connectivity, when appropriate and feasible in new development. The City provides information and links on its website regarding various green building and energy conservation resources, including PG&E programs. The City has updated the Zoning Ordinance to exempt rooftop photovoltaic panes from Design Review and to establish criteria and a permitting process for small wind turbines. The City's	The programs have been successful. The completed programs addressing photovoltaic panels and small wind turbines will be removed. The remaining programs will be revised to encourage a broader range of energy reduction measures.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
		programs have been effective in encouraging energy conservation and in providing a progressive range of energy reduction opportunities.	
Policy F-3: Consider additional energy and natural resource conservation programs.	A variety of programs will be explored, including education, retrofits in existing housing and funding for retrofits, adoption of a site waste reduction and recycling ordinance for new developments, and use of alternative construction techniques and materials.	The City has explored and implemented a range of measures related to energy and natural resource conservation. The City has adopted standards addressing recycling and waste collection areas in new development and in certain expansions of existing development. The City's green building program encourages a range of alternative construction techniques and materials, which addresses both potential energy savings and use of sustainable materials in construction, reducing potential impacts to non-renewable natural resources. As mentioned previously, the retrofit program was not implemented due to the State's elimination of redevelopment funding. An ordinance addressing waste reduction and recycling for new construction has not yet been adopted due to staffing and budget constraints.	The program has been successful and will be updated and combined with the programs associated with Policy F-2.
G. Remove Government Constraints			
Policy G-1: Modify Zoning Ordinance to facilitate special needs housing.	- Modify the Zoning Ordinance to allow farmworker dormitory-style housing as a use "by right." - Modify the Zoning Ordinance so that homeless shelters proposed for the CG District are only subject to Administrative Review as a condition of approval. - Modify the Zoning Ordinance to include definitions of Transitional and Supportive	The City has not yet updated the Zoning Ordinance to address farmworker, transitional, or supportive housing. The City permits homeless shelters in the CG District subject to Design Review. However, homeless shelters are permitted in the CD and CH Districts as a permitted use without any additional standards or conditions. The City has vacant sites in the CD and CH Districts that are adequate to accommodate the City's unsheltered homeless	The programs related to farmworker, transitional, and supportive housing will be kept in the Housing Element.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
	Housing which are consistent with State law and to specify that Transitional and Supportive Housing are permitted land uses in all Zoning Districts where residential uses are allowed.	population. While these programs have not yet been implemented, the programs to address farmworker, transitional, and supportive housing are necessary to meet the requirements of State law.	
Policy G-2: Modify Zoning Ordinance to reduce parking requirements for senior housing, SRO's, small lot housing, and for one- and two-bedroom units.	City reduced parking requirements for senior housing, SRO's, small lot housing, and one- and two-bedroom units.	The City adopted reduced parking requirements consistent with this program in May 2009 and has continued to apply the reduced parking requirements to new development, including the affordable projects constructed during the planning period. This program has been successful in reducing constraints and encouraging a range of housing types.	This program will be kept in the Housing Element.
Policy G-3: Consider changes to Subdivision Ordinance Standards to use land more efficiently.	City will study changes to its Subdivision Ordinance in order to reduce land requirements for new housing development.	This program has not yet been initiated due to staffing and funding constraints.	This program remains appropriate and will remain in the Housing Element with a new timeline for implementation.
Policy G-4: Review current development impact fee program to determine whether appropriate fees are charged for multifamily, second units, and market rate housing.	City will consider reducing fees for specific types of housing, such as multifamily and second units, and consider a fee structure for market-rate housing based on size or valuation.	This program has not yet been initiated due to staffing and funding constraints.	This program remains appropriate and will remain in the Housing Element with a new timeline for implementation.
Policy G-5: Encourage second units.	City recently reduced setback requirements for detached one-story second units and streamlined the review process for conforming one-story second units. City to determine whether these changes encourage	The City continues to implement the revised standards and has had an increase in the development of second units.	This program remains appropriate and effective and will be kept.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
	more second unit development.		
Policy G-6: Assist new development by increasing the amount of time that issued permits remain valid.	City has already adopted a policy that extends the amount of time that permits are valid. In addition, the time allowed for permit extensions has been extended.	This program extended the active life of development permits in order to provide development projects additional time to respond to the changing housing market.	This program remains appropriate and effective and will be kept.
Policy G-7: The City shall monitor its Growth Management Program to ensure that it does not adversely affect the provision of housing units for all segments of the population.	Continue to monitor the impact of the Growth Management Program on the costs and approval certainty of new development of both market rate and affordable units. If necessary, the City will revise the Program to address identified obstacles to housing development and will seek input from housing stakeholders on the Program and any proposed changes.	The City reviews the effect of the Growth Management Program on an annual basis. To date, the Growth Management Program has not appeared to constrain the development of affordable or market rate housing. The City has had excess allocations available on an annual basis, most likely due to the decline in the housing market during the past decade. Additional review of the Growth Management Program is provided in Chapter V, Constraints.	This program remains appropriate and effective and will be kept.
Policy G-8: The City shall monitor the combined impact of its Growth Management Program and Design Review Process on the City's ability to meet housing demand from all income groups of the population.	Continue to monitor all housing developments to determine whether City regulations and procedures, such as Growth Management and Design Review, result in higher development costs or limit the availability of new units affordable to middle-, moderate- and low-income residents. If necessary, the City will revise the Program and the Design Review Process to address identified obstacles to housing development and will seek input from housing stakeholders on the Program and Design Review Process and any proposed changes.	The City reviews the effect of the Growth Management Program, Design Review, and other City regulations and procedures to determine if the programs result in increasing the cost of development so that new units are not affordable to moderate- and low-income residents. As shown in Table II.1, new housing development in the City was affordable to lower and moderate income residents. The City has noted that the Design Review process should not be applied to second units and a new program is included to remove that potential constraint. Stakeholder input was received during the development of this Housing Element and it was noted that the City's parking standards may be high, particularly in the Downtown, so a new program has been included to review potential revisions to parking standards.	This program remains appropriate and effective and will be kept. However, it will be combined with the previous program as the programs involve similar efforts and intents.

TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS

Policies	Implementing Programs	Review of Effectiveness	Outcome
Policy G-9: Continue to review project approval process to see if there are ways to reduce processing time.	- Review current approval process to determine whether the Planning Commission can be the final authority for subdivisions of four or fewer units. - Study other ways to reduce processing time.	This program has not yet been implemented due to staffing and funding constraints.	This program remains appropriate and will remain in the Housing Element with a new timeline for implementation.
Policy G-10: Modify Density Bonus so that it conforms to State law.	City's density bonus will be modified to conform to State law.	This program has not yet been implemented due to staffing and funding constraints. However, it is noted that State law provides the standards for density bonuses and any developer can request density bonuses as outlined by State law.	This program remains appropriate and will remain in the Housing Element with a new timeline for implementation.
H. Housing Policy Update and Program Administration			
Policy H-1: Prepare an Annual Report describing housing activities in support of City's housing objectives.	Continue preparing annual reports that summarize progress towards meeting Housing Element goals, policies and programs.	The City continues to review Housing Element implementation, including progress toward meeting housing needs, on an annual basis.	This program remains appropriate and effective and will be kept.
Policy H-2: Retain services of a housing coordinator when considering new projects.	Continue to use housing coordinator consulting services.	The City continues to use housing consulting services when appropriate and feasible.	This program remains appropriate and effective and will be kept.
Policy H-3: Coordinate housing activities with Sonoma County and other suitable organizations to administer the City's housing programs.	City will continue to rely on Sonoma County to assist with housing related activities such as initial certification of income eligibility.	The City continues to coordinate with Sonoma County for administration and implementation of various housing programs. The Urban County operates a number of housing programs on a County-wide basis and the City's redevelopment agency housing assets and functions have been transferred to the Sonoma County Community Development Commission.	This program remains appropriate and effective and will be kept.

III. HOUSING NEEDS ASSESSMENT

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Sebastopol, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also provides information on opportunities for energy conservation and analysis of any assisted housing projects at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Sebastopol in developing housing goals and formulating policies and programs that address local housing needs.

At the present time, there is no single source of information to use to describe existing demographic and housing conditions, as current demographic, housing, economic, and special needs data is not provided by any single source or agency. Consequently, several sources of information were used to describe existing conditions in Sebastopol. These include the following:

- The 2000 and 2010 Census, supplemented by 2007-2011 and 2008-2012 American Community Survey results, and 2014 housing unit estimates provided by the State of California Department of Finance, provides information on population, number of households, household size, vacancy rates, and other demographic and housing characteristics.
- ABAG *2013 Projections* provides jobs, population, and housing unit projections.
- Other sources of economic data such as information from the Employment Development Department, website rental listings, multiple listing service, and other published data are used when current Census data is unavailable.
- Interviews with key informants provided information on special needs housing.

Finally, to facilitate an understanding of how the characteristics of Sebastopol are similar to, or different from, other nearby communities, this Housing Needs Assessment presents some comparative data for all of Sonoma County.

A summary of relevant trends in demographic, economic, and housing conditions based on the detailed analyses in the Chapter is presented below.

DEMOGRAPHIC TRENDS

- The City's population increased slightly between 2010 and 2014, gaining approximately 61 persons.
- The number of households increased at a higher rate than population increases, while the average household size remained virtually the same.
- Over 50 percent of the City's population is 45 years of age or older.
- While nominal median income rose between 2000 and 2012 (from \$46,436 to \$53,975), real household incomes (adjusted for inflation) dropped by \$1,837.
- Slightly more than half of all Sebastopol households pay more than 30 percent of their income for housing costs. This percentage is higher for lower-income and extremely low-income households.

EMPLOYMENT GROWTH

- Based on ABAG data, the number of jobs in the City is expected to grow twice as fast as population increases through 2030, with the most gain (15 percent) taking place between 2010 and 2020.

HOUSING TRENDS

- Overcrowding is not an issue for Sebastopol. Less than one percent of Sebastopol's households live in overcrowded units (as defined by standards provided by Department of Housing and Urban Development [HUD]). The percentage is similar for both renters and owners.¹
- Sixty-three percent of all housing units are currently single family units.
- The ratio of owners to renters is lower in Sebastopol than in the County; 53 percent of Sebastopol households own their own homes compared to 60 percent in Sonoma County.
- Over half of all housing units were constructed since 1970, with most units (over 40 percent) being built between 1970 and 1989. The housing stock in Sebastopol is generally in good condition.
- Average rents increased between 2008 and 2014 for one-, two-, three-, and four-bedroom units. However, the median prices for single family homes had increased between 2003 and 2007, but have since declined to just over 2003 levels.
- Housing affordability continues to be a problem for lower-income households.
- There continues to be more demand than supply for affordable senior housing and housing for other special needs groups, such as the disabled and the homeless.

A. POPULATION AND EMPLOYMENT TRENDS

1) POPULATION GROWTH

The total population in Sebastopol in 2014 is estimated at 7,440 persons. Sebastopol experienced a loss in population of 395 individuals between 2000 and 2010, at a time when Sonoma County as a whole grew by 5.5 percent. Between 2010 and 2014, the population in Sebastopol grew by 61 persons, representing a slower growth rate of just under 1 percent when compared to the County's 1.3 percent growth over the same period. (See Table III.1.)

TABLE III.1: 2000 THROUGH 2014 (ESTIMATED) POPULATION INFORMATION FOR SEBASTOPOL AND SONOMA COUNTY		
Population and Household Information	Sebastopol	Sonoma County
2014 Estimated Population	7,440	490,486
2010 Population	7,379	483,878
2000 Population	7,774	458,614
Growth in Population (2000-2010)	-395	25,264
Growth in Population (2010-2014)	61	6,608
Percentage Population Growth (2000-2010)	-5.1%	5.5%
Percentage Population Growth (2010-2014)	0.8%	1.3%

SOURCES: 2000 U.S. CENSUS; 2014 DEPARTMENT OF FINANCE 2014 E-5 REPORT; 2014 ABAG DATA FILE.

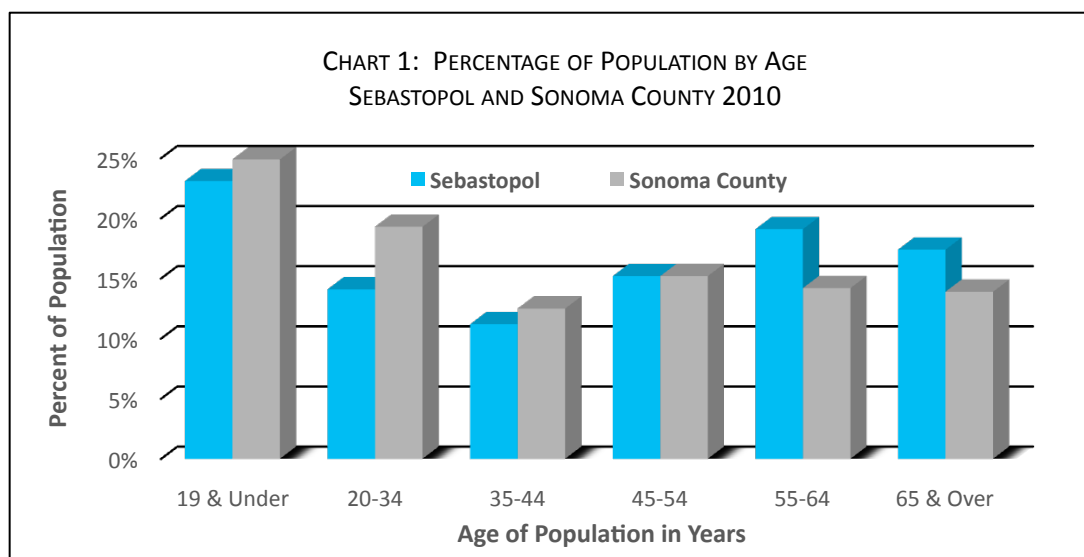
As shown in Table III.2, Sebastopol is home to an older population than found in Sonoma County as a whole. More than 17 percent of Sebastopol residents are 65 years of age or older, compared with approximately 14 percent in Sonoma County.

¹ According to HUD, a unit is overcrowded if there are more than 1.01 persons per room.

TABLE III.2: AGE OF POPULATION FOR SEBASTOPOL AND SONOMA COUNTY, 2010

Age of Population	Sebastopol		Sonoma County	
	Number	Percent	Number	Percent
Total Population	7,379		483,878	
19 and Under	1,701	23.1%	120,484	24.9%
20-34	1,043	14.1%	93,365	19.3%
35-44	829	11.2%	60,603	12.5%
45-54	1,119	15.2%	73,518	15.2%
55-64	1,406	19.1%	68,544	14.2%
65 & over	1,281	17.4%	67,364	13.9%

SOURCES: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) 2014 DATA FILE; 2000 AND 2010 U.S. CENSUS.



2) EXISTING AND PROJECTED EMPLOYMENT

Table III.3 shows estimated employment by major sector in Sebastopol in 2000 and 2011, for the employed civilian population 16 years and over. Between 2000 and 2011, information and retail trade experienced the greatest growth at 67 percent and 27 percent respectively. Conversely, wholesale trade (-59 percent), construction (-39 percent), and agriculture and natural resources (-37 percent) experienced the greatest declines in employment over the same time period.

TABLE III.3: EMPLOYMENT GROWTH BY SECTOR, CITY OF SEBASTOPOL

Employment Sector	2000	2011	Percent Change
Agriculture and Natural Resources	35	22	-37.1%
Construction	428	261	-39.0%
Manufacturing	446	470	5.4%
Wholesale Trade	148	61	-58.8%
Retail Trade	409	520	27.1%
Transportation, Warehousing, and Utilities	107	115	7.5%

TABLE III.3: EMPLOYMENT GROWTH BY SECTOR, CITY OF SEBASTOPOL			
Employment Sector	2000	2011	Percent Change
Information	67	112	67.2%
Finance, insurance & real estate	296	254	-14.2%
Professional, scientific, management, administrative, and waste services	370	333	-10.0%
Educational, health, and social services	964	1,137	17.9%
Arts, entertainment, recreation, accommodation, and food service	253	305	20.6%
Public Administration	159	152	-4.4%
Other services	274	278	1.5%
Total Jobs	3,956	4,020	1.6%

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) 2014 DATA FILE.

3) PROJECTED GROWTH IN POPULATION, EMPLOYMENT AND EMPLOYED RESIDENT

As shown in Table III.4, Sebastopol's population is expected to increase to approximately 7,700 persons from 2010 to 2020 (an increase of 4.4 percent). Between 2020 and 2030 the population is expected to increase at a slightly higher rate of 6.5 percent to form a total population of approximately 8,200 persons by 2030. Sonoma County's population is projected to grow at a faster rate of roughly 7 percent during this time period. Between 2010 and 2020 the number of employed residents in Sebastopol is expected to increase approximately 15 percent, which is just under the countywide employment growth of 17.8 percent.

Between 2010 and 2030, Sebastopol is expected to add more jobs than it adds population. This is the same trend projected for Sonoma County during this 20 year projection. In 2010, there were 5,650 jobs in the City of Sebastopol. This employment level is projected to grow to 6,820 jobs by 2030, representing an increase of just over 20 percent, compared to 11 percent population growth projected within the City. Between 2010 and 2020 the projected number of households within Sebastopol is expected to increase at a rate of 4.4 percent. This growth in households is also expected to remain contestant (4.4 percent) from 2020 to 2030, and is expected to be lower than the countywide household growth rate (approximately 6 percent).

TABLE III.4: SUMMARY OF POPULATION, EMPLOYED RESIDENTS, AND EMPLOYMENT PROJECTIONS, 2010-2030						
	Sebastopol			Sonoma County		
	2010	2020	2030	2010	2020	2030
Population	7,379	7,700	8,200	483,878	517,700	555,300
Percentage Change		4.4%	6.5%		7.0%	7.3%
Households	3,276	3,420	3,570	185,825	197,430	209,080
Percentage Change		4.4%	4.4%		6.2%	5.9%
Jobs	5,650	6,500	6,820	192,010	226,140	238,740
Percentage Change		15.0%	4.9%		17.8%	5.6%

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) 2014 DATA FILE, PROJECTIONS 2013.

B. HOUSEHOLD CHARACTERISTICS

1) NUMBER OF TYPE OF HOUSEHOLDS

The number of households in Sebastopol is estimated by the California Department of Finance's E-5 report at 3,485 in 2014, representing a 6.4 percent increase from 2010. Between 2000 and 2010, the average household sizes in Sebastopol fell from 2.33 to 2.21, and has remained roughly the same in 2014 at 2.22. Households in Sebastopol are typically smaller than in the County as a whole, which averaged 2.56 persons per household in 2014. (See Table III.5.)

TABLE III.5: HOUSEHOLD CHARACTERISTICS FOR SEBASTOPOL AND SONOMA COUNTY, 2000-2014

Population and Household Information	Sebastopol	Sonoma County
2014 Estimated Number of Households	3,485	206,537
2010 Number of Households	3,276	185,825
2000 Number of Households	3,250	172,403
Household Growth (2000-2010)	26	13,422
Household Growth (2010-2014) Estimated	209	20,712
Percentage Household Growth (2000-2010)	0.8%	7.8%
Percentage Household Growth (2010-2014) Estimated	6.4%	11.2%
2014 Estimated Average Household Size	2.22	2.56
2010 Average Household Size	2.21	2.55
2000 Average Household Size	2.33	2.60

SOURCE: 2010 U.S. CENSUS SF-1 & 2000 SF-1; ABAG DATA FILE 2014; AND DEPARTMENT OF FINANCE E-5 REPORT

Sebastopol is home to a higher share of “non-family households,” and a higher percentage of renter households than Sonoma County as a whole. “Family households” are defined by the US Census as two or more related persons living together. Non-family households include persons who live alone or in groups comprised of unrelated individuals. As shown in Table III.6, an estimated 56 percent of Sebastopol’s households are family households, compared with 63 percent in Sonoma County. The rate of homeownership in Sebastopol (53 percent), is lower than in Sonoma County (60 percent). Conversely, there is a higher percentage of renters in Sebastopol than in Sonoma County.

TABLE III.6: HOUSEHOLD COMPOSITION IN SEBASTOPOL AND SONOMA COUNTY, 2010

	Sebastopol		Sonoma County	
Household Type	Number	Percent	Number	Percent
Number of Households	3,276		185,825	
Families	1,854	56.6%	117,114	63.0%
Non-Families	1,422	43.4%	68,711	37.0%
Household Tenure				
Owner	1,734	52.9%	112,280	60.4%
Renter	1,542	47.1%	73,545	39.6%

SOURCE: 2010 U.S. CENSUS

2) EXISTING AND PROJECTED HOUSEHOLD INCOME

Table III.7 shows the distribution of household incomes for Sebastopol derived from the 2008-2012 America Community Survey (ACS), compared with incomes reported by the 2000 Census.

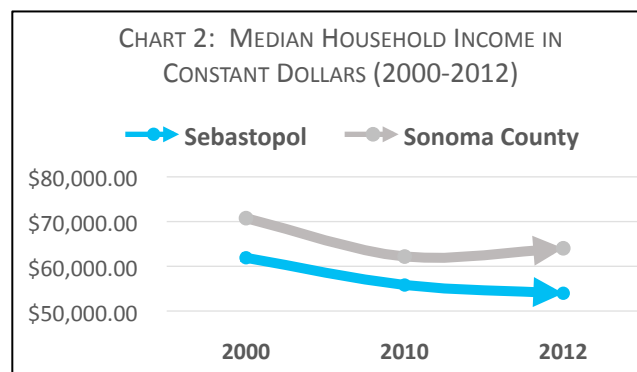
TABLE III.7: ESTIMATED INCOME DISTRIBUTION FOR SEBASTOPOL (2012) COMPARED WITH INCOMES REPORTED BY THE 2000 CENSUS				
Income	2012 (ACS)		2000 Census	
	Number	Percent	Number	Percent
Under \$25,000	828	23.8%	881	26.6%
\$25,000 to \$34,999	377	10.8%	363	10.9%
\$35,000-\$49,999	387	11.1%	513	15.5%
\$50,000 to \$74,999	613	17.6%	843	25.4%
\$75,000 to \$99,999	442	12.7%	298	9.0%
\$100,000 to \$149,999	540	15.5%	269	8.1%
\$150,000 to \$199,999	202	5.8%	91	2.7%
\$200,000 and above	93	2.7%	58	1.7%
Total Households	3,482		3,316	
Median Income	\$53,975		\$46,436	

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES; AND 2000 U.S. CENSUS.

Over the past twelve years, the percentage of households earning less than \$75,000 per year has decreased, while the share of households earning more than \$75,000 has increased. This, however, can be misleading since, once incomes are adjusted for inflation, a different pattern emerges. Median household income in Sebastopol and Sonoma County actually declined in real dollars between 2000 and 2010 by more than \$6,000, and \$8,000 respectively.² Between 2010 and 2012, Sebastopol also experienced a decrease of \$1,837 in adjusted income, while the County increased by \$1,851 (See Table III.8.).

TABLE III.8: MEDIAN HOUSEHOLD INCOME IN CONSTANT DOLLARS FOR SEBASTOPOL AND SONOMA COUNTY (2000-2012)		
Year	Sebastopol	Sonoma County
2000	\$61,913.05 (1)	\$70,766.15 (1)
2010	\$55,812.81 (1)	\$62,179.78 (1)
2012	\$53,975.00	\$64,031.00
Difference 2000-2010	-\$6,100.24	-\$8,586.37
Difference 2010-2012	-\$1,837.81	+\$1,851.22

(1)
(1)



FIGURES PRESENTED IN 2012 DOLLARS.

SOURCES: 2014 SEBASTOPOL LOCAL ECONOMIC PROFILE, 2013 SONOMA COUNTY LOCAL ECONOMIC PROFILE, U.S. CENSUS 2000, AND 2010, 2008-2012 ACS, AND THE BUREAU OF LABOR STATISTICS

² The inflation adjustment is based on the Consumer Price Index, from June 2000 until June 2012 for the San Francisco-Oakland-San Jose region. The increase in the CPI averaged 2.5% per year over this twelve-year period. (Source: Bureau of Labor Statistics).

A final way to understand household income in Sebastopol is to understand the household income categories established for state and federal housing programs. These income categories, listed in Table III.9 are based on estimated income in Sonoma County. In a subsequent section of the Housing Element, these income definitions are used to define housing affordability.

TABLE III.9: INCOME CATEGORIES FOR SONOMA COUNTY, BASED ON STATE INCOME LIMITS 2014		
Income Category	State Income Limits	4 Person Household Income
Extremely Low-Income Households	Less than or equal to 30% AMI	<\$ 24,800
Very Low-Income Households	Between 30%-50% AMI	\$24,801 - \$ 41,300
Low-Income Households	Between 50%-80% AMI	\$41,301 – \$65,000
Median-Income Households	100% AMI	\$82,600
Moderate-Income Households	Between 80%-120% AMI	\$65,001 – \$99,100
Above Moderate-Income Households	Greater Than 120% AMI	>\$99,101

SOURCE: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD), STATE INCOME LIMITS FOR 2014 (SONOMA COUNTY).

DEFINITIONS OF INCOME CATEGORIES FOR SONOMA COUNTY, BASED ON STATE INCOME LIMITS.

Extremely Low-Income Households have a combined income at or lower than 30 percent of area median income (AMI) for Sonoma County, as established by the state Department of Housing and Community Development (HCD). A household of four is considered extremely low-income in Sonoma County if its combined income is less than \$24,800 for the year 2014.

Very Low-Income Households have a combined income between 30 and 50 percent of AMI for Sonoma County, as established by HCD. A household of four is considered very low-income in Sonoma County if its combined income is between \$24,801 and \$ 41,300 in 2014.

Low-Income Households have a combined income between 50 and 80 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be low-income in Sonoma County if its combined income is between \$41,301 and \$65,000 in 2014.

Median-Income Households have a combined income 100 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be median-income in Sonoma County if its combined income is \$82,600 in 2014.

Moderate-Income Households have a combined income between 80 and 120 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be moderate-income in Sonoma County if its combined income is between \$65,001 and \$99,100 in 2014.

Above Moderate-Income Households have a combined income greater than 120 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be above moderate-income in Sonoma County if its combined income is greater than \$99,101 in 2014.

Note: HCD's income definitions were the same as the U.S. Department of Housing and Development (HUD) income definitions for Sonoma County in FY 2014.

3) HOUSING COST BURDENS

According to state standards, a household is considered to be *overpaying* for housing, and therefore facing a *housing cost burden*, if gross monthly housing costs require more than 30 percent of gross monthly income. Households paying more than 50 percent of gross monthly income are considered to have *severe cost burdens* or are *severely overpaying*.

Housing cost burdens are discussed below using US Census American Community Survey 2008-2012, and CHAS data from compiled from the American Community Survey 2007-2011 –the most recent year for which data on housing costs as a percentage of household income are available for Sebastopol.³ Other measures of affordability based on more recent rental and housing cost data are presented in a later subsection.

Table III.10 presents information on housing cost burden by tenure, and household income levels as of 2012. Approximately 51 percent of all Sebastopol households experienced high housing cost burdens in 2012. Housing cost burdens were greatest for renters. More than 57 percent of all Sebastopol renters (for a total of 955 households) paid more than 30 percent of their incomes for housing costs in 2012. Renter households earning less than \$50,000 per year were much more likely to have high cost burdens than households earning more than \$50,000. The percentage of renters with high cost burdens is over 80 percent for households earning less than \$20,000 per year, 88 percent for households earning between \$20,000 and \$34,999, and 87 percent for households earning between \$35,000 to \$49,999 per year. Renter households earning more than \$50,000 annually, however, had far less difficulty affording rental housing.

An overall smaller percentage of Sebastopol homeowners (44 percent) than renters (57 percent) had high cost burdens in 2012, totaling 783 homeowners.⁴ Also, a higher percentage of homeowners earning below \$35,000 experienced high cost burdens in comparison to households above \$35,000. One-hundred percent of homeowners earning less than \$20,000, and 71 percent earning between \$20,000 and \$34,999 per year paid more than 30 percent of income towards housing costs in 2012 (see Table III-10).

³ CHAS data tables are compiled by the US Department of Housing and Urban Development based on a special tabulation derived from the U.S. Census 2007-2011 ACS.

⁴ Monthly homeownership costs calculated by the US Census include mortgage payments; real estate taxes; fire, hazard and flood insurance; utilities (electricity, gas, and water and sewer); and heating fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, monthly condominium fees or mobile home costs such as ground rents.

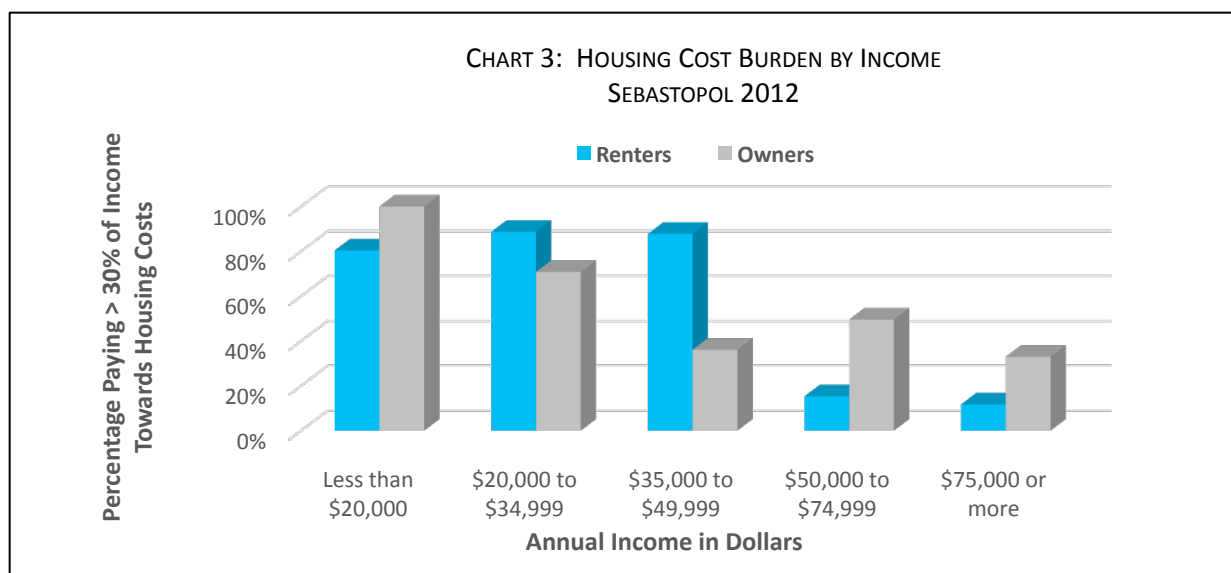


TABLE III.10: HOUSING COSTS AS A PERCENTAGE OF INCOME, BY HOUSEHOLD INCOME AND TENURE, CITY OF SEBASTOPOL, 2012

Household Income	Total Households (1)	Percentage of Income Spent on Housing			Percentage of Households Paying 30% or More of Income on Housing
		0 to 19%	20 to 29%	30% or more	
Renters					
Less than \$20,000	540	13	93	434	80.4%
\$20,000 to \$34,999	318	0	36	282	88.7%
\$35,000 to \$49,999	180	0	22	158	87.8%
\$50,000 to \$74,999	262	67	155	40	15.3%
\$75,000 or more	352	222	89	41	11.7%
Total Renters	1,652	302	395	955	57.8%
Owners					
Less than \$20,000	122	0	0	122	100%
\$20,000 to \$34,999	154	45	0	109	70.8%
\$35,000 to \$49,999	202	77	52	73	36.1%
\$50,000 to \$74,999	351	47	130	174	49.6%
\$75,000 or more	925	362	258	305	33.0%
Total Owners	1,754	531	440	783	44.6%
Total Households	3,406	833	835	1,738	51.0%

(1) EXCLUDES HOUSEHOLDS FOR WHICH HOUSING COSTS COULD NOT BE COLLECTED OR COMPUTED.

SOURCE: U.S. CENSUS 2008-2012 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES.

State Housing Element guidelines call for an analysis of the proportion of “lower-income” households overpaying for housing (Government Code, Section 65583(a) (2). Lower-income households are defined

as those earning 80 percent AMI or below. According to HUD, the 2014 income limit for lower-income households for the Sebastopol area (Sonoma County) is \$61,500.⁵ This represents roughly a 4 percent decrease from 2010 when the income limit for low income households was \$64,300.

As shown in Table III.11, Sebastopol had 1,430 lower-income households in 2011. Of those, 1,001 (70 percent) had housing cost burdens over 30 percent. In all lower income categories (extremely low, very low, and low income), renters have a greater percentage of cost burden (74 percent), compared to homeowners (61 percent). However, extremely low-income homeowners were more likely to experience high cost burdens than renters in Sebastopol.

Within the extremely low income categories it should be noted that the majority of owners and renters with over 30 percent cost burden, are actually burdened to a greater extent, as the majority (89 percent of renters, and 100 percent of owners) within this category actually pay over 50 percent of income towards housing costs. Furthermore, 100 percent of burdened homeowners within the very low income category also pay more than 50 percent of their income for housing costs.

TABLE III.11: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT IN SEBASTOPOL (2007-2011)

Household Overpayment	Renters	Owners	Total (1)
Extremely Low Income Households	400	75	475
Percent with Cost Burden >30%	69%	87%	72%
Very Low Income Households	230	155	385
Percent with Cost Burden >30%	76%	61%	70%
Low Income Households	325	245	570
Percent with Cost Burden >30%	80%	53%	68%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	955 / 74%	475 / 61%	1,430 / 70%
Households Between 80-100% HAMFI	230	70	300
Percent with Cost Burden >30%	15%	71%	27%
Households Above 100% HAMFI	405	1,250	1,655
Percent with Cost Burden >30%	10%	32%	26%
Total Households (1)	1,590	1,795	3,385
Percent with Cost Burden >30%	49%	41%	45%

SOURCE: CHAS DATA SET TABLES 2007-2011

(1) EXCLUDES HOUSEHOLDS FOR WHICH HOUSING COSTS COULD NOT BE COLLECTED OR COMPUTED.

4) EXTREMELY LOW-INCOME HOUSEHOLDS

Government Code Section 65583(a) (1) requires that housing elements provide documentation of projections and quantification of a jurisdictions' existing and projected housing needs for all income levels, including extremely low-income households. Extremely low-income households are those who

⁵ This figure is based on a household size of four persons. Income limits were higher or lower for larger or smaller households, respectively.

earn less than 30 percent of Area Median Income (AMI). Without adequate affordable housing, these households are typically the most at risk of becoming homeless.

Thirteen percent of Sebastopol households were extremely low income in 2000, totaling 441 households. In 2011, approximately 14 percent of Sebastopol households (totaling 475 households) were extremely low income.⁶

Although the total number of extremely low income households in Sebastopol has increased only 1 percent between 2000 and 2011, the housing cost burdens for these households has increased. Housing cost burdens for extremely low-income households are high, with 65 percent of all extremely low income households paying more than 50 percent of income towards housing costs in 2011, compared to 45 percent in 2000, as shown in Table III.12.

TABLE III.12: HOUSING COST BURDENS FOR EXTREMELY LOW-INCOME HOUSEHOLDS, CITY OF SEBASTOPOL, 2000-2011						
	2011			2000		
	Renters	Owners	Total	Renters	Owners	Total
Extremely Low-Income Households	400	75	475	328	113	441
Percentage Paying >30% of Income	69%	87%	72%	50%	74%	56%
Percentage Paying >50% of Income	61%	87%	65%	39%	61%	45%

SOURCES: HUD, 2000 CHAS DATA BOOK; AND CHAS DATA SET BASED ON 2007-2011 AMERICAN COMMUNITY SURVEY.

Sebastopol's demand for extremely low-income households during the planning period is based on half the regional housing need allocation of units for very low-income households (22 units) could be required by extremely low-income households. This approach indicates a need for 11 extremely low-income housing units..

The existing affordable housing inventory in Sebastopol provides 12 units targeted to extremely low-income households.

5) AFFORDABLE RENTS AND HOME PRICES

The following section examines the ability of Sebastopol households to pay for both rental and ownership housing. This analysis is presented according to the household income categories defined in Table III.9.

Table III.13 shows the maximum affordable monthly rents, and maximum affordable purchase prices for extremely low-, very low-, low-, median- and moderate-income households in Sonoma County (including Sebastopol). Since income definitions vary by household size, information is presented for households ranging in size from one to five persons. Affordable rents and ownership costs are defined as requiring no more than 30 percent of income.

⁶ Total Households Excludes households for which housing costs could not be collected or computed.

TABLE III.13: ABILITY TO PAY FOR HOUSING BY INCOME LEVEL, CITY OF SEBASTOPOL, 2014

	Unit	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
	Number of Persons	1	2	3	4	5
Extremely Low-Income Households (30% AMI)	Income Level (1)	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800
	Max. Monthly Rent (2)	\$435	\$496	\$559	\$620	\$670
	Max Purchase Price (3)	\$64,057	\$72,517	\$81,255	\$89,716	\$94,254
Very Low-Income Households (50% AMI)	Income Level (1)	\$ 28,950	\$ 33,050	\$ 37,200	\$ 41,300	\$ 44,650
	Max. Monthly Rent (2)	\$724	\$826	\$930	\$1,033	\$1,116
	Max Purchase Price (3)	\$101,558	\$115,355	\$129,421	\$143,353	\$154,580
Low-Income Households (80% AMI)	Income Level (1)	\$ 45,500	\$ 52,000	\$ 58,500	\$ 65,000	\$ 70,200
	Max. Monthly Rent (2)	\$1,138	\$1,300	\$1,463	\$1,625	\$1,755
	Max Purchase Price (3)	\$169,007	\$191,477	\$214,084	\$236,554	\$254,584
Median Family Income (100% AMI)	Income Level (1)	\$ 57,800	\$ 66,100	\$ 74,350	\$ 82,600	\$ 89,200
	Max. Monthly Rent (2)	\$1,445	\$1,653	\$1,859	\$2,065	\$2,230
	Max Purchase Price (3)	\$215,311	\$244,160	\$272,732	\$301,304	\$324,189
Moderate-Income Households (80-120% AMI)	Income Level (1)	\$ 69,350	\$ 79,300	\$ 89,200	\$ 99,100	\$ 107,050
	Max. Monthly Rent (2)	\$1,734	\$1,983	\$2,230	\$2,478	\$2,676
	Max Purchase Price (3)	\$255,394	\$289,930	\$324,189	\$358,586	\$376,475

(1) BASED ON HCD INCOME LIMITS.

(2) MONTHLY RENT AND UTILITIES ARE NO MORE THAN 30% OF INCOME.

(3) HOUSING COSTS ARE NO MORE THAN 30% OF INCOME FOR EXTREMELY LOW, VERY LOW, LOW-INCOME, MEDIAN, AND MODERATE-INCOME HOUSEHOLDS. TOTAL HOUSING COSTS INCLUDE MORTGAGE PAYMENT, PROPERTY TAXES, UTILITIES, PROPERTY MAINTENANCE, PRIVATE MORTGAGE INSURANCE AND HOMEOWNER'S INSURANCE. MORTGAGE TERMS ASSUME 5% INTEREST, WITH A 30-YEAR TERM. DOWN PAYMENT ASSUMES \$5,000 FOR EXTREMELY LOW AND VERY LOW, \$15,000 FOR LOW, \$20,000 FOR MEDIAN AND MODERATE INCOME BUYERS.

SOURCES: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) 2014 INCOME LIMITS; AND ZILLOW ADVANCED MORTGAGE CALCULATOR.

6) OVERCROWDING

Overcrowding is not a major problem in Sebastopol. The Census defines an overcrowded unit as one with more than 1.0 person per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

Only two percent of housing units (75 in total) were overcrowded in Sebastopol in 2000, as shown in Table III.14. This is contrast with Sonoma County as a whole, where the rate of overcrowding, though still small, was three times as high. In 2012, the number of overcrowded housing units fell to under 1 percent in Sebastopol (representing 23 total units). Sonoma County also experienced an overall decline in overcrowding from 6.8 percent in 2000, to 4.6 percent in 2012. However, the decline countywide was smaller than within the City of Sebastopol. As part of the General Plan Advisory Committee review of the Housing Element, it was noted that there is likely more overcrowding in Sebastopol than

represented on Table III.14, particularly in regards to migrant and undocumented workers that may not receive Census forms or be reluctant to complete Census forms.

TABLE III.14 OVERCROWDING BY TENURE, CITY OF SEBASTOPOL AND SONOMA COUNTY, 2000-2012

	2000			2012		
	Owners	Renters	Total	Owners	Renters	Total
City of Sebastopol						
Total Households	1,841	1,436	3,277	1,762	1,720	3,482
Persons Per Room						
One or Fewer	1,822	1,380	3,202	1,750	1,709	3,459
1.01 to 1.50	16	14	30	0	0	0
More than 1.50	3	42	45	12	11	23
Percent Overcrowded	1.0%	3.9%	2.3%	0.68%	0.64%	0.66%
Percent Severely Overcrowded	0.2%	2.9%	1.4%	0.68%	0.64%	0.66%
Sonoma County						
Total Households	110,511	61,892	172,403	113,096	71,406	184,502
Persons Per Room						
One or Fewer	106,950	53,698	160,648	111,224	64,817	176,041
1.01 to 1.50	2,060	3,473	5,533	1,234	4,859	6,093
More than 1.50	1,501	4,721	6,222	638	1,730	2,368
Percent Overcrowded	3.2%	13.2%	6.8%	1.7%	9.2%	4.6%
Percent Severely Overcrowded	1.4%	7.6%	3.6%	0.56%	2.4%	1.3%

SOURCES: 2000 U.S. CENSUS; AND 2008-2012 AMERICAN COMMUNITY SURVEY.

C. HOUSING STOCK CHARACTERISTICS

1) INFORMATION SOURCES

There are many sources of information used for 2000-2014 housing unit information and counts. These include: the State of California Department of Finance's (DOF) *Population and Housing Estimates for 2000, 2010, and 2014*, the ABAG's Data for Bay Area Housing Elements (2014), 2008-2012 American Community Survey, and the 2000 and 2010 U.S. Census.

- DOF is the source of information for 2000-2014 housing unit counts by type of housing (single family, multifamily, etc.), and occupancy status.
- American Community Survey results from 2008-2012 are used for 2012 housing stock age information.

2) HOUSING TYPES AND OCCUPANCY

Table III.15 presents information on the housing stock of Sebastopol and Sonoma County in 2000, 2010, and 2014. In 2014, *single-family* detached units accounted for the majority of housing in Sebastopol, comprising 63 percent of the total housing stock. When detached and attached *single-family* units (townhomes) are considered together, they make up just under 74 percent of the total existing housing stock. Units in *multifamily* structures comprise the majority of the remaining housing units. From 2010

to 2014, the ratio of *single-family* to *multifamily* housing has remained steady in Sebastopol. However, all of units built since 2010 have been single-family units.⁷ *Single-family* housing constitutes a somewhat smaller proportion of the total housing stock in Sebastopol (73 percent), compared to Sonoma County as a whole 75.5 percent. With the exception of affordable housing developments, *multifamily* units tend to be in low-density properties. In 2010 and 2014, approximately 57 percent of all the City's *multifamily* units were in larger properties of five or more units, with two-to-four unit structures accounting for 43 percent of *multifamily* properties.

Vacancy rates are low in Sebastopol, as presented in Table III.15. While the City's vacancy rate has increased between 2000 and 2010 from 2.1 to 5.4 percent, it has remained steady at 5.4 percent from 2010 to 2014. Vacancy rates in Sebastopol have remained below the County's overall rate of 9.2 percent between 2010 and 2014. A rate of five percent is generally considered indicative of a balanced housing market. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent.

⁷ California Department of Finance (DOF), Official State Population and Housing Estimates (Table E-5) 2014. This source represents an estimated housing count and may not reflect all units.

TABLE III.15: HOUSING STOCK BY TYPE AND VACANCY FOR SEBASTOPOL AND SONOMA COUNTY, 2000-2014

	City of Sebastopol						Sonoma County					
	2000		2010		2014		2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Units	3,328		3,465		3,485		182,557		204,572		206,537	
Single-Family												
Detached	1,994	59.9%	2,184	63.0%	2,203	63.2%	125,480	68.7%	140,376	68.6%	141,417	68.5%
Attached	254	7.6%	329	9.5%	330	9.5%	13,940	7.6%	14,325	7.0%	14,441	7.0%
Multifamily												
2 to 4 units	524	15.7%	383	11.1%	383	11.0%	11,695	6.4%	13,421	6.6%	13,509	6.6%
5 plus units	498	15.0%	500	14.4%	500	14.4%	20,657	11.3%	25,086	12.3%	25,758	12.5%
Mobile Homes	58	1.7%	69	2.0%	69	2.0%	10,785	5.9%	11,364	5.6%	11,412	5.5%
Occupied Units	3,257	97.9%	3,276	94.6%	3,296	94.6%	171,807	94.1%	185,825	90.8%	187,626	90.8%
Vacancy Rate		2.1%		5.4%		5.4%		5.9%		9.2%		9.2%

SOURCES: ABAG DATA FILE 2014; AND CALIFORNIA DEPARTMENT OF FINANCE (DOF), E-5 POPULATION AND HOUSING ESTIMATES, 2000, 2010, AND 2014.

3) HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of Sebastopol's housing stock. For example, the Census reports on whether housing units have complete kitchens, and plumbing facilities. All but 14 Sebastopol housing units had complete plumbing and kitchen facilities as of 2012.⁸ However, these Census indicators reveal little about overall housing conditions.

In most cases, the age of a community's housing stock is a better indicator of the likely condition of the housing stock. About 45 percent of the City's housing stock was built prior to 1970, and is more than 40 years old -indicating some of the City's housing could be substandard. Just over one-third of all housing units were built since 1980, and roughly 6 percent have been built since 2000. The majority of Sebastopol's housing stock (roughly 42 percent) was built from 1970 to 1989 (See Table III.16.)

TABLE III.16: AGE OF HOUSING STOCK, CITY OF SEBASTOPOL, 2013		
Year Structure Built	Number of Units	Percentage of Housing Stock
2010 to 2013	52	1.4%
2000 to 2009	180	4.9%
1990 to 1999	323	8.7%
1980 to 1989	815	22.1%
1970 to 1979	748	20.2%
1960 to 1969	474	12.8%
1950 to 1959	204	5.5%
1940 to 1949	428	11.6%
1939 or Earlier	524	14.2%
Total Units	3,696	

SOURCE: 2008 -2012 ACS; AND CITY OF SEBASTOPOL 2014.

Finally, the Sebastopol Building Department receives only a few complaints each year about existing structures, and notes that in 2014, most complaints are for structures located outside the City limits. The department attests that the majority of the housing stock within the City is in good and livable condition. However, the Building Department acknowledges that there may be problems with a few structures in the City being unlicensed, which were built under prior County jurisdiction before the areas were annexed into the City. The 2012 ACS data indicates that there are 14 units in Sebastopol lacking complete plumbing and kitchen facilities.

4) RENTAL HOUSING COSTS, TRENDS, AND AFFORDABILITY

Table III.17 presents information on the fair market rents and advertised rents as of 2014 in Sebastopol. These rents can be compared to the affordable rent levels presented in Table III.13 to assess the affordability of market rate rental housing in the City.

HUD-defined, fair market rents (FMRs) for Sonoma County are market rents that represent the 40th percentile of all rents in the County.⁹ In other words, sixty percent of rents in the County are above the

⁸ 2008-2012 American Community Survey, Table DP04. Select Housing Characteristics. ACS 5 Year Estimates.

⁹ The 40th percentile rent is drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

figures shown and forty percent below. In general, the FMR for an area is the amount that would be needed to pay the gross rent (rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest, non-luxury nature with suitable amenities.

Average advertised rents in Sebastopol as of September 2014 are higher than FMRs. Advertised rents would be expected to be higher than FMRs for two reasons. First, FMRs are at the 40th percentile, as described above, and the advertised rents reported in Table III.17 are averages of available rentals. Secondly, FMRs are based on the **countywide** rental market, and since Sebastopol is a higher priced market than other areas in Sonoma County, it is not surprising that average, advertised rents in Sebastopol are higher than county rents.

TABLE III.17: FAIR MARKET RENTS AND AVERAGE ADVERTISED RENTS, CITY OF SEBASTOPOL, 2014						
	Number of Bedrooms in Unit					
	Studio	1 BR	2 BR	3 BR	4BR	5BR
Fair Market Rent – 2014 (1)	\$820	\$956	\$1,251	\$1,843	\$2,161	NA
Average Advertised Rents (2)	\$933	\$1,217	\$1,709	\$2,780	\$3,325	\$4,098

(1) 40TH PERCENTILE OF MARKET RENTS FOR FISCAL YEAR 2014 FOR SANTA ROSA-PETALUMA, CA MSA (SONOMA COUNTY).

(2) BASED ON A SURVEY OF 30 NON-DUPPLICATIVE RENTAL LISTINGS COLLECTED FROM CRAISGLIST.ORG, FOR AUGUST 18-22, 2014.

SOURCES: U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) (FY 2014 FMRs BY UNIT BEDROOMS FOR SONOMA COUNTY, CALIFORNIA.); CRAISGLIST.ORG 2014.

As shown in Table III.13, a low-income, three-person household with an annual income of up to \$58,500 could afford to pay a monthly gross rent of \$1,463 (including utilities). Comparing rents in Table III.17 with the affordable rents presented in Table III.13, such a household could afford the fair market (countywide) rent of \$1,251 for a two-bedroom unit, assuming such a unit were available in Sebastopol, but would not be able to afford the average two-bedroom advertised in Sebastopol with a rent of \$1,709. A very-low income household of the same size, earning \$37,200 annually, would not be able to afford the FMR of \$1,251 for a two-bedroom unit, nor the average advertised rent. Median-income households are able to afford the average advertised rents for studios, one- and two-bedroom units, but not three-bedroom units. In fact, even moderate-income households are not able to afford the average three-bedroom rental without incurring a rent burden of over 30 percent of income. This may reflect the relatively small number of three-bedroom apartment units within Sebastopol City limits.¹⁰

Limited information is available on how rents have fluctuated on a year-to-year basis, but comparing advertised rents in 2002 with those in 2008 and 2014, it is apparent that rents have increased significantly during this time (See Table III.18.) While average home prices have fallen in the past 6 years to below 2007 levels, rents have not. From 2008 to 2014 one-bedroom unit rents have increased nearly 6 percent, while two and three-bedroom rentals have increased by a greater margin (18 and 37 percent respectively).

¹⁰ All of the three-bedroom housing units listed as available for rent are actually single family homes which tend to rent for higher amounts than rental units in multifamily properties.

TABLE III.18: AVERAGE ADVERTISED RENTS IN SEBASTOPOL, 2002-2014

Average Advertised Rents	Number of Bedrooms in Unit			
	0 BR	1 BR	2 BR	3 BR
2002	NA	\$960	\$1,328	\$1,653
2008	\$814	\$1,149	\$1,445	\$2,023
2014	\$933	\$1,217	\$1,709	\$2,780
Percentage Increase (2002-2008)		19.7%	8.8%	22.4%
Percentage Increase (2008-2014)	14.6%	5.9%	18.3%	37.4%

SOURCES: NOVEMBER 2002 PRESS DEMOCRAT; CRAISGLIST.ORG RENTAL LISTINGS FOR SEPTEMBER 18-26, 2008, AND AUGUST 18-22, 2014.

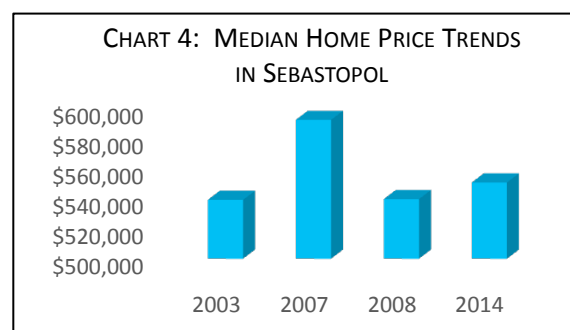
5) HOMEOWNERSHIP COSTS, TRENDS, AND AFFORDABILITY

Home prices rose steadily in Sebastopol between 2003 and 2007, increasing approximately 10 percent over the four year period. Since early 2008, however, prices had fallen significantly, decreasing to just over 2003 price levels. Currently, the median sales price is \$550,500 for the four month period of May-August, 2014; up roughly two percent from the same period in 2008, and 2003. (See Table III.19.)

TABLE III.19: CHANGES IN SINGLE-FAMILY SALES PRICES IN THE CITY OF SEBASTOPOL, (2003-2014)

Date	Median Price	Percent Change
2003 (May-August)	\$539,000	
2007 (May-August)	\$592,000	9.8%
2008 (May-August)	\$539,500	-8.9%
2014 (July 2014)	\$550,500	2.0%

SOURCES: NORTH BAY ASSOCIATION OF REALTORS, 2007-2008, AND DQNEWS.COM, 2014



Despite recent declines, Sebastopol continues to have one of the highest priced housing markets in Sonoma County, with only a handful of areas recording higher median sales prices in the summer of 2014.¹¹

Based on the data in Tables III.19 and Table III.13, not even moderate-income households would be able to afford the median priced single family home in Sebastopol in 2014. To purchase the median priced single-family home, a household would need to have an annual income of approximately \$117,500 (142 percent of the median 4-person household income), assuming a 20 percent down payment.¹² Based on 2012 income information reported in Table III.7, approximately 23 percent of Sebastopol households earned enough to afford to purchase the median-priced home, without incurring a significant cost burden.

Between July 2013 and July 2014, the number of housing units that are in some stage of foreclosure in Sebastopol (as a percentage of all housing units) was higher than the comparable percentages for Santa

¹¹ Source: Trulia, Inc., 2014.

¹² This assumes different mortgage terms than used in Table III.14, in order to reflect typical terms for a market rate home. Income calculations used to estimate the required minimum income are based on the following assumptions: a 20 percent down payment, and a 5%, fixed, 30-year mortgage, \$0 Monthly Debts, A Debt to Income Ratio of 30%, and Includes Taxes and Insurance. (Note, a larger or smaller down payment would significantly alter these results).

Rosa and Sonoma County. (See Table III.20 below.) Of the 56 foreclosure units in Sebastopol, 54 percent were in pre-foreclosure status, while 31 percent were auctioned, and 15 are bank owned.

TABLE III.20: COMPARISON OF TOTAL FILINGS AS A PERCENTAGE OF HOUSING UNITS - SELECTED AREAS 2014

	Total Filings	Filings as a % of all Housing Units
Sonoma County	1,440	0.7%
Greater Sebastopol Area	56	1.6%
Santa Rosa	552	0.8%

FILINGS COVER ALL UNITS THAT ARE IN PRE-FORECLOSURE, WILL BE SOLD AT AUCTION, OR ARE OWNED BY A BANK. THIS INFORMATION IS CURRENT AS OF JULY 2013- JULY 2014.

SOURCES: REALTYTRAC INC., TRENDS AND MARKET INFO 2014; AND THE DEPARTMENT OF FINANCE POPULATION ESTIMATES 2014.

D. SPECIAL HOUSING NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of the six groups identified in State housing element law (Government Code, Section 65583(a) (6)). Specifically, these include elderly households, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. Where possible, estimates of the population or number of households in Sebastopol falling into each group are presented.

1) ELDERLY HOUSEHOLDS

The total population of Sebastopol residents over the age of 65 (also referred to as “seniors”) grew very slightly between 2000 and 2010 to reach a total of 1,281 seniors. This represented an increase of approximately 0.2 percent since 2000, at a time that the City’s non-senior population declined by 6 percent. Between 2010 and 2012 the population of those aged 65 and over increased 19 percent, while the City’s non senior population decreased by 3.5 percent. Growth in the senior population occurred most prominently among adults 65 to 74 years of age between 2000 and 2010, and between 2010 and 2012, as shown in Table III.21.

TABLE III.21: GROWTH IN SENIOR POPULATION IN SEBASTOPOL AND SONOMA COUNTY, 2000-2012

	2000	2010	2012	Overall Percentage Growth 2000-2010	Overall Percentage Growth 2010-2012
Sebastopol					
Ages 65 to 74	481	612	757	27.2%	23.7%
75 and Older	798	669	767	-16.2%	14.6%
Total Senior Population	1,279	1,281	1,524	0.2%	19.0%
Total City Population	7,774	7,379	7,411	-5.1%	0.4%
Non-senior Population	6,495	6,098	5,887	-6.1%	-3.5%
Sonoma County					
Ages 65 to 74	27,394	35,544	36,257	29.8%	2.0%

TABLE III.21: GROWTH IN SENIOR POPULATION IN SEBASTOPOL AND SONOMA COUNTY, 2000-2012

	2000	2010	2012	Overall Percentage Growth 2000-2010	Overall Percentage Growth 2010-2012
75 and Older	30,583	31,820	32,146	4.0%	1.0%
Total Senior Population	57,977	62,267	68,403	7.4%	9.9%
Total County Population	458,614	483,878	483,456	5.5%	-0.1%
Non-senior Population	400,637	414,265	415,053	3.4%	0.2%

SOURCES: 2000, AND 2010 U.S. CENSUS; AND 2012 AMERICAN COMMUNITY SURVEY

SENIOR HOUSEHOLD GROWTH

This section estimates growth in senior households by tenure by combining information from the 2000 and 2010 U.S. Census, and the 2008-2012 American Community Survey. Table III.22 provides estimates for the total number of senior households in 2012, as well as estimates for renter and owner-occupied units headed by seniors. In 2012, the majority of senior households (63 percent) were homeowners, while 37 percent were renter households. Both renter and owner senior households have remained fairly constant from 2000 to 2012 with roughly two-thirds senior households being owner occupied. .

TABLE III.22: ESTIMATED GROWTH IN SENIOR HOUSEHOLDS FROM 2000 TO 2012, SEBASTOPOL

	2000	2010	2012ACS	Growth 2000-10	Growth 2010-12
Total Senior Households (2)	808	864	961	56	97
Senior Renter Households	276	309	358	33	49
Senior Owner Households	532	555	603	23	48
Percent Renter Households	34.2%	35.8%	37.3%	1.6%	1.5%
Percent Owner Households	65.8%	64.2%	62.7%	-1.6%	-1.5%

SOURCES: 2000 AND 2010 U.S. CENSUS; ABAG DATA FILE 2014; AND 2008-2012 ACS

SENIOR HOUSEHOLD INCOME

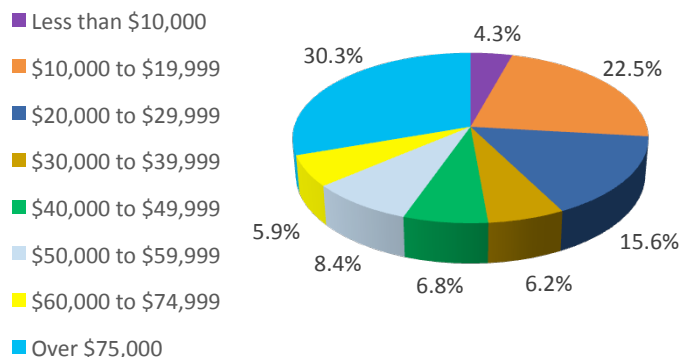
Table III.23 shows senior household incomes for 2012. Approximately 43 percent of all senior households earn less than \$30,000 per year, while roughly 30 percent on all senior households earn over \$75,000 per year.

TABLE III.23: SENIOR HOUSEHOLD INCOME IN SEBASTOPOL, 2012

Income	Number	Percent
Less than \$10,000	41	4.3%
\$10,000 to \$19,999	216	22.5%
\$20,000 to \$29,999	150	15.6%
\$30,000 to \$39,999	60	6.2%
\$40,000 to \$49,999	65	6.8%
\$50,000 to \$59,999	81	8.4%
\$60,000 to \$74,999	57	5.9%
Over \$75,000	291	30.3%
Total Senior Households	961	

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

Senior Household Income Sebastopol (2012)

**SENIOR HOUSING COST BURDENS**

Senior households are typically on fixed incomes, increasing their need for affordable housing and/or housing cost assistance. Table III.24 shows how housing cost burdens for seniors compare with non-senior households, for both renters and homeowners.

TABLE III.24: HOUSING COST BURDENS FOR SENIOR-HEADED HOUSEHOLDS, CITY OF SEBASTOPOL, 2012

	Total Households	Households with Cost Burdens (Between 30 & 35% of Income)		Households with Cost Burdens (Greater than 35% of Income)	
		#	Percentage	#	Percentage
Senior Renters	358	25	7.0%	124	34.6%
Senior Homeowners	603	50	8.3%	145	24.0%
All Senior Households	961	75	7.8%	269	28.0%
Total Renters	1,720	129	7.5%	826	48.0%
Total Owners	1,762	224	12.7%	559	31.7%
All Households	3,482	353	10.1%	1,385	39.8%

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

As shown in Table III.24, senior-headed households actually were less likely to have housing cost burdens than the overall population, with 7.8 percent paying between 30 to 35 percent of their income for housing, and 28 percent paying more than 35 percent of their income, compared to 10.1 and 39.8 percent for all households respectively.

Senior household data examined in this section is limited to 1-2 person households. Also, this data source defines senior households as being headed by an individual over 62 years of age (as opposed to 65 elsewhere in this section). The number of total senior households in this table, therefore, differs from totals that include all household sizes. Some of the data specific to senior households, such as

III. HOUSING NEEDS ASSESSMENT

households cost burdened by 50% or more, was only available for the year 2000, which represents the most current data available.¹³

As shown in Table III.25, one-to-two person senior-headed households were also less likely to have housing cost burdens than the overall population in 1999, with 27 percent paying more than 30 percent of their income for housing, and 11 percent paying more than 50 percent of their income, compared to 35 and 14 percent for all households respectively.

TABLE III.25: HOUSING COST BURDENS FOR ONE-TO-TWO PERSON SENIOR-HEADED HOUSEHOLDS, CITY OF SEBASTOPOL, 1999					
	Total Households	Households with Cost Burdens (>30% of income)		Households with Severe Cost Burdens (>50% of income)	
		#	Percentage	#	Percentage
Senior Renters	340	92	27.1%	28	8.2%
Senior Homeowners	473	129	27.3%	64	13.5%
All Senior Households	813	221	27.2%	92	11.3%
Total Renters	1,446	544	37.6%	227	15.7%
Total Owners	1,850	598	32.3%	239	12.9%
All Households	3,296	1,140	34.6%	465	14.1%

SOURCE: HUD, 2000 CHAS DATA BOOK.

The housing burdens described above are somewhat surprising, given that almost all one-to-two person senior renter households were lower-income in 1999, as were a majority of senior homeowners. More than half of one-to-two person senior renter households were extremely low-income. Yet as shown in Table III.26, homeownership and rental costs were manageable for a large majority of these senior households.

TABLE III.26: ONE-TO-TWO PERSON SENIOR HEADED HOUSEHOLDS, BY INCOME AND TENURE, CITY OF SEBASTOPOL, 1999			
Senior Households	Renters	Homeowners	Total
Total Senior Households (1)	340	473	813
Extremely Low-Income	54.1%	14.8%	31.2%
Very Low-Income	24.7%	18.8%	21.3%
Low-Income	12.6%	25.4%	20.0%
Moderate-Income and Above	8.5%	41.0%	27.4%

(1) SENIOR HOUSEHOLDS PRESENTED IN THIS TABLE INCLUDE ONLY ONE-TO-TWO PERSON HOUSEHOLDS. ALSO, THIS DATA SOURCE DEFINES SENIOR HOUSEHOLDS AS BEING HEADED BY AN INDIVIDUAL OVER 62 YEARS OF AGE (AS OPPOSED TO 65 ELSEWHERE IN THIS SECTION). THE NUMBER OF TOTAL SENIOR HOUSEHOLDS IN THIS TABLE, THEREFORE, DIFFERS FROM TOTALS REPORTED IN OTHER TABLES.

SOURCE: HUD, 2000 CHAS DATA BOOK.

¹³ Senior households presented in tables III.25 III.26 and III.27 include only one-to-two person households. Also, this data source defines senior households as being headed by an individual over 62 years of age (as opposed to 65 elsewhere in this section). No current data for tables III.25 through III.27 was provided in the 2014 ABAG data package, or U.S. Census, therefore the data represented is the most currently available data.

As Table III.27 shows, the problem of high cost burdens is worse for lower-income senior-headed households than senior households with moderate-incomes or higher, particularly among homeowners. When comparing numbers presented in Table III.25 with those presented in Table III.27, it possible to draw the following comparison. Over 40 percent of all lower-income senior homeowners had high housing cost burdens in 1999 (compared to 32 percent for senior homeowners overall), and 23 percent had severe housing cost burdens (compared with 13 percent overall).

TABLE III.27: INCIDENCE OF HIGH COST BURDENS AMONG LOWER-INCOME, SENIOR HEADED HOUSEHOLDS WITH ONE TO TWO PERSONS, CITY OF SEBASTOPOL, 1999

	Lower Income Senior Households (1)		
	Renters	Owners	Total
Total	311	279	590
Cost Burden >30%	29.6%	40.9%	34.9%
Cost Burden >50%	9.0%	23.0%	15.6%

(1) LOWER-INCOME IS DEFINED HERE AS UP TO 80% OF AREA MEDIAN INCOME.

SOURCE: HUD, 2000 CHAS DATA BOOK.

Affordable senior housing is needed throughout the County, and in the City of Sebastopol. As of September 2014, there are 103 senior households in Sebastopol on the County Housing Authority's Section 8 voucher waiting list. This constituted a waiting time of approximately four to six years. As of 2014, a total of 70 Sebastopol senior households currently have vouchers.

AFFORDABLE HOUSING OPTIONS FOR SENIOR HOUSEHOLDS

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

In Sebastopol, there are opportunities for independent, group, and assisted living. Burbank Heights and Burbank Orchards collectively provide 198 units for very low-income seniors. Zimpher Residential Care Home, Las Palmas Community Care Facilities, and Live Oak Rest Homes are assisted living residential care facilities (group homes) that each accommodate up to six seniors.

According to staff at Sebastopol's Senior Center there is additional need for affordable housing and services to assist independent seniors. Currently the senior center offers programs to improve the mobility and health of seniors in Sebastopol. These services include meal deliveries (from the centers meals on wheels program), and transportation assistance programs to aid seniors travel to-and-from shopping and medical services.

2) PERSONS WITH DISABILITIES

In 2012, 11.5 percent of Sebastopol residents over five years of age had some form of disability (totaling 822 residents). The highest rate of disability was among persons over the age of 65 (32.4 percent), while the lowest rate of disability was among persons between age 5 and 15 (4.4 percent). See Table III.28.

TABLE III.28: DISABLED POPULATION FIVE YEARS AND OLDER, CITY OF SEBASTOPOL, 2012

Age	With a Disability	Total Population(1)	Percent with a Disability
5 to 17 years	45	1,027	4.4%
18 to 64 years	380	4,698	8.1%
65 years and older	457	1,410	32.4%
Total Population 5 years and older	822	7,135	11.5%

(1) NON-INSTITUTIONALIZED CIVILIAN POPULATION ONLY.

SOURCE: 2008-2012 ACS U.S. CENSUS

Table III.29 provides more detailed information on the nature of these disabilities. The total number of disabilities in this table (1,685) exceeds the number of individuals with disabilities (822), since a person can have more than one disability. Of the general population over the age of five who reported disabilities, the most common disabilities were related to cognitive difficulty (memory and thinking), and ambulatory difficulty (walking). For those aged 5 to 17 years old, vision difficulties were most prominent, with 3.3 percent of persons in that age range experiencing difficulties. For those aged 18 to 64, cognitive difficulty affected the largest amount of the population, with 5.5 percent experiencing difficulties. Among the senior population age 65 and over, ambulatory difficulties were reported in roughly 20.4 percent of the senior population.

TABLE III.29: DISABILITY CHARACTERISTICS FOR PERSONS FIVE YEARS AND OLDER IN SEBASTOPOL, 2012

Type of Disability	TOTAL		Age Group					
			5-17 years		18-64 years		65 years+	
	Number	%	Number	% (1)	Number	% (1)	Number	% (1)
Hearing Difficulty	246	14.6%	0	0%	57	1.2%	189	13.4%
Vision Difficulty	100	5.9%	33	3.2%	11	0.2%	56	4.0%
Cognitive Difficulty	417	24.8%	12	1.2%	258	5.5%	147	10.4%
Ambulatory Difficulty	417	24.8%	0	0%	130	2.8%	287	20.4%
Self-Care Difficulty	178	10.6%	0	0%	57	1.2%	121	8.6%
Independent Living Difficulty	327	19.4%	NA	NA	143	3.0%	184	13.0%
Total Disabilities (2)	1,685		45		656		984	

(1) % UNDER AGE CATEGORY SHOWS THE PERCENTAGE WITH DISABILITY IN RELATION TO THE TOTAL POPULATION WITHIN THE DESIGNATED AGE RANGE.

(2) TOTAL DISABILITIES REFLECTS EACH DISABILITY, AND A PERSON MAY HAVE MULTIPLE DISABILITIES THUS, THE LARGER NUMBER COMPARED TO TOTAL DISABLED PERSONS IN SHOWN IN TABLE III-26.

SOURCE: 2008-2012 ACS U.S. CENSUS.

Although these figures can give a sense of the proportion of the population with different types of disabilities, a smaller proportion of the population may actually require housing that is specially adapted to accommodate their disabilities, as many individuals with disabilities may live with other family members. One measure of unmet need for affordable housing for disabled adults in Sebastopol is

Sonoma County's Housing Authority's waiting list for Section 8 vouchers. As of September 2014, there were 146 households with disabilities who live in Sebastopol on the Authority's Section 8 waiting list. As of 2014, 112 Sebastopol disabled households had vouchers, of which 31 were also headed by seniors.

To understand the special housing needs of the City's disabled population, this subsection provides information on three categories of disabled adults. These include housing for individuals with mental illness, developmentally disabled, and the physically disabled.

HOUSING FOR INDIVIDUALS WITH MENTAL ILLNESS

The typical housing need for individuals with mental illness includes one-bedroom units, single occupancy units (SRO's) or shared housing. Each type of housing also requires supportive services. The Sonoma County Mental Health Department reports that the supply of quality, affordable housing for its mentally ill clients does not meet needs, both in Sebastopol and elsewhere in Sonoma County. The Mental Health Department commonly provides referrals to the Catholic Charities regarding placement and housing assistance for their mentally ill clients.

HOUSING FOR THE DEVELOPMENTALLY DISABLED

Developmentally disabled individuals live with mental retardation, cerebral palsy, autism or other forms of learning or cognitive disabilities. The North Bay Regional Center reports that housing with supportive services remains a critical need for the County's developmentally disabled. According to staff interviewed in September 2014, the Sebastopol area is unaffordable for their clients, particularly since so many are dependent on Social Security Supplemental Income. Beyond issues with affordability, there is a shortage of small individual apartments that can be matched with supportive services, and a shortage of group living options in the County. Currently, the Regional Center works with several adult residential facilities near Sebastopol to place its developmentally disabled clients. These include Mills Manor, which provides accommodations for 6 persons, and the Feldmeyer House that provides accommodations for up to 5 persons; both are located in unincorporated Sebastopol. Sebastopol Day Services, operated at the Senior Center, is located at 167 North High Street in Sebastopol and provides day care services for disabled adults.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Sebastopol, however only 25 percent of the population within the zip code resides in Sebastopol. The DDS data indicates that approximately 168 developmentally disabled persons reside in zip code 95472. None of the community care facilities are located in Sebastopol; the California Community Care Licensing Division identifies 7 adult (ages 18-59) residential facilities in the 95472 zip code, but none of these facilities are in Sebastopol. Tables III.30 and III.31 represents the estimated portion of this population that resides in Sebastopol. Of these persons, 60 have special housing needs (independent living or care facilities) as shown in Table III.31 and 97 live at home with a parent or guardian.

TABLE III.30: PERSONS WITH A DEVELOPMENTAL DISABILITY BY AGE

Zip Code	0-17	18 and Older	Total
95472*	39	129	168
Sebastopol	10	24 (1)	34

(1) THE 32 ADULTS IDENTIFIED IN COMMUNITY CARE FACILITIES (TABLE III.31) WERE DEDUCTED PRIOR TO APPLYING THE 25% FACTOR REPRESENTATIVE OF THE POPULATION RESIDING IN SEBASTOPOL.

*DATA FOR THE ZIP CODE INCLUDES SEBASTOPOL AND UNINCORPORATED AREAS ADJACENT THE CITY

TABLE III.31: PERSONS WITH A DEVELOPMENTAL DISABILITY BY RESIDENCE TYPE

Zip Code	Community Care Facility	Home of Parent/Guardian	Independent Living	Intermediate Care or Skilled Nursing Facility	Foster/Family Home	Other	TOTAL
95472*	32	97	28	0	<10	<10	168
Sebastopol	0	24	7	0	<3	<3	34

*DATA FOR THE ZIP CODE INCLUDES SEBASTOPOL AND UNINCORPORATED AREAS ADJACENT THE CITY.

Becoming Independent is a non-profit serving 210 developmentally disabled individuals throughout Sonoma County, including 10 clients from Sebastopol, as of 2014. Becoming Independent also reports similar difficulties locating affordable housing for its developmentally disabled clients. According to staff interviewed in August 2014, the problem is not so much the lack of adequate housing for developmentally disabled adults, as simply the lack of affordable housing for very low- and extremely low-income individuals, which developmentally disabled individuals tend to be (earning roughly minimum wage). Only a small number of their clients are able to obtain Section 8 vouchers from the Sonoma County Housing Authority due to long waiting lists. Without a voucher, clients of Becoming Independent face limited affordable housing options. While Sonoma County non-profit housing providers such as Burbank Housing reserve some of their affordable housing units for developmentally disabled tenants, these affordable housing developments have long waiting lists and are unable to serve a great number of disabled residents.

Both the Regional Center and Becoming Independent note that housing for the developmentally disabled should be located within a convenient walking distance of key destinations like bus stops and retail, as opposed to being located on the rural fringes, as most walk or take transit. Becoming Independent notes, that around half of the developmentally disabled living in Sebastopol work outside the City, and having transit options close to where they live is important for their mobility. Additionally, appropriate housing would be small units, such as studio apartments, that accept Section 8 Vouchers.

HOUSING FOR THE PHYSICALLY DISABLED

Current building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act. Thus, newer housing will meet minimum standards for disabled access. One of the key needs for disabled persons is assistance in retrofitting older homes.

There are no group homes in Sebastopol specifically for disabled individuals. There are six fully accessible units available to persons under the age of 62 located at Burbank Orchards, a subsidized, senior development at 7777 Bodega Avenue managed by Christian Church Homes. An additional two fully accessible units are available at Burbank Housing Development's 24-unit Bodega Hills subsidized

rental development. The remaining units at Bodega Hills were constructed so that they can be easily adapted for accessibility compliance.

The two new affordable developments, Petaluma Avenue Homes and Sequoia Village provide units for the disabled. Petaluma Avenue Homes has set aside four special needs units specifically for those with physical or mental disabilities. At Sequoia Village, there are six single story units. Of these, two have been sold to households that have special accessibility needs. The other four could be adapted in the future.

3) LARGE HOUSEHOLDS

Large households require housing units with more bedrooms than are needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and be located with convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with smaller households in mind.

State law defines a large household or family as one with five or more members. In 2012, the City of Sebastopol had just 142 households with five or more members (representing 4 percent of all households). Most larger households (63 percent) owned their homes, while 37 percent rented. (See Table III.32.)

TABLE III.32: LARGE HOUSEHOLDS IN SEBASTOPOL, 2012				
Household Size	Percentage of All Households	Total	Renters	Owners
1-Person Household	37.5%	1,304	814	492
2-Person Households	39.5%	1,374	598	776
3-Person Households	12.5%	437	166	271
4-Person Households	6.5%	223	89	134
5-Person Households	3.7%	130	53	77
6-Person Households	0%	0	0	0
7-or-more-Person Households	0.3%	12	0	12
Total Households with 5+ Persons	4.1%	142	53	89

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

Table III.33 presents data on the City's housing stock to provide insight into the availability of appropriately sized housing for the City's larger households.

TABLE III.33: NUMBER OF BEDROOMS IN SEBASTOPOL HOUSING UNITS, BY TENURE, 2012		
	Number	Percentage of All Housing Units
Renter-Occupied	1,720	49.4%
Studio	126	3.6%
1 Bedroom	542	15.6%
2 Bedrooms	746	21.4%
3 Bedrooms	269	7.7%

TABLE III.33: NUMBER OF BEDROOMS IN SEBASTOPOL HOUSING UNITS, BY TENURE, 2012

	Number	Percentage of All Housing Units
4 Bedrooms	37	1.0%
5 or more Bedrooms	0	0%
Owner-Occupied	1,762	50.6%
Studio	0	0%
1 Bedroom	82	2.4%
2 Bedrooms	416	11.9%
3 Bedrooms	927	26.6%
4 Bedrooms	298	8.6%
5 or more Bedrooms	39	1.1%
Total Large Rental Units (3+ Bedrooms)	306	8.8%
Total Large Ownership Units (3+ Bedrooms)	1,264	36.3%

SOURCE: U.S. CENSUS 2008-2012 AMERICAN COMMUNITY SURVEY.

As shown above, Sebastopol had a sizeable number of larger units in its housing stock in 2012, defined as three-or-more-bedroom units. Given the estimated number of large homeowner households (89) and large renter households (53), there appears to be an adequate supply of large rental and ownership units. If large units are defined as four-or-more bedrooms, there are still enough large ownership units (337) to match the number of large homeowner households. However, there is a shortage of large rental units with four-or-more bedrooms (representing a discrepancy of 16 units).

Table III.34 provides data on the income levels of the City's households by household size. As shown, almost all of the City's large households (5 or more persons) would be categorized as above moderate income in 2012. Conversely, the City's one person households would be categorized as very-low income.¹⁴

TABLE III.34: MEDIAN INCOME BY HOUSEHOLDS SIZE, SEBASTOPOL, 2012

Household Size	Number	Percent	Median Income	% of AMI (1)
1-person households	1,306	37.5%	\$26,486	46%
2-person households	1,374	39.5%	\$66,779	101%
3-person households	437	12.6%	\$78,906	106%
4-person households	223	6.4%	\$107,617	130%
5 or more person households	142	4.1%	\$111,111	125%
Total	3,482		\$53,975	

(1) % OF AMI IS BASED ON HOUSEHOLD SIZE AND AMI LIMITS SET BY HUD IN TABLE III-13 (NOTE 2012 AND 2014 INCOME LIMITS ARE EQUAL)

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

¹⁴ Information on income by household size was only available in aggregate. Differences between renter and owner occupied households could be significant and alter conclusions.

4) FEMALE-HEADED HOUSEHOLDS

As of 2010, there are an estimated 478 households headed by a female in Sebastopol, representing 14 percent of all households.¹⁵ This represents a slight increase in the percentage of female-headed households since 2000. About 14 percent of female-headed households in Sebastopol earn less than the U.S. poverty level. (See Table III.35.).

TABLE III.35: FEMALE-HEADED HOUSEHOLDS IN 2000 AND 2010, CITY OF SEBASTOPOL				
	2000		2010	
	Number	% of Total Sebastopol Households	Number	% of Total Sebastopol Households
Female-Headed Households	463	14.2%	478	14.6
With Children under 18 years	331	10.2%	302	9.2%
Without Children under 18 years	132	4.1%	176	5.4%
Female-Headed Households under Poverty Level	60	1.8%	67 (1)	2.0%
With Children under 18 years	50	1.5%	67 (1)	2.0%
Without Children under 18 years	10	0.3%	0 (1)	0%
Total Family Households	1,952	60%	1,854	56.6%
Total Households	3,250		3,276	

(1) USED 2008-2012 ACS ESTIMATES BECAUSE DATA WAS NOT AVAILABLE FOR 2010.

SOURCES: 2000 U.S. CENSUS; 2013 ABAG DATA FILE; AND 2008-2012 AMERICAN COMMUNITY SURVEY B17010.

As an indication of unmet need for affordable housing in Sebastopol, there were 122 households with children on the Sonoma County Housing Authority's Section 8 waiting list as of September 2014. In 2014, 42 female-headed households with children currently receive Section 8 vouchers in Sebastopol.

5) FARMWORKERS

Agriculture remains an important part of the Sonoma County economy. The California Employment Development Department estimates that in May 2013 there were a total of 2,023 farmworkers in Sonoma County. This number has been steadily increasing over the past decade, and it represents an increase of 42 employees since May 2007.¹⁶ According to the California Employment Development Department estimates, the mean annual wage for farmworkers working on a farm or ranch in Sonoma County in 2014 is \$22,131. Agricultural equipment operators earn more than laborer; earning an estimated \$31,927 annually. Farmworker housing needs include year-round, subsidized rental housing as well as some type of housing to accommodate peak labor activity in the late summer through the grape harvest.

There is no specific Census data available for the job category of "Farm Worker." The Census groups "Agriculture and Natural Resources" together (see table III.3); and there is no method for separating individual job classifications from the grouping.

¹⁵ A female-headed household is defined as a family or non-family household, headed by a female, consisting of at least two persons.

¹⁶ California Employment Development Department, *OES Employment and Wages by Occupation*, May 2014.

There are 22 workers reported in Sebastopol's "Agriculture and Natural Resources" industry sector, according to the 2007-2011 ACS.¹⁷ This represents 0.5 percent of the City's overall civilian labor force of 4,020. The number of persons employed in Agriculture and Natural Resources has decreased approximately 37 percent over the last decade.

Agriculture land within the City of Sebastopol represents a total of 5.9 acres (less than 0.5 percent of the land area) of non-irrigated orchards. Because of the small amount of farmland within the City, most farm related jobs and workers in the Sebastopol area are likely located outside the city limits in the unincorporated areas of Sonoma County.

The California Human Development Corporation (CHDC) is a non-profit service organization that provides services to diverse clients in Northern California, including farmworkers, recent immigrants, youth, seniors, and other low-income clients. The CHDC recently conducted a study for Marin County to evaluate the need for ranch worker housing in Marin County. Many of the conclusions reached as part of this study apply to conditions in Sonoma County.

Based on ranch owner information in Marin County and field interviews with workers, the typical ranch worker earns \$2,400 per month and has a spouse and three children. This income categorizes the household as extremely low-income. Although most, if not all, ranch workers would qualify for the Section 8 Program, federal regulations require that assisted persons be legal U.S. residents. Many ranch workers, as well as family members, are undocumented residents. Furthermore, even legal residents are reluctant to approach government service agencies because of fear of scrutiny of themselves, their families, or visiting relatives and friends looking for seasonal work.

As part of the work for this study, CHDC staff interviewed about 30 agricultural workers at various locations in West Marin County. Everyone interviewed mentioned that there is need for affordable housing. About two-thirds of these workers also emphasized the desire for safe and decent housing on or close to their places of employment, since many did not own automobiles to use for commuting. They prefer living on the ranches where they worked rather than in town, despite the distance from the ranches to stores and services.

Members of the Sonoma County Farm Bureau report that affordable, permanent farmworker housing located in town near services is needed by farmworkers and their families. This is a priority need. Although Farm Bureau members provide units for farmworkers on their farms and ranches, there is more demand than supply. As soon as a unit is vacant, it is immediately re-occupied by another family.

During the General Plan Advisory Committee review of the Housing Element, it was noted that farmworkers are undercounted in the Census as many undocumented and migrant workers do not complete Census forms. It was also identified that overcrowding is a problem for farmworker households.

At present, there are only a few subsidized units specifically for farmworkers in Sebastopol. The subsidized self-help project, Hollyhock, opened May 2013 and provides 34 low-income units. Under a funding agreement with HCD, the developer of Hollyhock (Burbank Housing Development Corporation) received \$250,000 in grant funds from the Joe Serna Program. In return, Burbank has targeted five of the 34 units at Hollyhock specifically to farmworkers.

¹⁷ Association of Bay Area Governments (ABAG), 2013 Housing Data File.

In September 2014, Sebastopol's Inter-Church Pantry indicated that many of the families they provide food services to are farmworker families. The Pantry notes that the majority of these families live in large households averaging 6 to 7 persons and sometimes more. These households still have shelter, but have reached a level of need that requires them to seek food assistance from the Inter-Church Pantry.

6) HOMELESS

According to a 2013 census conducted by the Sonoma County Task Force for the Homeless, there are at least 4,280 homeless individuals in Sonoma County. Of the County's 4,280 estimated homeless individuals, 44 were surveyed in the City of Sebastopol.¹⁸ Information regarding the specific demographic characteristics of the homeless population is not available at the city level. Countywide, among the 4,280 persons surveyed, there were 451 families. Of these families, 397 were sheltered in emergency (130) or transitional (267) shelters, while 54 were unsheltered. Additionally, in Sonoma County, there were a total of 260 homeless children in these families as of 2013. This number has declined since 2011, when 597 children in families were counted.

A large majority of the County's homeless are County residents rather than transients. Roughly 80 percent of the homeless who were surveyed had lived in Sonoma County before becoming homeless, which is an increase from 75 percent in 2011. Prior to becoming homeless, 49 percent were living in a home rented or owned by themselves or their partner, while 29 percent were living with friends or relatives. In contrast to the homeless families, fewer than half of the County's homeless individuals are sheltered. According to the 2013 homeless survey, none of the Sebastopol's homeless population is currently sheltered (See Table III.36.).

TABLE III.36: ESTIMATED HOMELESSNESS IN SONOMA COUNTY, AND CITY OF SEBASTOPOL 2011-2013				
	Sonoma County		Sebastopol	
	Number	Percent	Number	Percent
Total Homeless Estimate 2013	4,280		44	
Unsheltered Homeless Population	3,309	77.3%	44	100%
Sheltered Homeless Population	971	22.7%	0	0%
Total Number of Families Represented by Individuals Surveyed	451			
Unsheltered Family Count	54	12.0%	NA	NA
Sheltered Family Count	397	88%	NA	NA
Total Homeless Estimate 2011	4,539		67	
Unsheltered Homeless Population	3,366	74.2%	67	100%
Sheltered Homeless Population	1,173	25.8%	0	0%
Percent Change in Total Homeless 2011-2013		-5.7%		-34.3

SOURCE: SONOMA COUNTY TASK FORCE FOR THE HOMELESS, HOMELESS IN SONOMA COUNTY, 2011 AND 2013 SONOMA COUNTY HOMELESS CENSUS AND SURVEY

¹⁸ Since this survey did not include information on the last residential location, it is impossible to know whether these 44 homeless individuals live in or around Sebastopol, or if they happened to be in Sebastopol during the time the survey was conducted.

Of the homeless population surveyed in 2013, approximately 27 percent were chronically homeless, which represents an 11 percent increase from 2011. Also, 18 percent of those surveyed had experienced mental illness, 21 percent experienced Post-Traumatic Stress Disorder (PTSD), 30 percent experience chronic depression, and 36 percent reported chronic drug or alcohol abuse. Finally, 35 percent of respondents had experienced a physical and/or medical disability, while 6 percent of respondents reported a developmental disability.

Most shelter and transitional facilities are located in Santa Rosa. As of 2013, Sonoma County had 544 permanent transitional supportive housing beds, of which, 296 beds were for individuals in families with children, and 248 beds were for individuals. Additionally the County also offers 193 emergency shelter beds for families with children, and 348 bend for individuals. Survey results indicated that the demands for homeless housing outweighs the availability of housing supply. As of 2013, 56 percent homeless reported being turned away from shelters, due to the lack of available beds. Furthermore, there are just six emergency shelter beds countywide for homeless teens, and seven temporary beds for former foster care youth. Many adult shelters turn away underage homeless -leaving homeless teens with no housing options.

Specific information on Sebastopol's homeless population was provided by the Sebastopol Police Department. According to the department, there are few homeless persons in Sebastopol, possibly due to the lack of local shelters and service centers, and because many might want to be in larger jurisdictions such as Santa Rosa.

There are two types of homeless persons in Sebastopol.

The first is a group of about 12 persons, mostly male, who are chronically homeless. These individuals were referred to as "hard core", or "full-time" homeless, and are not interested in staying at shelters since they do not want to comply with shelter rules that prohibit pets, use of drugs, or drinking. These individuals, likely to live along the Laguna de Santa Rosa trail east of Petaluma Avenue, and camp in tents during the warmer months. When the weather is not good, they will sleep where they can find shelter. For example, two locations mentioned are underneath railroad car or underneath overpasses.

The second group is transient homeless. These persons are passing through Sebastopol on their way north or south of the City. These individuals will stay with a friend and "couch surf", or just keep walking the streets at night.

Most of the homeless population in Sebastopol is comprised of individuals, with only a few couples. It was also noted that none of the homeless within the City have children currently with them. Interactions with homeless individuals indicated that some might be homeless "by choice" and did not want to conform to a standard lifestyle (i.e. did not want a regular job). However, data provided through the homeless survey indicated that most homeless did wish to have permanent housing options.

The police provide referrals to shelters and social services that are available in Santa Rosa. Also, local services are available for chronic and transient homeless persons, including showers (at two local churches), meals, bus passes, referrals to the Catholic Worker in Santa Rosa (which has a shelter and service center), and free rooms for occasional one-night stays at Santa Rosa motels.

The City has amended its Zoning Ordinance to enable development of shelters and group houses that exceed six persons to accommodate homeless persons.

6) DAY LABORERS AND UNDOCUMENTED WORKERS

While there is no data collected or readily available specifically for day laborers and undocumented workers, this group was identified during the General Plan Advisory Committee review of the Housing Element as having special housing needs. It was noted that many day laborers and immigrant workers are undocumented and do not complete Census forms, so there is little information regarding this population. Many day workers and other undocumented workers live in overcrowded conditions. Housing needs include large affordable units and could also include housing similar to farmworker housing types, such as single family housing, multifamily housing, and dormitory-style housing.

E. OPPORTUNITIES FOR ENERGY CONSERVATION

State Housing Element Law requires an analysis of the opportunities for energy conservation. There are two important reasons to encourage this conservation. First, energy conservation reduces the amount of money spent on gas and electricity so that households have more discretionary income to spend on rents and or mortgage payments. Secondly, the City has placed a high value on reducing energy and resource needs more generally as a way of demonstrating social responsibility. Thus, this subsection addresses city efforts to reduce energy as well as resource consumption.

Note: The City's Green Building Program was superseded by the California Green Building Standards Code (CalGreen). The City has adopted the Street Smart Program and Neighborhood Traffic Calming Program. The goals of these programs include providing pedestrian safety improvements, as well as improvements to traffic flow, safety, livability, and pedestrian and bicycle amenities for Sebastopol's "Main Street," the Highway 116 corridor in the City limits. Multiple Street Smart projects have been implemented.

Other programs and policies designed to reduce energy and resource consumption include the following:

- The City updated its Bicycle and Pedestrian Master Plan to encourage the use of bicycles and walking throughout the City.
- The City operates the Wastewater Retrofit Program whose purpose is to collect funds which can be used to reduce water use and wastewater flows from new residential development. The city has established a Wastewater Retrofit fee, collected at the time of Building Permit issuance, for all new residential development.
- The City adopted the Water Efficient Landscape Program (WELPO) which is designed to ensure efficient water use by establishing standards for landscape design appropriate to Sebastopol's climate, soils, water resources, land use, and resource planning.

In addition, the building department provides the following information to developers and property owners:

- Available energy conservation programs.
- Use of light-colored roofing materials.
- Recycling of construction debris and recommendations for environmentally responsible materials for new construction.
- Waste stream recycling from residential and other uses.

In May 2013, Sebastopol approved a solar requirement ordinance (Building Code 15.72) that mandates that new homes and commercial buildings be constructed with solar panels. The Ordinance states, that “new residential and commercial buildings, and residential additions, remodels, and alterations that exceed seventy five percent of the structure will be required to install a solar photovoltaic system at the time of construction. The Council may establish an in lieu fee for projects that cannot achieve full compliance.”

The City continues to implement the energy conservation policies from the current Housing Element, including incorporating energy-saving design principles into new development where feasible and appropriate and considering the potential for narrower streets in future developments to reduce heat island effects.

In addition to these citywide programs and policies, an option for low-income households is participation in Pacific Gas & Electric’s (PG&E) Energy Partners Program. This program provides qualified low-income customers with free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. The types of services provided under this program include attic insulation, door replacement, door weather-stripping, caulking, and minor home repair. This program may also replace inefficient refrigerators, room air conditions, and evaporative coolers with new appliances. PG&E receives applications for this program directly from interested residents. In the past, the City of Sebastopol has not provided outreach and information about the Partners Program, but will consider promoting this Program as part of its five-year housing plan proposed for the 2009-2014 Housing Element.

Furthermore, countywide programs aimed at energy and water conservation are available to Sebastopol residents. The Sonoma County Energy Independence Program (SCEIP) is operated by the County and provides financing to residential and commercial property owners to install or upgrade energy and water conserving improvements on their property, with payments billed through annual property taxes.

F. ANALYSIS OF AFFORDABLE HOUSING AND AT-RISK PROJECTS

1) AFFORDABLE HOUSING

Table III.33 presents the inventory of affordable housing units in the City of Sebastopol. This table also indicates the earliest dates of termination of affordability restrictions for each of the listed projects. There are 11 subsidized projects that provide a total of 415 affordable units, of which 294 are targeted to very low-income households (of which 12 are targeted to extremely low-income households), 114 to low-income households, and seven to moderate-income households. Three of these subsidized developments were recently completed. These include 45 rental units (Petaluma Avenue Homes) and 56 ownership units (Sequoia Village, Habitat for Humanity, and Hollyhock). An additional 19 affordable units were developed to satisfy inclusionary or density bonus requirements. Of these 19 units, one is affordable to very low-income households, eight are affordable to low-income households, and 10 are affordable to moderate/median-income households.

2) AT-RISK PROJECTS

There are no subsidized housing developments that are at-risk of conversion to market rate rents over the next ten years. Burbank Heights, an affordable development built in 1975 with a HUD Section 236 Loan, was initially due to expire in 2015. However, the organization that manages the project, Christian Church Homes, is a non-profit with no interest in converting the project to market rate housing. Furthermore, since Christian Church Homes wanted to undertake major repairs at Burbank Heights, it

obtained financing in 2002 from HUD's *Markup to Budget* Program that provided Burbank Heights with additional funds for the Section 8 units. This program allows project sponsors to receive rental subsidies up to 150% of the fair market rents for the area in which the project is located. These extra revenues can then be used for capital improvements. Thus, Christian Church Homes received an additional \$25,000 per month that is earmarked for improvements. In return for these funds, Christian Church Homes has agreed to extend the affordability for Burbank Heights units for an additional 25 years.

The Hollyhock development, which provided 34 low income ownership units, has a 10-year affordability requirement. In addition, there are five Inclusionary units that have affordability restrictions that will expire within the next ten years. (See Table III.33.) Four of these units are moderate-income, and one is median-income. These units are targeted to moderate- and median-income households. Since these units are either ownership units or are not affordable to low-income households, they do fall under the requirements of 65583 (a) (9) of Housing Element law, and therefore do not require an analysis of conservation costs. Furthermore, these units did not receive public funds or density bonuses.

TABLE III.37: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS (2014) – CITY OF SEBASTOPOL

Name of Development and Address	Year Built	Tenure	Sponsor	Total Units	Affordable Units	Target Income Groups (1)	Expiration Date
SUBSIDIZED UNITS							
Petaluma Ave. Homes 501 Petaluma Avenue	2009	Rental Co-housing	AHA	45	45	35 VL, 10 L	2068
Hollyhock	2011-2013	Ownership	Burbank	34	34	34 L	10 years from purchase
Sequoia Village 7991 Covert Lane	2009	Ownership Co-housing	Burbank	20	20	15 L, 5M	2068
Bodega Avenue Townhomes 8100 Bodega Ave.	1993	Ownership	SAHC	16	8	2 VL, 4 L, 2M	N/A
Bodega Hills 8131 Bodega Avenue	1997	Ownership	Burbank	23	23	23 L	2028. Burbank Housing (non-profit) will retain long-term affordability
Yturriaga 890 McFarlane	2004	Rental	M Yturriaga	1	1	1 L	N/A
Bodega Hills 8131 Bodega Avenue	1997	Rental	Burbank	24	24	24 VL	2050
Habitat for Humanity 384 Johnson Street	Under Construction	Ownership	Habitat	2	2	2 VL	2068
Gravenstein North Apartments 699 Gravenstein North	1988	Rental	Burbank	60	60	12 EL, 21 VL and 27 L	Expired. Burbank Housing (non-profit) will retain long-term affordability

TABLE III.37: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS (2014) – CITY OF SEBASTOPOL

Name of Development and Address	Year Built	Tenure	Sponsor	Total Units	Affordable Units	Target Income Groups (1)	Expiration Date
Burbank Heights 7777 Bodega Avenue (HUD Section 236)	1975	Rental	SAHC-developer; Christian Church Homes manages.	138	138	138 VL Seniors	2040
Burbank Orchards 7777 Bodega Avenue	1991	Rental	SAHC-developer; Christian Church Homes manages.	60	60	60 VL Seniors and Disabled	2031
OTHER AFFORDABLE UNITS (Inclusionary and Density Bonus Units)							
Two Acre Wood 712 Robinson Road	1998	Ownership/Rental	Jewell Hill Housing LLC	14	2	1L, 1M	2027
Woodstone Village Village Way	1999	Ownership/Rental	Woodstone Builders	21	2	1 M, 1 Med	2014
Willow Tree Townhomes Bodega Ave./Nelson	2000	Rental	C. Pellascini	11	1	1 Med	2015
Vista del Sol Soll Court	2000	Ownership	Schellinger Bros. Const.	12	1	1 M	2015
Bodega Heights Apts. 8051 Bodega Ave.	2001	Rental	C. Pellascini	13	1	1 M	2060
Bodega Heights 8100 Bodega Avenue #116	2001	Ownership	C. Pellascini	13	2	2 L	2060
Piazza dela Mella 1050 Gravenstein Hwy S	2001	Rental	J. McNulty	8	1	1 M	2022
501 South Main	2006	Ownership	Frees Development Company	10	2	2 L	2065
Florence Lofts 7385 Healdsburg Ave.	2007	Ownership	Steve Sheldon	12	2	2 L	2066

III. HOUSING NEEDS ASSESSMENT

TABLE III.37: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS (2014) – CITY OF SEBASTOPOL

Name of Development and Address	Year Built	Tenure	Sponsor	Total Units	Affordable Units	Target Income Groups (1)	Expiration Date
156 Golden Ridge	2007	Ownership (Condo Conversion)	Michael	7	1	L	2066
630 S. Main	Existing market rate unit (2)	Rental	Pellascini	1	1	VL	2068
Habitat for Humanity Pine Crest Estates	2012	Ownership	Habitat for Humanity	12	2	2 L	2071
Total Affordable Units				537	402	295 VL, 90 L, 17 M/MED	

(1) ALL FAMILY UNITS, EXCEPT WHERE SPECIFIED. CODES FOR AFFORDABLE HOUSING TARGET INCOME GROUPS: VL = VERY LOW INCOME, L = LOW-INCOME, M = MODERATE INCOME, MED = MEDIAN INCOME

(2) THE DEVELOPER ACQUIRED AN EXISTING MARKET RATE UNIT AND CONVERTED IT TO AN AFFORDABLE UNIT.

SOURCES: CITY OF SEBASTOPOL, VERNAZZA WOLFE ASSOCIATES, INC, CALIFORNIA HOUSING PARTNERSHIP CORPORATION

IV. SITES AND RESOURCES

A. PROJECTED HOUSING NEEDS

As shown in Table IV.1, the Association of Bay Area Governments (ABAG), in its final Regional Housing Needs Determination figures, allocated Sebastopol 120 housing units for the period 2014 to 2022. The allocation is equivalent to a yearly need of approximately 13 to 14 housing units for the nine-year time frame. This total is below the number of units assigned to Sebastopol during the last housing element period of 2007-2014, at which time 176 housing units were allocated. In addition to a reduction in the number of allocated units between the 2010 Housing Element and the current Housing Element, there are differences in the allocation of these units to the four income groups. For example, as a percentage of the total units required, there is a reduction in the percentage of units required for low income households and an increase in the percentage of units for above moderate income households.

It was assumed that half the number of units for very low-income households assigned by ABAG will need to be affordable to extremely low income households as the ABAG allocation does not specify the number of extremely low income units.

TABLE IV.1: SEBASTOPOL REGIONAL HOUSING NEEDS ALLOCATION BY INCOME, 2014-2022						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
City of Sebastopol Allocation	11	11	17	19	62	120
Percentage of Total	9%	9%	14%	16%	52%	100%

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG), REGIONAL HOUSING NEEDS 2014-2022 ALLOCATION.

Sebastopol's RHNA allocation represents about two percent of the total Sonoma County RHNA figure of 13,650 housing units.

B. SITES INVENTORY

The State Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (Section 65583(a) (3)). The purpose of an inventory of sites is to demonstrate that a jurisdiction has a sufficient amount of land to accommodate its fair share of the region's housing needs during the planning period. It further requires that the Element analyze zoning and development potential on these sites, to ensure that residential development is feasible during the planning period.

Government Code Section 65582.2 requires that the inventory of sites include specific information, including parcel number (or other unique identifier), parcel size, and current use (if not vacant). Also, the inventory must demonstrate that there are available sites that can accommodate a variety of housing types, including multifamily rental housing, manufactured housing, farmworker housing, emergency shelters, and transitional housing.

Table IV.2 summarizes the City's inventory of residential sites. It is noted that while no new units have been permitted since January 2014; 22 residential units have been approved (see Table IV.3) and are pending development.

Demonstrating an adequate land supply, however, is only part of the task. The City must also show that this supply is capable of supporting housing demand from all economic segments of the community. High land costs in the region make it difficult to meet the demand for affordable housing on sites that are designated for low densities. This is not a problem for the City of Sebastopol, however, since it has zoned many areas of the City for higher density residential and mixed use development. For example, residential densities in the Downtown Core can be as high as 44 units per acre, and other commercial districts and high density residential areas permit up to 22 units per acre, as described in Chapter V.

The opportunity sites summarized in Table IV.2 were presumed to be developed at 80 percent of the maximum allowable density. This is typically considered a reasonable assumption for residential uses. The 80% assumption was used for multifamily sites in the CG and CD zones as affordable projects are permitted in these zones without any mixed use requirements; therefore, it is anticipated that affordable projects would be developed as residential-only projects in the CG and CD zones. It is noted that the CD zone allows for up to approximately 44 units per acre, but half the allowed density (22 units/acre density) was used in this zone as it is anticipated to be more consistent with typical affordable multifamily projects and to account for other potential uses (sites designated CG and CD total 5.1 acres and could realistically accommodate 91 units). There is capacity for a total of 314 residential units on 32.5 acres. There is additional capacity for second units. Sonoma County Assessor's data indicates that there are 1,721 lots with a single family unit; this does not include lots with condominiums, townhomes, or multiple single family units). There is the potential to construct a second unit on lots with existing single family residences subject to the City's Second Dwelling Unit Criteria (Zoning Code Section 17.110.030).

The capacity of sites shown in Table IV.2 could actually be higher, particularly if project applicants build at the maximum allowed density or request density bonuses from the City. The non-vacant, underutilized sites in the inventory that are developed with non-residential uses were assessed independently of this 80 percent of capacity assumption; the carrying capacities of these sites have been reduced below 80 percent to allow for a mix of new residential development with existing non-residential land uses on these sites. The non-vacant sites that have existing residential uses were assumed to develop at 80% of carrying capacity and the existing residential units were subtracted from the realistic development potential.

The City's inventory of sites has adequate capacity to accommodate the City's RHNA. The single family sites can accommodate the City's above moderate income needs. The duplex and multifamily sites can accommodate the City's moderate income needs; it is anticipated that additional moderate income units may be built on single family sites pursuant to the Inclusionary Housing Ordinance. The City's multifamily sites have adequate capacity to accommodate the City's extremely low, very low, and low income needs.

Table IV.2 presents information on the multifamily sites, which represent potential lower income sites. Figure IV.1 shows their locations. None of the sites require rezoning. Based on zoning and anticipated development densities, there is a potential for 246 multifamily housing units on approximately 18.5 acres. While the zoning on these sites represents a range of districts, including residential, commercial, manufacturing, office, and industrial districts, multifamily development is allowed in all these districts. Thus, these sites are suitable for affordable housing developments without the need to rezone. All of the multifamily sites allow for development at densities greater than the default density for Sebastopol of 20 units per acre, as established by Government Code Section 65583.2(c)(3)(B)(iii) for suburban jurisdictions.

There are 8 vacant multifamily sites, 1 multifamily site with a single unit, and 2 multifamily sites with existing churches included in this inventory.

The vacant multifamily sites are Sites A through G and R. The largest vacant site (Site D) is located in the Downtown Core District and is approximately two acres in size. It can support approximately 60 units, if the site were fully developed with multifamily uses and 30 units as a mixed use site. Site A consists of 2 adjacent vacant parcels that can be combined into a 1.1 acre site that can support 21 units. Two additional sites (Sites B and C) are indicated on Table IV.3 as vacant, although they are not completely vacant. There are some interim uses, such as equipment storage. However, these are temporary uses which will not interfere with site development. Sites E and R are small vacant sites that can accommodate 2 and 7 5 multifamily units respectively.

The remaining three sites are underutilized, but not completely vacant. These are described below.

Site H (7716 Bodega Avenue) – This site is over two acres, zoned for high density residential and could accommodate approximately 38 units. There is a single, occupied unit currently on this large site. The adjacent uses are apartments. If it were to be privately redeveloped, the developer could incorporate this single family unit into the project, decide to move the house, or demolish the house. This third option is the most likely.

Site I (7983 Covert Lane) – This site is the location of a Catholic Church surrounded by open space. The site is surrounded by residential uses and is a little over three acres. Given the high density residential zoning and the current land use, the City estimates that approximately 40 units could be built on this site. In many communities where places of worship are located on larger sites, the religious institution decides to build affordable housing, particularly to accommodate the housing needs of aging congregants and other community members. The City will work with the church to develop affordable housing on this site if the church wishes to pursue such a project.

Site J (500 Robinson) – This site is the location of an Episcopalian Church and is surrounded by open space. It is smaller than the site at 7983 Covert Lane, consisting of approximately two acres. Similar to the Catholic Church site, this site is surrounded by residential uses and is zoned for high density residential use. In 2010, the City Community Development Agency planned to provide financial assistance to an affordable 52-unit senior rental housing development proposed by Episcopal Senior Communities. With the closure of the City's Community Development Agency by the State, the funding is no longer available and the project has not moved forward. The potential remains for an affordable housing project to be developed on the site.

A final issue to consider is the likelihood that new developments will be proposed for any of these sites between 2014-2022. The City can actively encourage development and has adequate sites with appropriate densities to accommodate the City's housing needs, but ultimately it will be private developers who will make development decisions.

One of the key obstacles to future affordable housing development will be financing. Under present conditions, affordable housing is harder to obtain from conventional lenders and the value of low-income housing tax credits has declined. The City is committed to the provision of affordable housing as evidenced by its financial support of the recent affordable developments, including Hollyhock, Sequoia Village, Petaluma Avenue Homes, and Habitat for Humanity. These projects were assisted with Community Development Agency Funding. With the elimination of redevelopment funding, project developers will have to look at financial sources outside of the City to provide any gap financing or additional subsidies that are necessary to develop affordable housing.

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
Multifamily Sites							
A	004-102-027	778 HWY 116	0.9	General Commercial	CG	16	Vacant. Potential to combine two parcels (both labeled 'A').
A	004-102-014	740 S MAIN ST	0.2	General Commercial	CG	4	Vacant. Potential to combine two parcels (both labeled 'A').
B	004-052-001	6828 DEPOT ST	1.2	Downtown Core	CD	21	Vacant. Leased to a tractor/small equipment dealer as an interim use. The site has future mixed-use development potential. Potential maximum number of residential units (52) is reduced to 21 to account for mixed use.
C	004-063-030	SEBASTOPOL AVE	1.1	Downtown Core	CD	20	Vacant. Site paved, has a portable building. Partially used for parking.
D	004-063-036	SEBASTOPOL AVE	1.7	Downtown Core	CD	30	Vacant. Subject to EOS req (1)
E	004-400-026	NONE	0.2	Medium Density Residential	RM-M	2	Vacant
H	004-211-007	7716 BODEGA AVE	2.2	High Density Residential	RM-H	38	A single family unit is currently on the site.
I	004-330-041	7983 COVERT LN	6.5	High Density Residential	RM-H	56	A church is located on the site, surrounded by open space. Approximately 50-60% of the site is developed.
J	004-400-042	500 ROBINSON RD	4.1	High Density Residential	RM-H	52	A church is located on the site, approximately 40% of the site is developed. This site could accommodate a 52-unit affordable project. In 2010, the CDA agreed to assist a 52-unit affordable senior rental

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
							project at this site. The project did not move forward, but the potential for affordable and/or multifamily housing remains.
R	004-350-024	7950 BODEGA AVE	0.4	High Density Residential	RM-H	7	Vacant
Subtotal Multifamily Sites			18.5			246	
Duplex Sites							
K	004-041-094	359 JOHNSON ST	0.17	High Density Residential	RD	2	Vacant
L	004-041-092	LAGUNA PARK WAY	0.02	High Density Residential	RD	1	Vacant
M	004-041-002	385 FLYNN ST	0.17	High Density Residential	RD	2	Vacant
O	004-041-093	LAGUNA PARK WAY	0.11	High Density Residential	RD	2	Vacant
P	004-041-097	0 NONE	0.27	High Density Residential	RD	3	Vacant
Q	004-251-012	400 WEST ST	0.15	High Density Residential	RD	2	Vacant
Subtotal Duplex			0.9			12	
Single Family Sites							
	004-470-043	1213 JEAN DR	0.32	Low Density Residential	RA	1	Vacant
	004-470-042	1209 JEAN DR	0.48	Low Density Residential	RA	1	Vacant
	004-470-048	1208 ENOS AVE	0.40	Low Density Residential	RA	1	Vacant
	004-410-019	ROBINSON RD	0.12	Low Density Residential	RA	1	Vacant

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
	004-410-021	ROBINSON RD	0.15	Low Density Residential	RA	1	Vacant
	004-172-015	0 NONE	0.43	Medium Density Residential	RR	1	Vacant
	060-200-022	885 1ST ST	0.25	Medium Density Residential	RR	1	Vacant
	004-172-017	0 NONE	1.0	Medium Density Residential	RR	2	Vacant
	004-172-016	0 NONE	0.42	Medium Density Residential	RR	1	Vacant
	060-200-017	910 1ST ST	0.45	Medium Density Residential	RR	1	Vacant
	004-660-033	GIUSTI CT	1.5	Medium Density Residential	RSF-1	5	Vacant
	004-330-044	7860 BROOKSIDE AVE	0.30	Medium Density Residential	RSF-1	1	Vacant
	004-660-032	GIUSTI CT	0.27	Medium Density Residential	RSF-1	1	Vacant
	004-660-031	GIUSTI CT	0.32	Medium Density Residential	RSF-1	1	Vacant
	004-281-021	7816 BROOKSIDE AVE	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-320-005	7154 FIRCREST AVE	1.1	Medium Density Residential	RSF-2	6	Vacant
	004-182-019	447 PARQUET ST	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-131-014	940 MAYTUM AVE	0.88	Medium Density Residential	RSF-2	5	Vacant
	004-161-029	530 SWAIN WOODS TER	0.23	Medium Density Residential	RSF-2	1	Vacant

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
	004-161-031	561 SWAIN WOODS TER	0.26	Medium Density Residential	RSF-2	1	Vacant
	004-223-030	7580 WASHINGTON AVE	0.17	Medium Density Residential	RSF-2	1	Vacant
	004-223-029	7584 WASHINGTON AVE	0.16	Medium Density Residential	RSF-2	1	Vacant
	004-231-007	NONE	0.20	Medium Density Residential	RSF-2	1	Vacant
	060-270-083	NONE	0.54	Medium Density Residential	RSF-2	3	Vacant
	060-350-020	0 NONE	0.22	Medium Density Residential	RSF-2	1	Vacant
	060-110-043	247 HUTCHINS RD	0.04	General Commercial	RSF-2	1	Vacant
	004-161-089	514 PARQUET ST	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-181-014	485 SWAIN AVE	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-124-001	FELLERS LN	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-134-017	0 NONE	0.37	Medium Density Residential	RSF-2	2	Vacant
	004-134-016	931 LITCHFIELD AVE	0.37	Medium Density Residential	RSF-2	2	Vacant
	004-272-052	NONE	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-272-054	NONE	0.23	Medium Density Residential	RSF-2	1	Vacant
	004-272-055	7850 WASHINGTON AVE	0.43	Medium Density Residential	RSF-2	2	Vacant

IV. HOUSING SITES AND RESOURCES

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
	004-480-051	7776 HEALDSBURG AVE	0.11	Medium Density Residential	RSF-2	1	Vacant
	004-101-020	770 LITCHFIELD AVE	0.09	Medium Density Residential	RSF-2	1	Vacant
	004-152-006	723 WESTERN AVE	0.09	Medium Density Residential	RSF-2	1	Vacant
<i>Subtotal Single Family Sites</i>			<i>13.1</i>			<i>56</i>	
Total Sites			32.5			314	

(1) THE ENVIRONMENTAL AND SCENIC OPEN SPACE COMBINING DISTRICT (ESOS) IS A DESIGNATION GIVEN TO LAND THAT CONTAINS AREAS OF GREAT SCENIC OR ENVIRONMENTAL VALUE. THE POTENTIAL DEVELOPMENT ON THIS SITE WILL BE GOVERNED BY DETAILED GUIDELINES THAT CAN RESULT IN LOWER BUILD-OUT NUMBERS.

SOURCES: CITY OF SEBASTOPOL; DE NOVO PLANNING GROUP, 2014

In addition to the housing sites identified in Table IV.2, there are 22 housing units that are approved and 145 housing units that are pending resolution of litigation and CEQA review. Table IV.3 lists recently approved and pending residential development projects in the City involving development of two or more dwelling units.

TABLE IV.3: APPROVED AND PENDING DEVELOPMENT PROJECTS

Applicant / Owner Address	Project Description	Status
Chris Pellacinni Gravenstein Mixed Use LLC/Chris Pellacinni 961 Gravenstein Highway So (front parcel)	Design review: 8 residential condominiums and 8 1,000-square foot commercial condominiums	Approved Pending final design review
Schellinger Brothers Laguna Vista - 955, 995 & 997 Gravenstein Hwy So	EIR Supplement: 145 residential units, and wetlands preserve	Pending litigation; pending CEQA study
Greg Drew 160 Pleasant Hill Avenue North	14-parcel small lot subdivision	Approved Pending final map

SOURCE: DE NOVO PLANNING, 2014; CITY OF SEBASTOPOL, 2014

C. ADDITIONAL CONSIDERATIONS

1) Adequacy of Infrastructure

Sebastopol is primarily built-out, so most of the potential sites represent a re-use or infill development. The Downtown is located at the crossroads of State Highways 116 and 12. Since there are no other regional routes connecting Sebastopol to other population centers, the traffic levels of service are low on these highways, particularly at their intersections with local streets. At this time, there are no plans to expand the capacity of these state highways. Aside from this transportation issue, remaining infrastructure improvements, such as water, sewers, and storm drains are adequate to support growth in Sebastopol. As described in Chapter V, Constraints, the City's Growth Management Program takes into account the capacity of water, wastewater, and other public services and infrastructure to accommodate new development. There is adequate capacity to support the remaining 209 units that may be allocated under the Growth Management Program; this exceeds the City's RHNA of 120 units.

2) Environmental Constraints

Part of the City is adjacent to the Laguna de Santa Rosa (Laguna), which is the primary drainage of the Santa Rosa Plain and also serves as a floodwater storage basin for the lower Russian River. Some developable sites are located within the floodplain of the Laguna. Furthermore, there are seasonal wetlands in the Laguna. Any future development in Sebastopol must take place within a framework that protects this natural asset of the City.

In addition, two of the opportunity sites, all of Site D includes ESOS Overlay Zoning. ESOS refers to a designation of an Environmental and Scenic Open Space Combining District (Zoning Ordinance Chapter 17.92). The purpose of this Combining District is to control land uses that have been deemed to have great scenic or environmental value. Applicable ESOS regulations cover design issues, as well as the

establishment of buffers of future development from surrounding land uses. While the development capacity of the two opportunity sites that have the ESOS designation have been assumed at 80 percent of maximum build-out, given the constraints of the ESOS designation, it is possible that a lower number of units could actually be built, given these additional considerations.

D. ZONING FOR A VARIETY OF HOUSING TYPES

In addition to the requirement of identifying potential sites for affordable housing, the City must identify districts within the City in which special needs housing can be constructed. The purpose of special housing is two-fold. First, it should be affordable, and secondly, the type of housing required should not be subject to any special conditions, aside from conforming to site and design standards. Each type of special needs housing is presented below along with recommendations regarding the appropriate zoning districts in which the type of housing can be located. In most, but not all, cases, the City will need to modify its Zoning Ordinance to allow the special needs use "by right" rather than as a conditional use.

1) Farmworker Housing

Health and Safety Code Sections 17021.5 and 17021.6 specify that the Housing Element must demonstrate that the local government's zoning, development standards and processing requirements encourage and facilitate all types of housing for farmworkers. Appropriate zoning would allow multifamily units as well as dormitory-style housing. While there are two exclusions to this requirement, the City does not meet either of these.

The two exclusions are as follows: If the City could demonstrate there are no agriculture workers working in Sebastopol, this zoning change would not be needed. However, Census data identifies City residents in the agricultural category. Employment information is presented in Chapter III of this Housing Element. The second exclusion would be if the City's Zoning Ordinance did not indicate any agricultural zoning districts, then it could be waived out of this requirement. However, there is one zoning district (Residential Agricultural) that specifies agricultural uses in Sebastopol.

Multifamily farmworker housing is allowed in any zone that permits multifamily housing. As shown in Table IV.3, the City has adequate multifamily sites to accommodate its RHNA, including any units that are developed for farmworkers. However, farmworker housing, including single family units and dormitory-style housing, is not specifically addressed in the City's Zoning Code. Thus, it will be necessary to modify the City's Zoning Ordinance to allow employee/farmworker housing as an agricultural use, subject to the same standards and permit requirements as an agricultural use in the same zone, consistent with the requirements of Section 17021.6 of the Health and Safety Code. The Housing Plan includes a program to allow farmworker housing consistent with the requirements of State law.

2) Manufactured Housing

Similar to farmworker housing, the City needs to identify those residential districts in which manufactured housing is allowed. The Zoning Ordinance allows for manufactured housing to be utilized wherever dwellings are allowed. Manufactured housing must be constructed on a permanent foundation, deemed compatible architecturally with the principal unit and adhere to design standards. Government Code Section 65852.3 limits the imposition of architectural requirements on a manufactured home to its roof overhang, roofing material, and siding material. Requiring Design Review for manufactured homes would subject the manufactured housing to more stringent architectural requirements than permitted by State law. The Housing Plan includes an action to revise the Zoning Ordinance to clarify that architectural requirements for a manufactured home will not exceed those allowed under Government Code Section 65852.3.

3) SRO Housing

Single room occupancy units or SROs are assumed to meet the needs of extremely low-income households. If a jurisdiction can show it is meeting the needs of extremely low-income households (below 30 percent AMI), then it is not required to consider SROs in its Zoning Ordinance. However, according to the housing needs identified in Chapter III for Sebastopol, there are 328 extremely low-income renter households in Sebastopol, and it is estimated that about half of these households were overpaying for housing in 1999. So this income group does have need for additional affordable housing. Furthermore, this group has not been helped by recent affordable housing construction which benefits the upper bound of the low-income group, i.e., 50 percent AMI instead of 30 percent AMI.

The Zoning Ordinance permits SROs wherever multifamily units are permitted, so no change is needed to the City's Zoning Ordinance.

4) Homeless Shelters

Chapter III discussed the need for housing services for homeless individuals and families in the City. The City has identified three Zoning Districts, General Commercial (CG), Downtown Core (CD), and Heavy Commercial (CH) where homeless shelters are permitted. Homeless shelters are permitted by right in the CD and CH districts without any additional standards or conditions. This is consistent with the requirements of Government Code Section 65583(a)(4)(A) which requires the City to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zones include sufficient capacity to accommodate the need for emergency shelter. As described in Table IV-3, there are three vacant sites in the CD district (Sites B, C, and D). These sites have adequate capacity to accommodate the City's unsheltered homeless population, which is estimated at 44 persons. These sites are located in the Downtown, in proximity to services and transit. In the CG District, the only restriction at present is that the homeless shelter must go through design review.

Table IV.3 lists vacant sites in the CD and CG Zoning Districts where homeless shelters are allowed. The Housing Element has identified approximately five acres which can support development of 138 units. These sites demonstrate that there is adequate capacity in these Zoning Districts for a homeless shelter in Sebastopol.

5) Transitional and Permanent Supportive Housing

The City's Zoning Ordinance does not presently contain a specific definition for Supportive Housing, but does define Transitional Housing. The City's definition of Transitional Housing differs slightly from the definition provided by Government Code Section 65582. However, since Transitional and Supportive Housing are considered multifamily residential uses under the Zoning Ordinance, these uses are allowed in the RM-M (Medium Density) and RM-H (High Density) residential zones subject to the same restrictions that apply to multifamily housing in these zones. In addition, since multifamily uses are allowed in all of Sebastopol's commercial and industrial districts if developed in a mixed-use format, Transitional Housing and Supportive Housing would also be allowed in the CN, CO, O, CG, CH, M, and O/LM districts. Furthermore, in some of the non-residential districts, affordable housing projects (where all units are income-restricted) are allowed without having to be developed in a mixed-use format. These districts include the O, CN, CO, CG, and CD, where it is a permitted use, and the CH, M, and O/LM districts where it is a conditionally permitted use. Thus, a deed-restricted Transitional or Supportive Housing development has special allowances in these zones to facilitate development of this type of housing.

State law requires that transitional and supportive housing be treated the same as any other residential use. This means that a multifamily transitional or supportive housing project must be subject to the same zoning and permitting requirements as a typical multifamily project and a single family transitional or supportive housing project must be subject to the same zoning and permitting requirements as a typical single family project. The Housing Plan includes an action to update the Zoning Ordinance define Transitional Housing and Supportive Housing and to clearly state that transitional and supportive housing is subject to the same standards as other residential development of the same type, consistent with the requirements of State law.

6) Community Care Facilities

As described in Chapter V, Small Community Care residential uses (group homes serving 6 or fewer people) are allowed by right in its residential zones and in several of its non-residential zones. Small Community Care Residential means a home that provides services to six or fewer persons, including those that reside in the home. This use includes small congregate living facilities, housing for the developmentally disabled, small rest homes, intermediate care facilities, alcoholism and drug abuse recovery and treatment facilities, and similar housing.

7) Tiny Houses/Small Houses

Participants in the Housing Workshop requested that the City develop a program to accommodate tiny/small houses. The City does not have standards that specifically address tiny homes – a small house would be treated as any other single family development. Since small houses can be in the 150 – 300 square foot range, this type of house can be accommodated on a smaller lot size and may have a reduced demand for water and sewer use than the standard home. The Housing Plan includes a program to address tiny houses.

E. HOUSING RESOURCES

The City of Sebastopol has access to a variety of funding sources for affordable housing activities. These include federal, state, and local resources. These resources in combination with redevelopment housing set-aside funds, has enabled (and will continue to enable) the City to provide affordable housing opportunities to its residents.

1) Federal Programs

Community Development Block Grant Program. Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of housing and community development activities for lower income persons. The City of Sebastopol participates in the Sonoma County Urban County, which administers CDBG, HOME, and ESG funds on behalf of the unincorporated county and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and Windsor. The City can apply directly to the Sonoma County Community Development Commission to obtain CDBG funds for designated projects; however, the City is not guaranteed any minimum allocation. CDBG funds are used for rehabilitation of low-income housing units, first-time homebuyer assistance, emergency and transitional shelters, fair housing/housing counseling activities, and additional activities in support of the new construction of affordable housing, such as site acquisition, site clearance and the financing of related infrastructure and public facility improvements.

HOME Program. The City or nonprofit developers can apply to the Urban County/Sonoma County Community Development Commission to obtain HOME funds, which are issued on a competitive basis. There is no minimum funding amount guaranteed to be allocated to projects in Sebastopol.

Sebastopol can work with affordable housing developers to support applications for these funds that can be used for all aspects of affordable housing development.

Section 8 Assistance. The Section 8 Housing Choice Voucher program is a federal program that provides rental assistance to very-low income persons in need of affordable housing. This program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g. 30 percent of household income). The voucher allows a tenant to select housing that may cost above the payment standard. However, in that situation, the tenant must pay the extra cost. At present, 187 Sebastopol households receive Section 8 Vouchers. In addition, affordable housing developments can request project-based Section 8 assistance.

Emergency Shelter Grant. The Urban County administers the Emergency Shelter Grant program which provides funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.

Federal Home Loan Bank System. The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

HUD Section 811/202 Programs. Through the Section 811/202 programs, HUD provides long term financing for disabled and elderly rental housing affordable to lower income households.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Low Income Housing Tax Credits (LIHTC). The LIHTC program has provided a large portion of financing for affordable rental projects in Cotati over the past decade. Through this program, private investors receive federal tax credits and other tax benefits in consideration for the equity financing they provide to rental projects targeted to extremely-low and low-income persons.

McKinney Vento Homeless Assistance. Since 1997, Sonoma County’s Housing Authority and nonprofit agencies have received funding under the Supportive Housing and Shelter Plus Care programs. Under the HEARTH Act, Sonoma County expects to continue to receive McKinney Vento funding for the SHP and S+C programs.

2) State Programs

Affordable Housing Innovation Program (AHIP). The AHIP is administered by the state Department of Housing and Community Development (HCD) and provides a variety of innovative funding sources for affordable housing, that have included an acquisition financing, local housing trust fund matching, homeownership assistance, and construction liability insurance reform programs. Availability of funding varies by individual AHIP program.

Building Equity and Growth in Neighborhoods (BEGIN). BEGIN, administered by HCD, provides grants to local jurisdictions to make deferred payment second mortgage loans to qualified first-time low- and moderate-income home buyers for the purchase of eligible newly constructed homes. Funding for this program has not been available in recent years.

CalHOME Program. CalHome provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance.

California Housing Finance Agency (CHFA). The California Housing Finance Agency operates several programs that help reduce the cost of housing. These programs, funded by the sale of tax-exempt bonds, provide permanent financing of affordable housing developments, as well as financing for homebuyers.

Community Placement Plan (CPP) Funds. In collaboration with the regional center, the California Department of Developmental Services uses CPP funds to develop homes as an alternative for individuals with developmental disabilities to reside in the community instead of institutional settings.

Emergency Housing and Assistance Program (EHAP). EHAP provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. This program has not been funded in recent years.

Housing Enabled by Local Partnerships (HELP). The HELP Program, administered by CalHFA, awards 10-year low-interest rate loans to local jurisdictions to finance development of affordable housing.

Infill Infrastructure Grant Program. The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas.

Joe Serna Jr. Farmworker Housing Grant Program (Serna). The Serna program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. The program is not currently funded.

Low Income Housing Tax Credit Program. Created by the 1986 Tax Reform Act, the Low Income Housing Tax Credit Program (LIHTC) is used extensively by developers of affordable housing. Although enabling legislation was passed at the federal level, allocations of the tax credits are made by the State of California.

Affordable housing developers utilize this program in combination with City and additional funding sources to encourage the construction and rehabilitation of rental housing for lower- income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets affordable income requirements. The tax credit is typically sold to large investors at a syndication value.

Local Housing Trust Fund Program. The Local Housing Trust Fund program, also funded through HCD, provides matching grants to local housing trust funds.

Multifamily Housing Program (MHP). MHP administered by State Department of Housing and Community Development (HCD), assists rental housing developments that will be affordable to extremely low- and low-income households.

Mortgage Credit Certificate (MCC) Program. The Mortgage Credit Certificate Program (MCC), authorized by Congress in 1984, provides financial assistance to first-time homebuyers. Similar to the LIHTC Program, the MCC Program was authorized by the federal government, but is administered by the State. The MCC tax credit reduces the federal income taxes of qualified borrowers purchasing qualified homes; thus having the effect of a mortgage subsidy. The current tax credit rate is 15 percent. The MCC reduces the amount of federal income taxes otherwise due to the federal government; however, the mortgage tax credit cannot be claimed as a refund. While the MCC is not a direct subsidy, it enables program participants to reduce their federal income tax withholdings, so that the MCC indirectly provides a monthly benefit.

Sonoma County administers the MCC Program on behalf of all participating cities located in the county. There are purchase price and income limits. At the present time, there is limited funding available for this program. Affordability targeting is generally between median- and moderate-income households.

Veteran Housing and Homeless Prevention Program. This program provides funding for acquisition, construction, rehabilitation, and preservation of affordable multifamily supportive housing, transitional housing, and affordable rental housing or related facilities for veterans and their families to allow veterans to access and maintain housing stability.

3) Local Programs

The 2003 and 2010 Housing Elements included a discussion of redevelopment housing funds as the City's source of local financial assistance for housing programs. With the elimination of redevelopment funding, the City no longer has a funding source for a local housing program. The lack of available funding was noted as a constraint at the Housing Workshop. An action item has been included in the Housing Plan to consider potential funding sources that could be used to leverage private development funds, including 1) allowing in-lieu inclusionary fees rather than requiring on-site development, and 2) participation in the State-administered Small Cities CDBG and HOME Programs, which would increase the amount of funding the City or a developer could receive for affordable housing projects, weighing the effect of not participating in the County-administered Urban County, which does provide some funding for various City projects.

4) Organizational Resources

The following organizations providing housing and human services that benefit lower income households, with a focus on households and individuals with the highest needs, including extremely low income, senior, disabled, homeless, and other at-risk/special needs households.

2-1-1 System. An information and referral hotline and website, made possible by a four-way funding partnership that includes the County of Sonoma, the local United Way, the Volunteer Center and the Community Foundation Sonoma County, allows callers and internet users to find out where to get food, shelter, clothing, counseling, mental health aid, alcohol treatment, transportation, elder care, or job search assistance information.

Area Agency on Aging. Coordinates planning and funding for programs allowing persons sixty years of age and older to maintain maximum independence in the community. The AAA Advisory Council, a 21-member volunteer committee, works closely with the Agency in the areas of planning, funding, and advocacy. The Council makes recommendations to the Board of Supervisors on the needs of seniors, adults with disabilities, and their caregivers.

Cal-Learn. Cal-Learn is a special CalWORKs program for parenting or pregnant teenagers who have not earned a high school diploma or its equivalent. Case management services and supportive services (child care, transportation, school supplies) are provided to these parents to encourage them to stay in school or return to school until graduation or earning a high school equivalency certificate. Teen parents earn bonuses for successful participation.

California Department of Developmental Services (DDS) and Department of Rehabilitation (CDR). DDS is the agency through which the State of California provides services and supports to individuals with developmental disabilities. CDR works in partnership with consumers and stakeholders to provide services and advocacy resulting in employment, independent living and equality for individuals with disabilities.

Disability Rights California. Disability Rights California provides advocacy help for Californians with disabilities.

SonomaWORKs and the Welfare to Work Program. SonomaWORKs provides temporary cash assistance and/or food stamps for needy families. Eligibility workers determine initial and on-going eligibility for cash assistance. Unless exempt, parents and caretaker relatives are required to participate in Welfare to Work activities. Employment and Training Workers provide Welfare to Work case management services, which include referrals for education, training, and jobs, as well as supportive services – child care, transportation, and other services needed for work and training activities.

Community Support Network. Community Support Network (CSN) is a non-profit agency which provides a wide range of psychosocial rehabilitative services to mentally ill and homeless adults by working with families, community agencies, support groups, health care resources and service providers. CSN operates North Housing and A Step Up, both residential supportive housing programs, and also provides homeless services and case management.

Continuum of Care Planning Group. This group is comprised of a broad range of public, private nonprofit and for-profit entities, as well as private citizens, meets to discuss, develop and implement homeless prevention and intervention goals. The Continuum of Care addresses the full spectrum of shelter, housing and service needs for all homeless subpopulations in Sonoma County.

Disability Services and Legal Center (DSLCL). DSLCL trains and assists disabled individuals or households with a disabled member to search for housing and assists in the application process for various funds for rental deposits or late rent depending on qualifications. DSLCL's housing team is actively involved in advocacy efforts on behalf of individuals and directed at systems change.

Food Stamps. Eligibility Workers determine initial and on-going eligibility for CalFresh food stamps. Some people who receive Food Stamps also receive CalWORKs cash assistance. To remain eligible for Food Stamps, most recipients must complete and submit a Quarterly Status Report.

HCA Homeless Prevention Fund. This fund was established by a private individual and is administered by Community Action Partnership of Sonoma County. This fund provides short-term financial assistance to lower-income persons needing assistance to avoid loss of their housing.

In-Home Supportive Services. Provides in-home care to low income older adults and people with disabilities in order to help clients remain safely and independently in their homes. IHSS social workers conduct home visits to assess the client's needs and determine the number of hours a client can hire a caregiver. IHSS Payroll staff issue and process IHSS provider timesheets.

Linkages. A case management program for frail elderly adults and adults with disabilities, age 18 years and older. The purpose of the program is to promote client independence through arranging and coordinating services that help support individuals to remain safely at home.

Medi-Cal. Medi-Cal is California's Medicaid health care program. This program pays for a variety of medical services for children and adults with limited income and resources. Medi-Cal is supported by federal and state taxes. Sonoma County operates MediCal and supplements it with County Medical Services Program, which assists with medical, dental, emergency services, and medicines for low income families, individuals, and children.

Mental Health Association in California. Provides advocacy, education, information and other assistance necessary to ensure that all people who require mental health services are able to receive the mental health and other services that they need.

North Bay Regional Center (NBRC). NBRC provides services to persons who are or at risk of having a developmental disability and live in Sonoma, Solano or Napa counties. NBRC provides assessments to determine the specific services an individual is eligible to receive. Services include diagnosis and evaluation, individual program planning prevention services, crisis intervention, family support services, advocacy consultation with other agencies, program evaluation, community education, community resource development, coordination of services with community providers such as school, health, welfare and recreation resources, transition planning, and admissions to and discharges from state developmental centers. The NBRC provides Alternate Living Arrangement (ALA) services; an ALA is a service to individuals who are unable to live at home and cannot live independently without special support. The most common types are family care homes, extended family homes, group homes, and intermediate care or skilled nursing facilities. "Supported living arrangements" are becoming more common. This is where clients own or rent their own homes even though they may need significant support.

Rebuilding Together. Rebuilding Together repairs, rehabilitates, and modifies the homes of low-income homeowners, particularly those who are elderly, disabled or families with small children, so that they may continue to live independently with dignity in the warmth, and safety of their own home. Rebuilding Together also works with other non profit organizations to facilitate necessary repairs and renovations.

Religious Organizations. Religious organizations located throughout Sonoma County provide varying levels and types of services and financial assistance to low-income, seniors, disabled, and homeless persons, taking an active role in recruiting their members to volunteer at the local shelters and other facilities serving the homeless.

Sebastopol Area Senior Center. The Sebastopol Area Senior Center provides events, ongoing classes, and activities for the senior community. The center organizes the volunteer driver transportation program, which provides rides to medical and social service appointments to people 60 and over that reside in West County.

Sebastopol Adult Day Services. An adult day care center that provides caregivers respite by providing care for a couple of hours or the entire day. The day programs include activities, meals, and supervision.

Sonoma County Housing Authority. The Housing Authority provides rental housing assistance through multiple programs. The Housing Choice Voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary

housing in the open market. The Family Self-Sufficiency Program is a HUD program for Section 8 Housing Choice Voucher holders that encourages households to obtain employment that will lead them to economic independence and self-sufficiency. The Housing Authority also operates the Family Unification, Tenant-Based Rental Assistance, and Shelter Plus Care Programs.

Sonoma County General Assistance. Provides assistance with shelter, food and employment services for individuals who are disabled or unemployed and not supported financially by friends, family or any private or public assistance program.

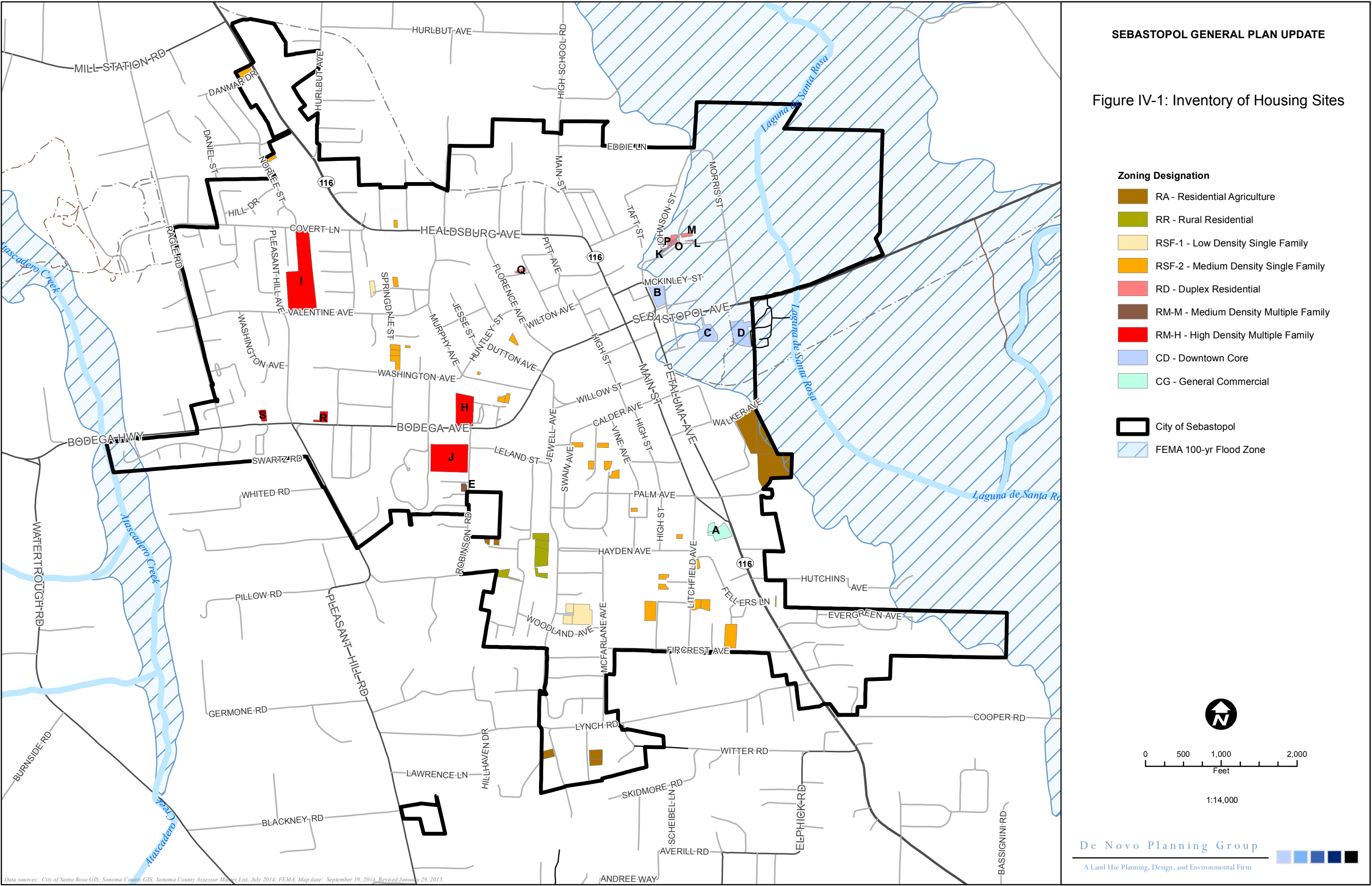
Sonoma County Job Link. Sonoma County Job Link provides accessible services for persons with disabilities. These services include accommodations for all customers of Job Link and individualized services for customers who qualify, based on their disability.

Sonoma County Task Force for the Homeless. The Task Force is a central clearing house for information about local shelters and services, including human services, food banks, clothing assistance, and utilities assistance, for households living throughout Sonoma County. The Task Force disseminates information on funding and is a pivotal component of the County's Continuum of Care for the homeless. The Task Force convenes meetings of housing and service providers to facilitate information sharing and coordination of services and provides financial assistance to providers.

Veterans Service Office. Provides assistance and advocacy for veterans and their dependents and survivors, and other eligible individuals and organizations to claim state and federal benefits. Provides information, assistance and referral in obtaining medical and other services.

Women, Infants, and Children. The Sonoma County Department of Health Services operates the WIC program, which provides financial assistance to purchase healthy food as well as nutrition services and health referrals.

Figure IV-1: Inventory of Housing Sites



V. CONSTRAINTS

A. INTRODUCTION

Housing Constraints are defined as government measures or non-government conditions that limit the amount or timing of residential development. Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)).

Sebastopol undertook many changes to its Zoning Ordinance as part of its work program to implement the 2003 Housing Element and subsequently made additional changes to implement the 2010 Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Sebastopol in formulating housing programs.

B. POTENTIAL GOVERNMENTAL CONSTRAINTS

There are a number of local regulatory requirements and incentives that affect the production of housing in Sebastopol. These include the following:

1. Land Use Controls
2. Site Development Standards
3. Standards for Second Units
4. Other Standards
5. Growth Management
6. Inclusionary Housing
7. Density Bonus Law
8. Building Codes and Enforcement
9. On/Off Site Improvement Requirements
10. Processing and Permit Procedures
11. Development Fees
12. Article 34 Authorization

1) Land Use Controls – Zoning and General Plan Land Use Designation

Local land use controls constrain housing development by restricting housing to limited sections of the City and by restricting the number of housing units that can be built on a given parcel of land.

The City of Sebastopol General Plan establishes land use designations for all land within the City's jurisdiction. These land use designations specify the type of development that the City will permit. The General Plan land use designations include nine designations that permit a range of residential development types (see Table V.1). Densities range from Residential Estate development (density of one dwelling unit per acre) to High Density Residential (up to 22 dwelling units per acre). Residential development is also allowed as a mixed-use in the majority of the commercial districts. Higher densities of up to 44 dwelling units per acre are allowed in the Downtown Core.

Table V.1 provides information on the maximum number of dwelling units per acre, the minimum lot size, the type of unit that can be built, and parking requirements. With the exception of conditional use permits required for residential development in some commercial and general industrial districts, all residential and commercial districts allow residential units.

TABLE V.1: RESIDENTIAL ZONING DISTRICT REGULATIONS				
Zoning District	Maximum Density	Minimum Lot Sizes ⁽²⁾	Types of Units Permitted (w/o conditional use permit)	Parking Requirements ⁽³⁾
Residential Estate	1 unit per acre	43,560 square feet (SF)	Single-family units Second dwelling units Small community care residential	2 spaces per unit
Residential Agricultural District	Approximately 2 units/acre	20,000 SF	Same as above	2 spaces per unit
Rural Residential District	Approximately 3 units/acre	15,000 SF	Same as above	2 spaces per unit
Single Family Residential District (RSF-1)	3-4 units/acre	10,000 to 12,000 SF	Same as above	2 spaces per unit
Single Family Residential District (RSF-2)	6-7 units/acre	6,000-7,000 SF	Same as above	2 spaces per unit
Duplex Residential District	Approximately 15 units/acre ⁽¹⁾	6,000-7,000 SF	Same as above. In addition, duplexes and 2 detached single-family units are allowed.	1.5 to 2 spaces per unit (depends on number of bedrooms)
Medium Density Multiple Family Residential District	Approximately 22 units/acre ⁽¹⁾	6,000 – 7,000 SF	Same as above. In addition, multifamily dwellings and group dwellings are allowed.	1-3 spaces per unit (depends on number of bedrooms)

TABLE V.1: RESIDENTIAL ZONING DISTRICT REGULATIONS

Zoning District	Maximum Density	Minimum Lot Sizes ⁽²⁾	Types of Units Permitted (w/o conditional use permit)	Parking Requirements ⁽³⁾
High Density Multiple Family Residential District	Approximately 22 units/acre ⁽¹⁾	6,000 – 8,000 SF	Same as above. In addition, Single-Room Occupancy Dwellings (SROs) are allowed.	1-3 spaces per unit (depends on number of bedrooms)
Commercial Districts	Approx. 15 units/acre in Neighborhood Commercial and Office Commercial ⁽¹⁾ Approx. 22 units/acre in General Commercial and Office/Light Industrial ⁽¹⁾ Approx. 44 units/acre in Downtown Core ⁽¹⁾	6,000 SF	All of the permanent residential uses allowed in the High Density Multiple Family Residential District, as long as they are part of mixed-use developments Live/work (limited to certain streets)	1-3 spaces per unit (depends on no. of bedrooms). Live/work: 1 space per 750 SF of non-residential space, plus ½ spaces per bedroom. In Downtown Core, requirements drop by 20%. When mixed use, requirement drops by 33% for land uses w/ smallest parking requirement

(1) IN EACH OF THESE ZONES, STUDIO UNITS COUNT AS ONE HALF OF A UNIT FOR DENSITY PURPOSES.

(2) LOTS CAN RANGE FROM 2,000 TO 6,000 SQUARE FEET FOR SUBDIVIDED PARCELS IN SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICTS, SUBJECT TO DISCRETIONARY REVIEW AND APPROVAL OF THE PLANNING COMMISSION AND CITY COUNCIL.

(3) DWELLING UNITS RESTRICTED TO LOW INCOME HOUSEHOLDS ARE SUBJECT TO 90% OF THE OTHERWISE APPLICABLE PARKING REQUIREMENT.

SOURCE: CITY OF SEBASTOPOL ZONING ORDINANCE.

For Single-Family and Duplex Districts, there are additional Small Lot Subdivision rules that are subject to discretionary review and approval by the Planning Commission and City Council. The purpose of these optional requirements is to promote provision of affordable housing and to help meet inclusionary housing requirements. Among other things, these rules allow for a reduction in average lot size for smaller housing units.

Sebastopol's Zoning Ordinance also establishes parking requirements. For residential districts up to seven units per acre, two parking spaces are required. For Multiple Family Districts, parking requirements are as follows:

- For studios, one space is required for each unit.
- For one-bedroom units, one and a half spaces are required for each unit.

- For two-bedroom units, two spaces are required for each unit.
- For three-bedroom units, two spaces are required for each unit.
- For units with four or more bedrooms, three spaces are required for each unit.

Exceptions to the City's parking requirements include the following types of development:

- For senior housing, three-quarters of a parking space is required for the first 50 units. If a project is greater than 50 units, one-half of a parking space is required for any additional units, regardless of the number of bedrooms.
- For deed-restricted affordable housing units that are occupied by low income households, 90% of the otherwise applicable parking requirement is required.
- For housing in the downtown core, parking requirements are 80% of the otherwise applicable parking requirement.

There has been some discussion of reducing downtown parking requirements, as for 'micro' units and senior housing.

The Housing Plan includes an action to update the Density Bonus Ordinance, which will include revisions to provide for reduced parking requirements for housing projects that meet the standards of State density bonus law, and an action to consider revising parking requirements.

2) Site Development Standards

Through its Zoning Ordinance, the City of Sebastopol enforces minimum site development standards for new residential developments. These standards include lot width, setbacks, lot coverage, and maximum building height.

The City's Zoning Ordinance specifies setbacks, heights, and lot coverage requirements for each zoning district. This information is readily available to the public, and is posted on the City's website. The City's standards are simple and straightforward, and allow appropriate levels of development. It is noted that lot coverage standards are limited to structures over 30 inches high (homes, garages, sheds, etc.) and do not apply to features for the disabled (wheelchair ramps, walkways, etc.), paved surfaces, such as driveways and parking areas, open arbors, or solar energy equipment. Table V.2 summarizes height, setback, and lot coverage standards by zone.

TABLE V.2: ZONING HEIGHTS AND SETBACKS					
Zone	Height	Front Setback	Side Setback	Rear Setback	Lot Coverage
RE	28-30' ⁽¹⁾	30'	25-30'	20'-50'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RA	28-30' ⁽¹⁾	30'	15-20'	25'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f.

TABLE V.2: ZONING HEIGHTS AND SETBACKS

Zone	Height	Front Setback	Side Setback	Rear Setback	Lot Coverage
					and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RR	28-30' ⁽¹⁾	20'	15'-25'	20'-35'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RSF-1	28-30' ⁽¹⁾	30'	10'-15'	20'-30'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RSF- 2	28-30' ⁽¹⁾	20'	5-10'	20'-30'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RD	28-30' ⁽¹⁾	20'	5-10'	20'-30'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RM-M	28-30' ⁽¹⁾	15'	5'-9'	20'-25'	40%,
RM-H	30-40' ⁽²⁾	15'	5'-9'	20'-25'	40%. Planning Commission may approve up to 50% where sufficient open space and recreation areas can be provided through efficient land use or where necessary to promote an affordable housing project.
O	32-40' ⁽³⁾	10' ⁽⁴⁾	0' ⁽⁴⁾	5-20'	None. ⁽⁵⁾
CN	32-40' ⁽³⁾	0'	0-5'	5-20'	None. ⁽⁵⁾
CO	32-40' ⁽³⁾	0-10'	0-5'	5-20'	None. ⁽⁵⁾
CG	32-40' ⁽³⁾	0-20'	0' ⁽⁴⁾	5-20'	None. ⁽⁵⁾
CD	40'	0' ⁽⁴⁾	0' ⁽⁴⁾	0-20'	None. ⁽⁵⁾
CH	32-40' ⁽³⁾	0' ⁽⁴⁾	0-10'	0-20'	None. ⁽⁵⁾
M	35-40' ⁽³⁾	15'	0' ⁽⁴⁾	0-20'	None. ⁽⁵⁾

THIS IS A SUMMARY TABLE. PLEASE REFER TO THE ZONING ORDINANCE FOR SPECIFIC REQUIREMENTS.

(1) FOR LOTS GREATER THAN OR EQUAL TO 5,000 SQUARE FEET, THE HEIGHT LIMIT INCREASES TO 30 FEET.

(2) FOR DEED-RESTRICTED AFFORDABLE HOUSING, HEIGHT LIMIT INCREASES TO 35 FEET OR THREE STORIES.

(3) FOR DEED-RESTRICTED AFFORDABLE HOUSING, HEIGHT LIMIT INCREASES TO 40 FEET OR THREE STORIES.

(4) THESE SETBACKS APPLY, UNLESS THE PROPERTY IS ADJACENT TO A LOT IN AN "R" DISTRICT, IN WHICH CASE THE SETBACK IS THE SAME AS THE ONE FOR THE ADJACENT "R" DISTRICT LOT.

(5) NO FLOOR AREA RATIO OR LOT COVERAGE STANDARDS ARE APPLIED TO RESIDENTIAL DEVELOPMENT IN THESE ZONING DISTRICTS

SOURCE: CITY OF SEBASTOPOL ZONING ORDINANCE.

As shown in Table V.2, deed-restricted, affordable housing units can benefit from higher height limits in the High Density, Multiple Residential District (RM-H) and in certain Commercial Districts than are otherwise available.

The City has concluded that the existing setbacks and height limits do not pose significant constraints to affordable housing development. However, as part of the Housing Workshop commentors indicated that building height limits in the Downtown should be increased to accommodate higher density mixed-use and multifamily residential buildings. An action has been included in the Housing Plan to consider increasing building heights in the Downtown to 4 stories/50 feet for mixed-use projects that include a residential component; this action would accommodate the high densities that are currently permitted in the Downtown. In addition, the City is open to considering modification of development standards on a case-by-case basis pursuant to the State Density Bonus Law. Finally, the City's Inclusionary Housing Ordinance provides concessions to developments that provide inclusionary units. One of these concessions is an increase of 10% in allowed height.

3) Standards for Second Units

Sebastopol's second dwelling unit standards are intended to facilitate the development of this housing type. Second units may be developed on any residential lot or on a non-residentially zoned lot that is currently in residential use. The size of second units cannot exceed 840 square feet. There is no requirement for occupancy by a relative of the owner of the main house. Two-story second units must conform to the same setback requirements as the main unit. Second units are not considered when calculating the maximum lot coverage allowed. Single story second units can be developed with reduced setbacks. Parking requirements are one space per bedroom, except that units with two or fewer bedrooms require only one parking space. The parking requirement may be met by tandem, rather than standard parking spaces, and may be provided in the front setback of a driveway or by on-street parking. These special parking provisions provide greater flexibility in meeting the parking requirement. Design Review approval is required for second units that are two stories in height as well as single story units if determined appropriate by the Planning Director or if requested by an adjoining neighbor. While the City's development standards for second units are appropriate and do not exceed the requirements of State law, State law requires second units to be approved ministerially without discretionary review or a hearing. An action item has been added to the Housing Plan to remove the Design Review Board requirement for second units.

4) Other Standards

Another standard that encourages housing development is the allowance for mixed-use housing development in all of the City's commercial and industrial zoning districts. In several of these zones, mixed-use development is allowed by right. This provides a significant incentive for this type of housing development.

The City also has Home Occupation standards that facilitate home businesses that can effectively increase household income and provide a greater range of housing affordability. In making home

occupations a use by right, this allows a wide range of businesses. In addition, by allowing one non-resident employee, these regulations are less restrictive than many other California cities.

5) Growth Management

The City established a Growth Management Program in its 1994 General Plan and has adopted an implementing ordinance. The Growth Management Program is based on fundamental aspects of the General Plan. These aspects include the following:

- A policy vision to maintain the special character of Sebastopol.
- Ensure a high quality of life in the City.
- Promote infill development rather than sprawl.
- Maintain adequate levels of service (for basic services, including fire flow water pressure adequate to fight fires, police and fire response time, etc.).

One of the major limiting factors relative to housing development is sewer treatment capacity. The City is a partner in a sub-regional wastewater treatment system, and has a significant limitation on how much wastewater can be discharged into the system. Thus, it is critical to meter and monitor wastewater flows and to have a system that regulates residential development, which is the primary contributor to increased demand on Sebastopol's wastewater system. The Growth Management Program also requires that some reserve treatment capacity be maintained to address unanticipated situations and to provide flexibility for weather-related fluctuations in discharges (due to flooding, stormwater infiltration into wastewater systems, or changes in discharges from industrial or other businesses).

Based on the above considerations, the General Plan Growth Management program set a limit of 575 dwelling units to be added to the City during the Plan's 20-year planning time frame, from 1994 to 2014. To preserve development opportunities throughout the lifespan of the General Plan, the program also set annual limits on residential development, initially 40 units per year, dropping to 25 units per year from 2000 forward.

Applications are not prioritized. The City reviews all applications as they are submitted. Since permit requests have not exceeded allowable unit limits, there has not been any need to establish point categories or a process for setting priorities, nor has there been any cost impact or approval uncertainty, since allocation amounts have never been exceeded. Thus, there have been no identified impacts due to this program or other programs such as Design Review, cumulative or otherwise, on the City's ability to meet housing demand for all economic segments of the population.

The implementing ordinance includes some exemptions and discounts from the program. These include:

- Affordable housing units are exempt from the annual limits (but count towards the ultimate limitation).
- Second dwelling units are exempt from the program.
- Single family homes on existing vacant lots are exempt from the program.
- Homeless shelters, single room occupancy residences, and community care facilities are also exempt from the program.

The program also allows 'carry-over' of unused growth management allocations for up to two years, so in any given year, more than 25 units are potentially allowable. Most years have had carry-over allocations.

It is noteworthy that in no year since the program was established has the annual dwelling unit limit of the program been reached. Thus, to date, the program has never acted as a constraint on housing development in Sebastopol, has not affected approval certainty, and has not impacted housing affordability.

The Growth Management program is closely monitored. An annual 'Level of Service' report is required to be presented to the City Council, which reports on the status of the program, as well as other indicators of levels of service such as school enrollment, emergency response times, and water and sewer flows. Through 2013, 366 allocations had been used, leaving 209 remaining. In 2014, 58 allocations are available (25 base allocations plus 23 carryover units). As noted, units that comply with wastewater reduction requirements (virtually all units) count as 0.75 of a unit, so the practical number of potential allocations is greater. Also as noted, affordable housing units are not affected by the annual program limits, and second dwelling units are entirely exempt. Given remaining allocations and the allowances of the program, the Growth Management program does not act as a constraint on housing development and is more than adequate to accommodate the City's 2014-2022 RHNA of 120 units.

The current General Plan horizon goes to the end of 2013, prior to the beginning of the current Housing Element period. A General Plan update has been initiated and will include a review of the Growth Management program, including the ability of the City to provide housing opportunities for all income groups, as well as a review of key parameters that helped establish the limits, such as wastewater flows and remaining capacity. Factors such as water conservation, implementation of new technologies, weather patterns, and changes in land uses and business activity will also affect this review.

Based on the most recent annual evaluation of wastewater flows as compared to system capacity, if the only form of future development was residential, treatment capacity is available for approximately 1,821 residential units (City of Sebastopol, 2012). However, all infrastructure and policy parameters (including housing objectives as well as objectives for non-residential growth) affecting development potential will undergo a thorough evaluation as a result of the General Plan update.

6) Inclusionary Housing

The City adopted a comprehensive Inclusionary Housing Ordinance in 1994. This Ordinance has been revised several times. The most recent revision was in 2003. Under the current Ordinance, 20 percent of new units in new residential developments of three or more units must be affordable to households that are very low or low income. The Ordinance further specifies that the external appearance of inclusionary units be substantially the same as the market rate units, but interior amenities can be less expensive. In addition, while the unit size can be smaller, the number of bedrooms should be comparable to the number of bedrooms in market rate units. Affordability restrictions last for 59 years.

Required units must be developed on site, except that the requirement for any fractional units required may be satisfied by payment of an in-lieu fee. This fee is deposited into a fund restricted to affordable housing uses only.

The program applies to multifamily as well as single family developments, with an exemption for remodeling, (as long as additional units are not added), second units, deed-restricted affordable units,

and replacement of dwelling units damaged or destroyed by fire or other catastrophe. This program is intended to ensure that all but very small housing developments include affordable units.

The Inclusionary Zoning Ordinance includes an incentives clause (17.240.100) which states that the Ordinance is not intended to cause an undue burden on the developers of residential projects. The Ordinance specifically lists the density bonus and nine incentives that are available to help a residential project remain financially feasible while providing the required affordable units. These incentives include the following:

1. Density bonuses pursuant to Health and Safety Code. If greater affordability is offered (half for very low income), then developer either can receive a higher density bonus (45% instead of 35%) and three concessions (unless the City concludes that the concessions are not needed for financial feasibility).
2. Concessions provided under 17.240.100 (h) include:
 - Elimination for the requirement for covered parking.
 - Ten percent increase in permitted lot coverage.
 - Ten percent increase in height limit (one story).
 - Ten percent reduction in useable open space.
 - Reduction of parks and traffic impact fees by 50 percent for inclusionary units, if City's CDA has the funds to make up shortfall.
 - Other modifications to location of project improvements.
 - Approval of mixed-use zoning in conjunction with the housing development.
 - Other incentives proposed by developer or City.

In addition, the Ordinance allows for fast-tracking of permits and allowance of reduced lot sizes, as long as they do not cause environmental impacts or are incompatible with surrounding land uses.

Thus far, 19 inclusionary units have been constructed, and an additional 33 inclusionary units are approved or planned. Of these 52 total units, 79% are affordable to low income households, 19% of units are affordable to moderate income households, and the remaining units are affordable to very low income households.

Under normal market conditions, the current Ordinance does not constrain housing development in Sebastopol. At the Housing Workshop, potential housing constraints included the percentage of inclusionary units required (a recommendation was to reduce the requirement to 15%), that in-lieu fees should be allowed, and that mid- and moderate-income requirements should be addressed so that there is not an oversupply of lower income housing. It is noted that a September 2014 review of inclusionary requirements of Sonoma County and cities in the region indicates that inclusionary requirements in Sonoma County generally range from 15 to 20%. The summary of comments from this meeting are included in Chapter VII and indicate that some of the suggestions made by the development community are already part of City policy.

While the Inclusionary Housing Ordinance has not been identified as a constraint to housing production, a recent California Supreme Court Case (Sterling Park L.P. v. City of Palo Alto, 2013 Cal. LEXIS 8112) held that inclusionary housing requirements are an exaction subject to the California Mitigation Fee Act. However, another case, California Building Industry Association v. City of San Jose, is anticipated to be before the California Supreme Court and may provide further direction on how to address inclusionary housing. An action is included in the Housing Plan to review the Inclusionary Housing Ordinance in consideration of recent case law and State law and, if necessary, to make appropriate revisions. The action includes outreach to developers and housing stakeholders to ensure that potential benefits and impacts of revising the ordinance in terms of effect on housing production are fully considered.

7) Density Bonus Law

The Inclusionary Housing Ordinance contains density bonus allowance provisions. These provisions are not consistent with density bonus mandates of State Law. Table V.3 compares the two statutes. The main differences between the State's Density Bonus Law and Sebastopol's density bonus provisions under the Inclusionary Housing Ordinance are as follows:

- The City requires a greater number of affordable housing units under its Inclusionary Ordinance than are required under State Law.
- The City requires a longer term of affordability under its Ordinance than is required under State Law.
- The City allows a higher density bonus in comparison to State Law - up to 45%.

There are other differences, between City and State regulations that are more difficult to compare. One example is the number of incentives that are allowed. It is the City's intent following the Housing Element Update to revise its density bonus regulations to be consistent with State Law. Due to a lack of staffing and financial resources, the update to the City's density bonus provisions has not yet occurred. The action to update the density bonus provisions to meet the requirements of State law is included in the Housing Plan.

8) Building Codes and Enforcement

New construction in Sebastopol must comply with the California Building Standards Code (CBSC) of 2013. There are no extraordinary building regulations or exceptions to the CBSC that would adversely affect the ability to construct housing in Sebastopol. Building codes and enforcement do not provide a constraint to housing development.

Existing residences are inspected only when an owner seeks a building permit for additional construction, or when a specific complaint relating to the health and safety of the building occupants is received by the City.

TABLE V.3: PROVISIONS OF THE CITY OF SEBASTOPOL'S INCLUSIONARY HOUSING ORDINANCE AND PROVISIONS OF STATE DENSITY BONUS LAW

Attribute	City of Sebastopol Inclusionary Housing Ordinance	State Housing Density Bonus ⁽¹⁾
Percent of Units Required to be Affordable	20% of units to be affordable. Target income group is low income (below 80% AMI). Sebastopol's Inclusionary Ordinance requires a greater number	5% of units to be affordable to very low income, or 10% of units to be affordable to lower income households, or a senior housing development (no affordability

	of affordable units than required by State Housing Density Bonus Law.	restrictions), or 10% of units to be affordable to moderate income households, if the development is a condominium.
Resale/Rent Restrictions	59 years. Longer than state requirement.	Equity sharing required for moderate income sale units. 30 years of restrictions required.
Maximum Amount of Density Bonus	25% if basic ordinance requirements are met. If a development increases affordability up to 30% (10% of units for very low income and 20% of units for low income), then it qualifies for a density bonus of up to 45% as well as three incentives, if these are needed to provide for affordable housing costs. Greater density bonus than required by State.	Sliding scale. Very low (percentage of very low income units ranges from 5% to 11% and accompanying density bonus ranges from 20% to 35%); Low (percentage of low income units ranges from 10% to 20% and accompanying density bonus ranges from 20% to 35%), and Moderate (percentage of moderate income units ranges from 10% to 40% and accompanying density bonus ranges from 5% to 35%). For senior housing, since 100% of units in a development must be targeted to seniors, a uniform density bonus of 20% applies.
Rounding of Density Bonus	All fractions are rounded up to provide for more density.	All fractions are rounded up to provide for more density.
Number of Incentives Provided (2)	Two incentives, unless 30% of units are affordable. In that case, three incentives are provided. Difficult to compare, since affordability requirements are not the same.	Under the minimum required percentage of units for very low, low and moderate income households, one incentive is provided. If a project doubles the percentage of affordable units, e.g., 10% of units for very low income, 20% of units for lower income, or 20% of units for moderate, then two incentives are provided. If a project triples the percentage of affordable units, e.g., 15% of units for very low income, 30% of units for lower income, or 30% of units for moderate, then three incentives are provided.

(1) EXCLUDES DENSITY BONUSES RELATED TO PROVISION OF CHILD CARE FACILITIES IN RESIDENTIAL DEVELOPMENTS.

(2) THE ACTUAL INCENTIVES ARE NOT DEFINED. INCENTIVES MUST RESULT IN MORE AFFORDABLE HOUSING COSTS.

SOURCES: CITY OF SEBASTOPOL INCLUSIONARY HOUSING ORDINANCE (CHAPTER 17.240) AND STATE OF CALIFORNIA GOVERNMENT CODE SECTION 65915 (c) (1) (2) (3) (4).

9) On/Off Site Improvement Requirements

The City of Sebastopol requires that developers complete certain minimum site improvements in conjunction with new housing development. Like other cities in California, Sebastopol has specific and detailed improvement standards for a variety of on- and off-site improvements that may be required for housing developments. These standards are provided to builders in several ways.

First, the City Engineering Department provides and maintains a book of standards. This book includes over 120 pages of detailed information in a 'standards' book, which includes drawings of standards for

such features as water main valves, hydrants, water services, meter boxes, sewer trenches, manholes, cleanouts, sewer laterals, grease interceptors, pumping systems, streets, cul-de-sacs, curbs, gutters, driveways, street name signs, street lights, pavement markings, storm drains, catch basins, outfalls, and numerous other on- and off-site improvements.

Secondly, the Planning Department and the City's website provide information on the City's Subdivision Ordinance. This Ordinance also specifies standards in a chapter entitled "Design and Improvement Standards." This chapter sets forth a variety of requirements for subdivisions. These requirements include the following:

- Street standards - minimum curb-to-curb width for arterials of 40 feet, for collectors of 36 feet, and for local streets of 32 feet.
- Sidewalk standards - a minimum of five feet in width.
- Street trees – one tree is required for every 40 feet of frontage.

The Zoning Ordinance and related ordinances also have detailed requirements, including elements that could be considered 'standards' such as driveway and parking space dimensions, setback requirements, and parking lot landscaping requirements. The Ordinance is on the City's website and is also available at the Planning Department office.

The City's improvement requirements (and costs) are comparable to those of other cities in the region. Materials and construction costs are also comparable. While some multifamily site improvement costs are lower on a per unit basis than for single family sites, additional costs may be required for a larger development site. Off-site and on-site improvement requirements do not represent a constraint to the development of new housing in Sebastopol.

10) Processing and Permit Procedures

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety, and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The following subsection provides a brief description of the process to obtain entitlements to construct housing on vacant land in Sebastopol.

APPROVAL PROCEDURES

Single Family and Single Story Second Units

The permit process and approval procedure for a new single-family residence proposed on an existing lot that is not part of a subdivision requires building permit approval by the Building, Planning, and Engineering Departments. No additional discretionary review is required. Applications for single-story second units that meet the development standards in the zoning district in which they are proposed are also administratively reviewed, unless the Planning Director recommends Design Review or an adjoining neighbor requests a Design Review hearing. Administrative review takes approximately one month upon determination that the project application is complete. No public noticing is required.

Other Housing Types (Two or More Units, Multifamily Units, Two-Story Second Units, and Second Units Requiring an Exception)

All other applications for construction of new units, including single family residences proposed in residential developments of two or more units, all multifamily dwelling units, two-story second units, and second units requiring an exception to the zoning district development standards require design review.

Projects requiring design review are considered by the City's Design Review Board. The Design Review Board's objective is to promote continuity of style, massing, and aesthetics throughout the City. Design Review applications are processed by the Planning Department upon submittal of project application materials and payment of a deposit. Staff then reviews the proposed project for compliance with the Zoning Ordinance. Upon staff's determination that the project application is complete, the project is scheduled for consideration by the Design Review Board. Projects are typically considered by the Board approximately two months after the staff determines that the application is complete.

Public noticing is required for projects involving development of 10,000 square feet or greater, 10 lots or more, or for 10 or more dwelling units. For these larger projects, a public notice is posted on the project site 30 days prior to the date of the hearing. In addition, the notice is required to be posted in a local newspaper and in three public locations within 500 feet of the proposed project, twelve days prior to the hearing date. Notices are also mailed to surrounding residents who live within 600 feet of the subject property twelve days prior to the date of the hearing. Applications for second units that are not eligible for administrative review are also required to be noticed.

In accordance with the City's Design Review Guidelines, the Design Review Board considers the aesthetic components of proposed projects only. These components include architecture, landscaping, signage, and site layout. The Design Review Guidelines are intended to assist the Design Review Board in reviewing applications to promote a high quality of design, and consistency in the Design Review process. The guidelines are not intended to be strict standards; they are intended to be used and interpreted with flexibility.

Upon project review, the Design Review Board is required to make the following findings:

- a. The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol,
- b. The design provides appropriate transitions and relationships to adjacent properties and the public right of way,
- c. The design will not impair the desirability of investment or occupation in the neighborhood,
- d. The design is internally consistent and harmonious,
- e. The design is in conformity with any guidelines and standards adopted pursuant to this Chapter (Zoning Ordinance Section 17.310 Design Review Procedure).

Larger projects are typically reviewed over the course of two or three meetings, with the entire Design Review process taking approximately four to five months for larger projects, such as multifamily or mixed-use projects. Upon Design Review approval, applicants may submit a Building Permit application for construction of the project.

For units proposed to be constructed on a residentially zoned parcel that complies with zoning district development standards (including multifamily units), no other discretionary approval is required.

In response to comments received during the Housing Workshop, an action is included in the Housing Plan to consider preparation of more specific design guidelines for multifamily and mixed-use projects and to streamline the design review process for multifamily projects.

Residential Units Proposed as Part of a Mixed-Use Project

Residential development as part of a mixed-use project is conditionally permitted in all commercial zoning districts, including the Industrial District. Use Permit approval is required. Applications for Use Permits are required to be submitted, along with a deposit, to the Planning Department. Staff reviews the proposed project for compliance with the Zoning Ordinance. Upon staff's determination that the project is complete, it is scheduled for consideration by the Planning Commission. Projects are typically scheduled for a Planning Commission hearing within three months of being deemed complete. Notices of the scheduled hearing are mailed to surrounding residents who live within 600 feet of the proposed project. In addition, twelve days before the date of the hearing, public notices are posted in a local newspaper and three public locations within 500 feet of the project site.

When considering Use Permits for residential development proposed in non-residential zoning districts, the Planning Commission determines whether or not the proposed residential use is compatible with the surrounding neighborhood. As part of its review, the Planning Commission analyzes the proposed project layout, residential density, site circulation and parking. A Use Permit is granted if it meets with the following condition:

A Use Permit may be granted only if the establishment, maintenance, or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Upon approval of the Use Permit by the Planning Commission, a project then moves on to the Design Review Board. (See above.)

Residential Units Proposed as Part of a Subdivision

Both Planning Commission and City Council review and approval are required for a subdivision, prior to Design Review consideration. Applications are required to be submitted, along with a deposit, to the Planning Department. Staff reviews the project for compliance with the Zoning Ordinance and Subdivision Ordinance. Upon staff's determination that the project is complete, the project is scheduled for a Planning Commission hearing prior to a City Council hearing.

Subdivision applications are typically considered by the Planning Commission within three months of staff's determination that the project is complete. For projects that require both a Use Permit and subdivision approval, the applications may be reviewed concurrently by the Planning Commission. Notices of the scheduled hearing are mailed to surrounding residents who live within 600 feet of the proposed project. In addition, twelve days before the date of the hearing, public notices are posted in a local newspaper and three public locations within 500 feet of the project site.

In considering subdivision applications, the Planning Commission reviews the proposed layout of the parcels, orientation of the parcels and proposed streets and driveways, parking, and potential privacy or environmental issues and must make the following findings:

1. That the proposed project is categorically exempt from the requirements of CEQA, pursuant to Section 15332, Class 32.
2. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of the Municipal Code.
3. That the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.

Upon subdivision approval by the Planning Commission, a project then moves to the City Council for its review and approval. It typically takes one to two months for a project to be scheduled for City Council review, following approval by the Planning Commission. Notices of the scheduled hearing are mailed to surrounding residents who live within 600 feet of the proposed project. In addition, twelve days before the date of the hearing, public notices are posted in a local newspaper and three public locations within 500 feet of the project site. Upon review and approval by the City Council, the project then moves onto the Design Review process.

Projects that require preparation of an Initial Study/Negative Declaration, or an Environmental Impact Report (EIR) under the California Environmental Quality Act require additional processing, adding five to six months of time for a Negative Declaration and nine to twelve months for an EIR.

BUILDING PERMITS

After the Design Review process is completed, the final step is a plan check, prior to issuance of a building permit. Upon submittal of plans, it takes approximately four to six weeks for a typical single family plan check and about eight weeks for a typical multifamily plan check prior to the issuance of a building permit. If the plans require revision, each round of revisions can add an additional one to two weeks to the plan check process. Construction may commence immediately once a building permit is issued.

POTENTIAL IMPACTS ON APPROVAL CERTAINTY, TIMING, AND DEVELOPMENT COSTS

Sebastopol's processing and permit procedures are reasonable and comparable to those in other California communities. With lower permit volume and smaller staff, the City can be more flexible in application requirements and scheduling. However, given the requirements for internal reviews, noticing and agenda management, the City's process cannot be meaningfully reduced since the Design Review process is very important to City officials and residents. Most developers working in the City understand the process and have adapted to its requirements, so that approvals are likely.

The permit process increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of local staff and officials. This is especially true of the environmental review component of the process. Since most development is small scale projects, environmental assessments are not generally required. However, EIRs may be required for larger projects. The City of Sebastopol has little flexibility to change this, since the California Environmental Quality Act specifies procedures that local jurisdictions must observe in reviewing the impacts of development projects.

Assuming that a project is consistent with design guidelines and that an application is complete, the City's process can still impact development costs. For example, the City's process can still impact development costs. For example, if it takes longer to process an application, predevelopment costs, such as costs for consultants and architects and financing costs associated with a land purchase or option, can increase. However, since the City clearly specifies the process and its requirements and employs sufficient staff to work with developers and their representatives, the City's processing and permitting procedures do not pose an undue constraint on the development of new housing.

11) Development Fees

The City of Sebastopol charges residential developers several different types of fees for services performed by City staff, including staff review of building plans and inspection of construction in progress. In addition, developers pay for sewer and water hook-ups, impact fees for schools, parks and traffic, and some additional fees, such as those for wastewater retrofit. Finally, developers incur costs in complying with the City's Inclusionary Housing Ordinance, either by building the required affordable units and/or by paying in-lieu fees for fractional units.

Table V.4 shows the combined cost of fees for three types of residential development projects in Sebastopol. The prototypes used in Table V.4 are defined as a single family subdivision of 10 homes, in which each house consists of 2,000 square feet of living area, a second dwelling unit, and a multifamily property consisting of 28 one- through three-bedroom units, each consisting of 1,180 square feet. For the single family prototype, the total fee is \$40,277 per unit, and for the multifamily affordable housing prototype, the total is \$20,290 per unit. For the second dwelling unit, the fee is \$20,891 per unit.

Since these prototype developments are subject to the Inclusionary Housing requirement, it is necessary to factor in the additional costs associated with the City's Ordinance. For the single family prototype, two inclusionary units are required, and for the multifamily prototype, no inclusionary units are required as the multifamily is anticipated to be a development affordable to lower income households. It is not possible to estimate the additional costs to developers of providing these units without examining financial information on specific projects. Thus, Table V.4 assumes that the inclusionary requirement is met through provision of the units on-site. The City allows for density bonuses and fee deferrals as incentives and cost reduction measures for the inclusionary units.

TABLE V.4: SUMMARY OF RESIDENTIAL DEVELOPMENT FEES, CITY OF SEBASTOPOL	
Planning Fees	Fee
Administrative Permit Review	\$230
Administrative Permit Review – Minor	\$80
Building Permit Review Fee – Major	\$165
Building Permit Review Fee Minor	\$60
Design Review – Administrative	\$200
Design Review – Major Project	\$1,000
Design Review Minor Project	\$465
Development Agreement	\$8,630
General Plan Amendment	\$3,530
Initial Study Preparation	\$3,675
Zoning Amendment	\$3,065
Subdivision – Tentative Major	\$4,840
Subdivision – Tentative Minor	\$4,500
Variance – Major	\$935

Variance – Minor		\$900	
Zoning Determination		\$110	
Planning, Impact, and Infrastructure Connection Fees	Single Family ⁽¹⁾	Second Unit	Affordable Multifamily ⁽²⁾
Sewer Connection	\$6,360	\$4,775	\$479
Water Connection	\$3,970	\$1,070	\$549
Water Meter	\$65	\$65	\$31
Fire Sprinkler System Connection	\$0	\$0	\$38
Wastewater Retrofit	\$2,040	\$1,040	\$1,040
School Impact	\$3,860	\$1,930	\$2,277
Park Fee	\$6,500	\$3,900	\$3,900
Wastewater Retrofit Impact Fee	\$2,040	\$1,040	\$1,040
Traffic Impact	\$4,040	\$2,601	\$3,118
Total Building Permit and Plan Check Fees ⁽³⁾	\$9,547	\$4,285	\$7,479
Total Planning Fees ⁽⁴⁾	\$1,826	\$171	\$310
Strong Motion Impact Fee	\$29	\$14	\$29
Inclusionary In-Lieu Fee ⁽⁵⁾	\$0	\$0	\$0
Total	\$40,277	\$20,891	\$20,290

(1) SINGLE FAMILY FEES ARE BASED ON A SUBDIVISION OF TEN UNITS. EACH UNIT CONSISTS OF A THREE-BEDROOM, 2,000 SF HOME WITH A 400 SF GARAGE.

(2) MULTIFAMILY FEES ARE BASED ON A BUILDING WITH 28 UNITS, INCLUDING 8 ONE-BEDROOM, 16 TWO-BEDROOM, AND 4 THREE-BEDROOM UNITS, WITH AN AVERAGE UNIT SIZE OF 1,180 SF.

(3) INCLUDES BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMIT FEES, CITY PLAN CHECK REVIEW, FIRE DEPARTMENT PLAN CHECK REVIEW.

(4) PLANNING FEES (AVERAGE PER UNIT FEE) INCLUDE A MAJOR DESIGN REVIEW, DEVELOPMENT AGREEMENT, MAJOR SUBDIVISION, INITIAL STUDY, AND ZONING DETERMINATION FOR THE SINGLE FAMILY DEVELOPMENT, A MAJOR DESIGN REVIEW, INITIAL STUDY, AND ZONING DETERMINATION FOR THE MULTIFAMILY DEVELOPMENT, AND AN ADMINISTRATIVE DESIGN REVIEW AND ZONING DETERMINATION FOR SECOND UNITS.

(5) ASSUMES INCLUSIONARY UNITS WOULD BE PROVIDED AS PART OF THE PROJECT (TWO UNITS IN THE SINGLE FAMILY DEVELOPMENT; MULTIFAMILY PROJECT IS ANTICIPATED TO BE LOWER INCOME WITH NO ADDITIONAL INCLUSIONARY REQUIREMENT). IN-LIEU FEES COULD RANGE FROM \$24,500 FOR THE MULTIFAMILY EXAMPLE TO \$44,480 FOR THE SINGLE FAMILY EXAMPLE.

SOURCES: CITY OF SEBASTOPOL, SEBASTOPOL UNION DISTRICT, AND WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT.

12) State of California Article 34

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low income persons, and if the City is the developer. If a project is subject to Article 34, it will require an approval from the local electorate. This can pose a constraint to the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

The City of Sebastopol has not held an Article 34 election, since it does not directly build affordable housing. Instead, the City provides loans to affordable housing developers and therefore does not trigger Article 34. So far, this has not been a barrier in the production of affordable housing.

C. LOCAL EFFORTS TO REMOVE BARRIERS

California Government Code Section 65863.6 require findings that justify reducing regional housing opportunities before any zoning ordinance or mandatory general plan element may be adopted or amended to limit the number of housing units that may be built annually. Each county and city shall consider the effect of ordinances adopted on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources. Any ordinance adopted that limits the number of housing units that can be developed shall contain findings that there will be beneficial impacts on public health, safety, and welfare of a city's or county's residents.

Under this requirement, the City of Sebastopol considered the effect of its Growth Management Program and found that the provisions of the Program are necessary to promote public health, safety, and welfare. Furthermore, the City's Ordinance accommodates General Plan build-out figures and the City's 2014 - 2022 RHNA, and in this way, it is assured that housing opportunities in the region are not reduced. Critical allowances under this program include exempting affordable housing and second dwelling units from the annual growth allowances. However, to the extent that housing opportunities may be reduced, those reductions are justified by the City to protect the character and quality of life for existing and future residents by managing and balancing new residential growth so that it does not exceed available resources including the developable land supply, public infrastructure capacity, public services, and fiscal resources.

Pursuant to Government Code Section 65863.6, the City Planning Department has made the following findings:

WASTEWATER TREATMENT CAPACITY AND WASTEWATER COLLECTION SYSTEM

Presently the City is meeting its required reservation of five percent of wastewater treatment capacity. The City has a legal cap on the volume of wastewater that can be sent to the subregional treatment plant; this is one of the key limiting factors to future growth.

WATER SUPPLY AND DISTRIBUTION

The City's fire flow standard of 1,000 gallons per minute is currently met. A new well went into service in 2008. The City is pursuing arsenic remediation measures for Wells #6 and #7. Water conservation continues to be a high priority.

TRAFFIC CIRCULATION

Downtown Sebastopol is located at the crossroads of State Highways 116 and 12. With no alternative high quality parallel regional routes, traffic levels of service within Sebastopol are unacceptably low on the highways and their intersections with local streets. A traffic study completed in 2006 as part of the Northeast Area Specific Planning process found that several downtown intersections do not currently meet LOS objectives, and have a rating of "F" at both AM and PM peak periods. Much of the traffic is generated outside of the City limits. Accommodating this traffic through extensive street widening would negatively affect the community's sense of place. The existing LOS policies should be reviewed, as they may pose a constraint in addressing housing objectives.

FIRE PROTECTION SERVICES, POLICE SERVICES, AND SCHOOL FACILITIES

Fire services are provided by the City's volunteer and professional fire staff. One of the reasons to manage the rate of residential growth in Sebastopol is to make sure that the City can maintain adequate

emergency response times within the limits of a volunteer/professional fire department. The Fire Department has a fire protection rating of Class 3 which is in the top five percent of all fire departments nationally. The General Plan response time standard for fire protection services of less than five minutes for 80 percent of calls is being met. The National Response Standard of a response time of 9 minutes and assemblage of 15 firefighters on the scene, as adopted by the National Fire Protection Agency for volunteer staffed departments serving an urban area, is also being met.

Although Sebastopol's police department is presently meeting its standard emergency response time of three minutes for 70 percent of calls, response times for less urgent calls frequently do not meet this standard. One of the main explanations is that the department has often been operating two or three positions below the number of authorized, sworn officers. The Sebastopol Union and the West Sonoma County High School Districts establish their own standards for school class size and amount of play area per student. While district-wide enrollment for Sebastopol Union School District has declined since 2008, West Sonoma County High School District has experienced an increase in enrollment since 2012. The two School Districts collect impact fees from new development to help offset future costs of capital improvements.

FISCAL RESOURCES

The State budget situation has negative financial impacts on Sebastopol. In 2008, the State took funds from the City's Redevelopment Fund, adversely affecting local economic development resources. In 2009, to address its own fiscal shortcomings, the State may take more monies from local jurisdictions.

The City will continue to participate in economic development initiatives designed to create a sustainable local economy and to promote appropriate development projects that can have important long-term positive impacts on the City's fiscal situation.

AFFORDABLE HOUSING NEEDS (UP TO 100% OF AREA MEDIAN INCOME)

The Growth Management Program exempts affordable housing and second dwelling units from the annual Growth Management cap. The provisions of the Growth Management Program Ordinance prioritize dwelling unit production, within the limits of available resources, to strive to meet Sebastopol's portion of the region's affordable housing needs.

In addition to this assessment of the balancing of housing needs with infrastructure capacity, the City has made other efforts, as discussed previously, to reduce barriers to affordable housing, including the following provisions in the Zoning Ordinance:

- Density bonuses for low income inclusionary housing;
- Reduced parking requirements for affordable, deed restricted projects and senior housing projects;
- Allowing home occupations;
- Allowing single story second dwelling units as permitted uses, and
- Enhanced use and height allowances for affordable housing developments.

D. HOUSING FOR PERSONS WITH DISABILITIES

Single family and multifamily housing in Sebastopol may accommodate persons with disabilities. State laws and building codes mandate accessibility provisions for certain types and sizes of housing developments. On a local level, the City's Zoning Ordinance allows for Small Community Care residential uses by right in its residential zones and in several of its non-residential zones. Small Community Care Residential means a home that provides services to six or fewer persons, including those that reside in the home. This use includes small congregate living facilities, housing for the developmentally disabled, small rest homes, intermediate care facilities, alcoholism and drug abuse recover and treatment facilities, and similar housing.

The Zoning Ordinance defines family as “An individual, or two or more persons related by blood, marriage, or adoption, or a group of unrelated persons who live together as a group in a dwelling unit, using common cooking facilities.” This definition does not pose a constraint to housing for persons with disabilities or to other types of housing.

The Zoning Ordinance also allows Large Community Care residential uses in its residential zones by Use Permit, and health care uses are permitted in the RM-M and RM-H zones with a Use Permit. Similarly, Large Community Care uses are conditionally permitted in the O, CN, and CO Districts, but not in the other non-residential zones, although health care uses are allowed in other non-residential zones.

Parking requirements for housing for persons with disabilities may also pose a constraint. Several types of uses that serve disabled persons have specific parking requirements, while other uses are not specified. The Zoning Ordinance parking standards provide the Planning Commission with flexibility in setting parking requirements for units or projects for persons with disabilities.

Some types of housing for disabled persons are not subject to the Growth Management Ordinance, for example housing units that lack individual kitchens and Community Care facilities are exempted from the Ordinance. More importantly, since the City has yet to reach the annual limits of the Growth Management Ordinance, it does not pose a constraint to housing for disabled persons.

Participants in the Housing Workshop identified the need for universal accessibility requirements. Chapter 15.80 of the Title 15 (Building) of the City's Municipal Code requires universal design and accessibility measures for all new and rehabilitated residential development, except in certain circumstances (undue hardship or constraint, rebuilding from a flood or other disaster). The requirements address primary entrances, interior routes, restrooms, kitchens and facilities, common use rooms, bedrooms, and miscellaneous areas. A review of Chapter 15.80 indicates that the City's universal design requirements are comprehensive and are consistent with the comments made at the Housing Workshop.

Another potential constraint to addressing access for persons with disabilities may be setback and other physical standards specified by the Zoning Ordinance. For example, front or side yard setback standards could potentially conflict with retrofitting a building with a wheelchair ramp. However, following the 2003 Housing Element, a new section of the Zoning Code was adopted (Section 17.275 Reasonable Accommodation under the Fair Housing Acts). This section provides a procedure to request reasonable accommodation for persons with disabilities. This procedure allows for exceptions to be made to zoning law or other land use regulations that act as barriers to equal housing opportunity.

E. POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Cost factors, such as financing, land, and construction costs are the principal non-governmental constraints to the development of affordable housing. These costs have been steadily increasing in Sebastopol and throughout Sonoma County. A new trend since the 2003 Housing Element has been a drop in housing prices (after 2006) while production costs have increased. Under current conditions, this has lowered profits to the point that many forms of development are not feasible.

1) Land Costs

Land costs are a major factor in the cost to build housing in Sebastopol. Based on a September 2014 review of land prices in the Sebastopol area at zillow.com and landwatch.com, individual lots may be priced as low as \$200,000. However, there are no individual lots currently for sale that are in the 0.15 to 0.5 acre range. It is anticipated that a 0.15 acre vacant lot would run approximately \$140,000. Land prices generally range from \$150,000 to \$380,000 per acre for larger pieces of land.

The main way that a jurisdiction can attempt to decrease the land cost component is by increasing the number of units that can be built on a given piece of land.

2) Availability of Financing

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

In August 2014, the average rate for a 30-year mortgage was 4.12%. From 2004 to 2014, rates have ranged from a high of 6.41% in 2006 to a low of 3.66% in 2012. The problem with financing is the availability of credit, not high interest rates. On the development side, local Sebastopol developers have indicated that banks are lending less for new residential projects. The problem is that banks appraise the value of the completed project in determining how much construction financing to provide. When sales prices drop (which has occurred), the bank reduces the after-construction appraised value, and therefore reduces the amount of construction financing that a developer can secure. In this situation, a developer either has to raise more equity to invest in a project, or postpone development. At this time, developers are delaying projects.

For homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While strict adherence to underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

3) Development Costs

CONSTRUCTION AND SITE IMPROVEMENT COSTS

Upon securing the raw land, a residential developer undertakes site improvements to "finish" the lot before a home can actually be built on the property. Such improvements include connections to existing utility systems, rough grading, construction of streets (if needed), installation of water, and sewer lines, and construction of curbs, gutters, and sidewalks. These costs do not include cost for utilities not maintained by the City such as PG&E, telephone, and cable services.

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. Construction costs presented below here are based on averaging costs provided by local housing professionals. Construction costs vary depending on the type and quality of development. In the region, construction costs range from approximately \$140 to \$196, including construction and site improvements (Sonoma County Technical Background Report, 2014; City of Santa Rosa, 2014). Burbank Housing estimates that construction of new multifamily units ranges from \$350,000 to \$425,000, which includes all costs (land, permitting, site preparation, construction, project management, etc).

TOTAL HOUSING DEVELOPMENT COSTS

As shown in Table V.5, the total of all housing development costs discussed above for a modest single-family home is \$530,277, including land, site improvements, construction costs, fees and permits (as shown in Table V.1). This figure does not include developer profit, payments to equity partners, or marketing costs. According to the figures shown in Tables I.13 and V.5, none of Sebastopol's lower- or moderate income households could afford to purchase or build a new home in Sebastopol. Although some newly constructed homes are smaller than 2,000 SF, these would still not be affordable to low and moderate income households. In fact, in order to afford this new home, a household would need to be in the above moderate income group.

Table V.5 also includes the cost to construct an affordable multifamily unit. It is noted that the per square foot construction cost for an affordable unit is higher than typical market rate development. This is due to the requirement to adhere to a variety of State and Federal requirements that are attached to public funds, including payment prevailing wages under the Davis-Bacon and related acts and the cost associated with administering and reporting related to the various public funding sources, as well as the cost associated with assembling the funding and financing, which usually involves multiple funding sources.

TABLE V.5: CITY OF SEBASTOPOL ESTIMATED HOUSING DEVELOPMENT COSTS, 2010		
Cost Component ⁽¹⁾	Single Family Home	Affordable Multifamily Unit
Land Price	\$140,000	\$13,636
Construction and Site Improvements	\$350,000	\$340,786
Total Permits/Fees	\$40,277	\$20,290
Total Housing Development Cost	\$530,277	\$374,712
Cost per Square Foot	\$265	\$318

(1) COSTS ASSUME A 2,000 SQ.FT. HOME WITH A 400 SQ.FT. GARAGE ON A 0.15 ACRE LOT. ASSUMES A ONE-UNIT PROJECT, AND THUS, EXCLUDES CITY IN-LIEU FEES. APPROXIMATELY \$60,000 OF CONSTRUCTION COST IS SITE IMPROVEMENTS.

(2) COSTS ASSUME AN 1,180 SQ. FT. MULTIFAMILY UNIT AT A DENSITY OF 22 UNITS PER ACRE. APPROXIMATELY \$40,000 TO \$50,000 PER UNIT OF CONSTRUCTION COST IS SITE IMPROVEMENTS. NO IN-LIEU FEES ARE INCLUDED AS PROJECT IS ASSUMED TO BE AFFORDABLE.

SOURCES: SEBASTOPOL BUILDERS, CITY STAFF, AND DE NOVO PLANNING.COM.

Costs have remained relatively similar since the 2010 Housing Element. However, the estimated single family cost anticipates a well-constructed single family home with minimal upgrades and is based on regional average construction costs. The 2010 Housing Element estimated higher costs associated with construction that appear to take into account developer profit and marketing. Permit and fee costs have not increased significantly and the price of land has not increased significantly since the 2010 Housing Element. There is not much that the City can do to decrease construction costs, except to encourage the construction of smaller homes, which was also suggested by the housing professionals who participated in the City's workshop (both for the 2010 and 2014 Housing Elements). The current processing fees charged by the City are not excessive and are vital to supporting City Departments that review, approve, and monitor new building activity. In addition, impact fees are required to pay for the expansion of public facilities required to serve new residents.

4) Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. These are listed below.

FINANCING CONSTRAINTS

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to very low, low, and moderate income households. It is not unusual to see six or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Similar to market rate development, lenders have reduced appraised values for completed affordable projects. This reduces the amount of funds provided to a project by conventional lenders. Secondly, tax credits are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

Prior to 2012, the City could help address the financing constraint for affordable housing development by providing grants and loans to affordable housing developers through the City's Low Income Housing Fund (redevelopment funds). With the State's closure of redevelopment agencies, this funding source has been eliminated. The City can support CDBG and/or HOME funding applications made to the Urban County/Sonoma County Community Development Commission, however there is no guarantee of funding.

SIZE OF PROJECTS/LAND ACQUISITION

In addition, the size of projects also relates to financing and management concerns. Small projects are proportionately more expensive to develop and operate, and so financing sources and affordable housing developers generally prefer to develop projects of at least 30-40 units, with larger projects preferred.

Aside from small Habitat for Humanity subdivisions, recent affordable developments in Sebastopol have ranged in size from 2 units (Habitat for Humanity, an ownership project) to 34 units (Hollyhock, an ownership project) to 45 units (Petaluma Avenue Homes, a rental project). While locating vacant sites that are big enough to accommodate a larger development is a challenge in Sebastopol, the City does have adequate sites to accommodate its affordable needs. However, due to market conditions, the sites are not necessarily available for purchase. While there are under-utilized parcels that are zoned for non-residential purposes, such as industrial, the community is reluctant to change zoning designations, since one planning goal is to preserve job-generating land uses. One of the City's continuing programs is to identify suitable building sites for affordable housing development.

F. POTENTIAL POLICIES TO OVERCOME CONSTRAINTS

Based on the analysis presented in this discussion of Governmental and Non-Governmental Constraints, the following programs will be included in the Housing Element's Program Chapter:

- Review density bonus policy and revise it to make it consistent with the State's Density Bonus law, including provisions for density bonus percentages, incentives, and parking requirements.
- Consider increasing height limits in the Downtown to accommodate higher density and mixed-use projects.
- Review residential parking requirements, particularly standards for the Downtown, for senior types of housing, and for 'micro' units.
- Permit second units ministerially, either as a permitted use with no design review requirement or through a ministerial, administrative design review process.
- Review the Inclusionary Housing Ordinance in consideration of recent case law and State law and, if necessary, make appropriate revisions to the Inclusionary Housing Ordinance.
- Consider preparation of design guidelines for multifamily and mixed-use projects and to streamline the design review process for multifamily projects.
- Continue to monitor the impact of its Growth Management Program on housing development.
- Continue to assess its project approval process to see if there are additional ways to reduce amount of time the process requires. However, the City has limited control over processing time for those projects that trigger a CEQA review.
- Continue to provide financial assistance to affordable housing developments to the extent resources allow.
- Consider the following services targeted to the City's homeless population: provide financial support for area homeless facilities.

VI. HOUSING PLAN AND IMPLEMENTATION PROGRAM

Based on the needs, resources, and constraints identified above, this chapter presents the housing plan for the City of Sebastopol for the 2015-2023 planning period. The City has established this plan in consideration of its own local needs and priorities, as well as its obligations under State Housing Element law.

The Housing Plan is structured as a series of goals and related policies. Related to each policy, there are one or more actions that the City will implement over the 2015-2023 planning period. These actions serve as the implementation plan and for each action, the implementing agency(ies), funding sources, and time-frames for implementation are identified. Finally, the Housing Plan sets forth quantified objectives for housing construction, rehabilitation and conservation for the Housing Element planning period.

A. IDENTIFICATION OF ADEQUATE SITES

Goal A-1: Provide Adequate Sites for Housing Development in the City of Sebastopol

The City of Sebastopol will maintain adequate sites to accommodate its share of the regional housing need, including sites that would be appropriate for the development of housing affordable to extremely low, very low, low, moderate, and above moderate income as well as special needs households.

IMPLEMENTING POLICIES AND PROGRAMS

Policy A-1: The City will continue to monitor the land supply to ensure adequate sites to accommodate the City's housing needs, including housing sites for special needs populations.

Policy A-2: While the City is able to accommodate its share of the regional housing need without rezoning during the current Housing Element period, to the extent necessary, the City will consider land use redesignation in order to accommodate specific projects.

Action A-1: Continue to monitor the land supply to ensure sufficient developable land is planned and zoned to accommodate the City's RHNA, including sites for single family and multifamily residential development, and to accommodate special needs populations, including seniors, disabled persons, developmentally disabled persons, farmworkers, large families, and homeless persons.

Timing: Bi-annual review of sites

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action A-2: Continue to monitor the supply of additional multifamily sites at densities to facilitate production of housing affordable to extremely low, very low, and low income households.

Timing: Review bi-annually in conjunction with Action A-1

Responsible Entity: Planning Department

Funding Source: Department Budget (General Fund)

Action A-3: Maintain an inventory of sites that are readily or already served by infrastructure. This inventory is to be provided on the City's website and updated periodically.

Timing: Update in conjunction with Action A-1

Responsible Entity: Planning Department

Funding Source: Department Budget (General Fund)

Action A-4: Review City-owned parking lots for possible use as affordable housing and mixed-use sites, provided existing parking is maintained.

Timing: Review bi-annually in conjunction with Action A-1

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action A-5: Consider land use redesignations, if they are needed.

Timing: Review bi-annually in conjunction with Action A-1

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

B. HOUSING CONSERVATION

Goal B-1: Maintain High Quality Residential Environments

The maintenance and improvement of the quality of life of existing neighborhoods is a high priority for the City of Sebastopol.

Goal B-2: Preserve Housing Resources

Sebastopol will strive to maintain and preserve existing housing resources, including both affordable and market rate units.

Goal B-3: Expand Affordability Housing Opportunities Through the Use of Existing Housing

Sebastopol will consider the feasibility of converting market rate housing units to affordable housing.

IMPLEMENTING POLICIES AND PROGRAMS

Policy B-1: The City will continue to enforce housing codes and regulations to correct code violations in the most expeditious manner to protect the integrity of housing while minimizing the displacement of residents.

Policy B-2: The City will monitor the need to replace infrastructure as needed to conserve older neighborhoods. When updating its Capital Improvement Program and associated budget, the City of Sebastopol will allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.

Policy B-3: Sebastopol will collaborate with other public and private entities to ensure that lower income residents are not adversely impacted by the conversion of existing affordable housing projects to market rate rents.

Policy B-4: Sebastopol will encourage continued operation of the privately-owned Fircrest Mobile Home Park and encourage efforts to provide additional affordable housing opportunities.

Policy B-5: Sebastopol will work with nonprofits to determine whether there are opportunities to expand the affordable housing supply by using formerly market rate properties.

Policy B-6: The City will address housing used as temporary, short-term, and/or vacation rentals, such as Airbnb.com and vrbo.com rentals, to ensure that such uses do not reduce the existing housing stock for owners and renters and to reduce potential impacts to neighboring uses.

Action B-1: Continue to enforce its existing codes utilizing all available authorities to compel property owners to correct code violations.

Timing: Ongoing

Responsible Entity: Planning and Building Departments

Funding Source: Department Budget (General Fund)

Action B-2: Continue to encourage rehabilitation and preservation of affordable housing. Encourage the Urban County HOME and CDBG Programs, administered by Sonoma County Community Development Commission, to assist agencies such as Rebuilding Together to preserve affordable housing and existing housing. Efforts to rehabilitate existing housing could include restoring the mobile home park and increasing affordable housing opportunities at the Fircrest Mobile Home Park, rehabilitating areas with clusters of individually owned small multifamily buildings (e.g., duplexes through fourplexes) into more comprehensive multifamily projects with a single owner and manager.

Timing: Ongoing

Responsible Entity: Planning Department, City Council

Funding Source: Department Budget (General Fund)

Action B-3: Consider infrastructure needs in older neighborhoods when updating the Five-Year Capital Improvement Program.

Timing: Annual

Responsible Entity: Planning and Public Works Departments, City Council

Funding Source: Department Budget (General Fund)

Action B-4: While there are no at-risk units that will lose rent restrictions during the 2015-2023 Housing Element period, the City will continue to monitor the potential for affordable housing to convert to market rate to safeguard the affordable housing inventory.

Timing: Ongoing

Responsible Entity: Planning Department

Funding Source: Department Budget (General Fund)

Action B-5: Consider a mobile home conversion ordinance that would protect the mobile home park in Sebastopol.

Timing: 2018-2020

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action B-6: Consider regulations for vacation and short-term rentals, such as Airbnb.com and vrbo.com units, that address potential impacts, such as parking and increased noise, to surrounding uses and establish a permitting process to ensure cost-recovery and ability to enforce the regulations.

Timing: 2016-2018

Responsible Entity: Planning Department, Finance Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

C. NEW HOUSING PRODUCTION

Goal C-1: Facilitate New Housing Production

The City of Sebastopol will take necessary steps to promote new housing development and remove public infrastructure constraints to new housing development.

Goal C-2: Continue to Encourage Mixed-Income Developments

The City of Sebastopol continues to operate its Inclusionary Housing Program which emphasizes the provision of inclusionary units over payment of in-lieu fees. The City will review this approach.

IMPLEMENTING POLICIES AND PROGRAMS

Policy C-1: The City will continue to address public infrastructure constraints to housing production where feasible.

Policy C-2: The City will continue to enforce its Inclusionary Housing Ordinance.

Policy C-3: The City will encourage long-term and permanent affordability of extremely low, very low, low, and moderate income and special needs housing.

Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.

Action C-1: Continue to implement the Five-Year Capital Improvement Program. As resources become available, develop public facilities to address new residential demand and to increase the viability of infill and reuse sites.

Timing: Annual

Responsible Entity: Planning and Engineering Departments, City Council

Funding Source: Capital Improvement Program Budget

Action C-2: Continue to administer the Inclusionary Housing Ordinance. Review the Inclusionary Housing Ordinance in consideration of recent case law and State law, and update as necessary and as may otherwise be appropriate. As part of the review of the Inclusionary Housing Ordinance, encourage housing developers and stakeholders to participate in the process to ensure that potential benefits and impacts of revising the ordinance in terms of effect on housing production are fully considered.

Timing: 2016-2018

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action C-3: Identify potential mechanisms to ensure that affordable housing (lower and moderate income) that is assisted with City funding is permanently affordable.

Review the City Municipal Code to determine if this requirement should be codified.

Timing: 2016-2018

Responsible Entity: Planning Department, City Attorney, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

D. HOUSING DIVERSITY AND AFFORDABILITY

Goal D-1: Promote Housing Affordability for both Renters and Homeowners

The City of Sebastopol will use available resources to expand the number of new housing units affordable to extremely low, very low, low, and moderate income households.

Goal D-2: Support Housing to Meet Special Needs

The City of Sebastopol strives to increase the range of housing opportunities for all residents, including those with special needs and those unable to afford market rate housing within the community. The City of Sebastopol will place a priority on construction of housing that is appropriate to meet the needs of special needs populations.

IMPLEMENTING POLICIES AND PROGRAMS

Policy D-1: The City will promote the development of new housing units affordable to extremely low, very low, low, and moderate income households and housing units that are affordable to and appropriate for special needs households, including seniors, disabled persons, developmentally disabled persons, farmworkers, large families, and homeless.

Policy D-2: The City will encourage the expansion of housing opportunities for extremely low income households.

Housing for extremely low-income households includes conventional apartment units as well as SRO units. The City already allows SRO units in all multifamily zones, so no changes are needed to the City's Zoning Ordinance.

Policy D-3: The City of Sebastopol will continue to operate its Inclusionary Housing Program as a way to provide affordable housing.

Policy D-4: The City will provide density bonuses and other incentives for projects which provide affordable units.

Policy D-5: The City will promote the ability for lower and moderate income households to become homeowners.

Policy D-6: Sebastopol will work to prevent homelessness and support housing services for the homeless.

Policy D-7: The City will continue efforts to improve housing opportunities for the disabled population, including developmentally disabled persons, in Sebastopol.

Policy D-8: In public outreach efforts, the City will convey to the community that affordable housing is an essential resource for long-time Sebastopol residents and workers.

Policy D-9: The City will continue efforts to improve housing opportunities for farmworkers in Sebastopol.

Policy D-10: The City will encourage and support a broader continuum of housing choices for seniors and the disabled, including independent and assisted living communities.

Action D-1: Provide planning assistance to affordable housing developers and developers building units for special needs populations.

Timing: Ongoing

Responsible Entity: Planning Department

Funding Source: Department Budget (General Fund)

Action D-2: Continue to support affordable housing development by encouraging developers to apply for funding through the Sonoma County-administered Urban County HOME and CDBG program and using other available resources when available, such as in-lieu payments, to finance affordable housing.

Timing: Ongoing

Responsible Entity: Planning Department, City Council

Funding Source: Department Budget (General Fund)

Action D-3: Consider deferring payment of impact fees until affordable housing units are sold, ready for occupancy or for rentals, or when permanent financing is obtained.

Timing: Ongoing

Responsible Entity: Planning Department, City Council

Funding Source: Department Budget (General Fund)

Action D-4: Continue to submit applications for CDBG funding and support applications for additional public funds, such as those provided by the HOME Program, the Joe Serna Program, and the Low-Income Housing Tax Credit Program.

Timing: Ongoing

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action D-5: Develop methods to increase local financial resources to assist affordable and special needs housing types and pursue additional funding sources for affordable housing. Adopt methods to increase local resources, such as use of residential and non-residential affordable housing impact fees, real estate transfer taxes, or an annual budget set-aside from the General Fund or other source.

Timing: 2016-2020

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action D-6: To encourage affordable housing developers to preserve and provide units for extremely low-income households, the City will encourage these developers to apply for Project Based Section 8 assistance. In addition, the City will provide its

housing funds, when available, to help subsidize development costs to build housing units affordable to extremely low- households. City funds for this purpose include linkage fees and inclusionary housing fees. In addition, the City will work with non-profit developers to compete for Sonoma County-administered CDBG and HOME funds.

Timing: Ongoing

Responsible Entity: Planning Department, City Council

Funding Source: Department Budget (General Fund)

Action D-7: Continue to consider relaxing development standards, such as setbacks and parking requirements, and increasing densities on a project-by-project basis as a means to reduce development costs of units affordable to extremely low-income households.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-8: Regularly update in-lieu and linkage fees, or adopt an ordinance that annually updates in-lieu and linkage fees in accordance with an accepted cost index, to ensure that they accurately reflect current development costs.

Timing: Annual

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action D-9: Continue to offer density bonuses and incentives as established by State law. Update the City's Density Bonus Ordinance to be consistent with the requirements of State law. Encourage affordable housing developers to request density bonuses and incentives in order to increase the amount of extremely low, very low, and low income units created.

Timing: 2016

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-10: Consider the feasibility of creating a City Employee Assistance Program to provide loans to low- and moderate-income teachers and volunteer firefighters to purchase affordable housing. This program will assist in the recruitment and retention of teachers and firefighters. If sufficient funding is available, the program should be expanded to other City employees.

Timing: 2018-2020

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action D-11: Encourage the Urban County to provide financial support for area homeless facilities and services that serve Sebastopol area residents through ESG and other available funding sources. Encourage the Sonoma County Community

Development Commission/Urban County to monitor the needs of the homeless population in Sebastopol.

Timing: Request to Sonoma County CDC Urban County provide assistance on an on-going basis

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action D-12: Encourage the Sonoma County CDC-administered Urban County to CDBG and/or HOME funds to Rebuilding Together and/or other local nonprofits to assist disabled residents with home retrofits.

Timing: Request to Sonoma County CDC Urban County provide assistance on an on-going basis

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action D-13: Work with housing developers to encourage housing units and housing developments which address the requirements of special needs populations.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-14: Enforce Title 24 of the California Building Code, the Americans with Disabilities Act (ADA), and Municipal Code Chapter 15.80 when reviewing proposed development plans.

Timing: Ongoing

Responsible Entity: Planning Department, Building Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-15: Assist disabled residents with information on housing resources and suitable housing opportunities in the community.

Timing: Ongoing

Responsible Entity: Planning Department

Funding Source: Department Budget (General Fund)

Action D-16: Develop an information sheet describing the City's affordable housing needs and include this information in public noticing for project hearings.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-17: Facilitate the development of farmworker housing by encouraging employers to provide housing, encouraging a countywide linkage fee to cover agricultural land uses, encouraging with housing developers to expand the supply of migrant and permanent farmworker housing, and providing planning assistance to interested developers.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-18: Encourage the development of housing for day laborers and undocumented workers by encouraging housing developers to expand the supply of housing for this population and providing planning assistance to interested developers.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-19: In order to encourage the provision of housing for developmentally disabled persons, coordinate with the North Bay Regional Center, North Bay Housing Coalition, and other groups that serve the developmentally disabled population and encourage housing providers and landlords to provide a percentage of housing developments for persons with developmental disabilities.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-20: Encourage the development of housing designed to accommodate persons with EMF sensitivity.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

E. FAIR HOUSING

Goal E-1: Eliminate Housing Discrimination

Sebastopol values diversity of its population and protection of housing rights for its citizens. The City strives to ensure that all households have equal access to the City's housing resources.

IMPLEMENTING POLICIES AND PROGRAMS

Policy E-1: The City will work to eliminate all unlawful discrimination in housing with respect to age, race, gender, sexual orientation, marital or familial status, ethnic background, disability, medical condition, or other arbitrary factors, so that all residents can obtain decent housing throughout the City.

Action E-1: Facilitate equal housing opportunities by continuing to designate an equal housing coordinator (the City Manager), by distributing materials regarding fair housing laws, and referring persons with fair housing concerns to Fair Housing Sonoma County and Fair Housing of Marin. Fair housing materials will be distributed at City Hall, on the City's website, and at other locations willing to distribute materials throughout the City, such as the Library, Veterans Building, Sebastopol Area Senior Center, and Sebastopol Community Center.

Timing: Ongoing

Responsible Entity: City Manager, City Council

Funding Source: Department Budget (General Fund)

Action E-2: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City agreements.

Timing: Ongoing

Responsible Entity: Planning Department, City Manager, City Council

Funding Source: Department Budget (General Fund)

Action E-3: Continue to address fair housing issues through participation, through the Urban County or other sources, in Fair Housing Sonoma County and Fair Housing of Marin (organizations that provide assistance in response to housing discrimination complaints and well as tenant/landlord mediation).

Timing: Ongoing

Responsible Entity: City Manager, City Council

Funding Source: Department Budget (General Fund)

F. ENERGY AND NATURAL RESOURCE CONSERVATION

Goal F-1: Promote Energy Conservation in Residential Development

The City of Sebastopol will promote energy efficiency in residential development within the City, including reduction of energy use through better design and construction in individual homes, and also through energy efficient urban design.

Goal F-2: Promote Resource Conservation in Residential Development

IMPLEMENTING POLICIES AND PROGRAMS

Policy F-1: The City will continue to undertake a variety of activities to achieve energy efficiency in residential development in conformance with State laws.

Policy F-2: The City will continue to undertake and encourage additional strategies to reduce energy use, including exempting rooftop photovoltaic standards from Design Review and allowing small wind turbines.

Policy F-3: The City shall consider additional energy and natural resource conservation programs.

Action F-1: Continue to provide outreach and information about energy conservation and sustainability programs PG&E's Partners Program.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action F-2: Consider design features in future developments to reduce heat island effects, including narrower streets, increased landscaping, green roofs, cool roofs, and cool pavements.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

- Action F-3: Continue to encourage the incorporation of energy-saving principles in the design and planning of new residential developments by providing information to developers and property owners about available energy conservation programs.
Timing: Ongoing
Responsible Entity: Planning Department, Planning Commission, City Council
Funding Source: Department Budget (General Fund)
- Action F-4: Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities.
Timing: Ongoing
Responsible Entity: Public Works Department, City Council
Funding Source: Department Budget (General Fund)
- Action F-5: Continue to encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units.
Timing: Ongoing
Responsible Entity: Planning Department, Building Department, City Council
Funding Source: Department Budget (General Fund)
- Action F-6: Consider adoption of a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.
Timing: 2016-2018
Responsible Entity: Public Works Department, Planning Department, City Manager, City Council
Funding Source: General Fund
- Action F-7: Seek funding through Urban County CDBG and HOME programs and other available funding sources for retrofits of existing affordable housing units that result in conservation of energy, water, or other natural resources.
Timing: Annual or bi-annual
Responsible Entity: Planning Department, City Council
Funding Source: Department Budget (General Fund)
- Action F-8: Support project applicants in incorporating cost-effective energy efficiency standards that exceed State standards.
Timing: Ongoing
Responsible Entity: Planning Department, Planning Commission, City Council
Funding Source: Department Budget (General Fund)
- Action F-9: Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction and materials.
Timing: Ongoing

Responsible Entity: Planning Department, Building Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

G. REMOVE GOVERNMENT CONSTRAINTS

Goal G-1: Continue to Promote Land Use Policies and Development Standards to Facilitate Housing Production

During the 2003 Housing Element Period, Sebastopol made changes to its Zoning Ordinance in order to increase allowable densities, increase allowance for affordable housing projects, increase height limits in Downtown, develop standards for SROs, promote mixed use development in the City's non-residential zones, reduce parking requirements for larger units, and simplify setback and building separation requirements in RM-M and RM-H Zoning Districts. The City will continue to examine its Zoning Ordinance in relationship to Housing Element goals.

Goal G-2: Remove Government Constraints to the Production of Special Needs Housing

Sebastopol supports the development of special needs housing. The City will take necessary steps to remove government constraints to the development of affordable housing serving special needs populations.

Goal G-3: Remove Government Constraints that Affect the Amount of Land Required for New Housing

The regulatory process is one of the principal ways in which a small city can reduce housing costs. The City will review its land use regulations for new units to determine if it is possible to make revisions that will result in reducing land required for new developments, consequently reducing land costs for market rate and affordable housing developments.

IMPLEMENTING POLICIES AND PROGRAMS

Policy G-1: The City will modify its Zoning Ordinance to provide provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.

Policy G-2: The City will modify the Zoning Ordinance to reduce parking requirements in senior housing, single room occupancy housing, small lot housing and for small units.

The City has previously reduced parking standards for the housing identified above. Residential parking requirements were reduced in the Downtown by 20%. These changes were added to the Zoning Ordinance in May 2009. Further modifications to these standards will be implemented; in addition, the City will increase allowances for compact parking and tandem parking.

Policy G-3: The City will consider modifying its Subdivision Ordinance Standards to reduce street widths, cul-de-sac, and driveway requirements and widths to use land more efficiently.

Policy G-4: The City shall review its current development impact fee program to determine whether appropriate levels of fees are charged for multifamily units and second units based on demand they create for public facilities and infrastructure. The City will also consider a revised fee schedule for market rate housing based on unit size or valuation.

Policy G-5: The City will encourage second units.

Policy G-6: The City will assist new development by increasing the amount of time that issued permits remain valid.

Policy G-7: The City shall monitor its Growth Management Program to ensure that it does not adversely affect the provision of housing units for all segments of the population.

Policy G-8: The City shall monitor the combined impact of its Growth Management Program and Design Review Process on the City's ability to meet housing demand from all income groups of the population.

Policy G-9: The City will assess the project approval process to see if there are additional ways to reduce the amount of time the process requires. This assessment will recognize that the City has limited control over processing time for those projects that require a CEQA review.

Policy G-10: The City shall modify its density bonus so that it is in conformance with the State Density Bonus Law.

Action G-1: Modify the Zoning Ordinance to permit farmworker housing consistent with the requirements of State law, including Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following:

- Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a permitted use in residential zones. No discretionary actions shall be required.
- Permit employee housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use, subject to the same standards and permit requirements as an agricultural use, in zones that permit an agricultural use consistent with the requirements of State law.

Timing: 2016-2017

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-2: Modify the Zoning Ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to Administrative Review as a condition of approval.

Timing: 2016-2017

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-3: Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing which are consistent with State law. The following definitions will be used, based on language provided in the Government Code.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing,

improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Timing: In conjunction with adoption of Housing Element

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-4: Review and revise the Zoning Ordinance to establish development standards and identify appropriate zoning districts to accommodate tiny houses. Revisions should include a clear definition of tiny houses.

Timing: 2016-2020

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-5: Review the Zoning Ordinance to determine if modifications should be made to accommodate land trusts.

Timing: 2016-2020

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-6: Modify the Zoning Ordinance to allow second units as a permitted use consistent with State law, increase the size allowance, and consider revisions to standards for second units related to unit height, setbacks, and other relevant standards to facilitate such units.

Timing: In conjunction with adoption of Housing Element

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

- Action G-7: Study changes in its Subdivision Ordinance to reduce land requirements for new housing development.
Timing: 2016-2018
Responsible Entity: Planning Department, Planning Commission, City Council
Funding Source: Department Budget (General Fund)
- Action G-8: Reduce fees for smaller types of housing, including second units, and also review fee structures for housing based on square footage, number of bedrooms, or valuation to ensure that such fee structures are equitable.
Timing: 2016-2017
Responsible Entity: Planning Department, Planning Commission, City Council
Funding Source: Department Budget (General Fund)
- Action G-9: Continue to offer reduced setback requirements for detached one-story second units.
Timing: Ongoing
Responsible Entity: Planning Department, City Council
Funding Source: Department Budget (General Fund)
- Action G-10: Continue to evaluate implementation of the Growth Management Program on an annual basis, including requested allocations by types of units (single family, multifamily, and mobile homes) and allocations by affordability level, as well as the impact of procedural requirements, including the allocation roll-over policy.
Timing: Annual
Responsible Entity: Planning Department, Public Works Department, City Manager, City Council
Funding Source: Department Budget (General Fund)
- Action G-11: Following adoption of the General Plan Update, update the Growth Management Ordinance to reflect anticipated growth accommodated under the General Plan and known infrastructure and public services constraints. Further, if the annual review identifies issues with the Growth Management Program that may adversely affect the City's housing obligations under State Law, the City commits to revising the Program to address identified obstacles to housing development. Prior to any revisions to the Program, seek input from housing stakeholders on the Program and any proposed changes. The City will ensure that the Program is consistent with requirements of State Law.
Timing: 2016-2018 to address General Plan Update; as needed based on annual review
Responsible Entity: Planning Department, Planning Commission, City Council
Funding Source: Department Budget (General Fund)
- Action G-12: The City will continue to monitor all housing developments to determine whether City regulations and procedures, such as Growth Management and Design Review, result in higher development costs or limit the availability of new units affordable to middle, moderate, and lower income residents.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-13: Review Sebastopol's current approval process to determine whether it is possible to make the Planning Commission the final authority for subdivisions of four or fewer parcels.

Timing: 2016-2018

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-14: Study other ways to reduce the amount of time that project approval requires.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-15: Modify Sebastopol's density bonus policy so that it is consistent with State law, including reduced parking requirements for housing projects that are eligible to receive a density bonus.

Timing: 2016

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-16: Revise the Zoning Ordinance so that architectural and design review requirements for a manufactured home will not exceed those allowed under Government Code Section 65852.3.

Timing: 2016-2018

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-17: Revise the Zoning Ordinance to:

1. establish minimum density requirements for residential-only projects to ensure efficient use of land,
2. identify criteria and appropriate locations in non-residential zones for residential-only projects,
3. increase allowed building heights and reduce parking requirements in the Downtown Core to accommodate 4 stories/50 feet, and in appropriate General Commercial districts, 3 stories and 40 feet, to encourage affordable housing, higher density housing, including rental, housing cooperatives, condominiums, and other housing opportunities. Establish appropriate stepback requirements for increased number of stories beyond those currently permitted.

Timing: 2016-2018

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action G-18: Prepare design guidelines for multifamily and mixed use residential projects and adopt methods to streamline the design review process for such projects.

Timing: 2016-2020

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

H. HOUSING POLICY UPDATE AND PROGRAM ADMINISTRATION

Goal H-1: Continue to Report on Housing Activities

Goal H-2: Work with Professionals and Organizations to Administer and Expand Affordable Housing

IMPLEMENTING POLICIES AND PROGRAMS

Policy H-1: The City shall prepare an Annual Report that describes activities undertaken in support of the City's housing objectives.

Policy H-2: The City shall consider retaining the services of a housing coordinator consultant when considering new projects. The City has successfully used the services of a housing coordinator consultant on recent affordable housing projects and will continue to use consulting assistance on an as-needed basis.

Policy H-3: The City shall continue to coordinate housing activities with the Sonoma County Housing Authority or other suitable organization to administer City's affordable housing programs.

Action H-1: Continue the preparation of annual reports that summarize progress towards Housing Element goals, policies, and programs.

Timing: Annual

Responsible Entity: Planning Department

Funding Source: Department Budget (General Fund)

Action H-2: Continue to rely on Sonoma County to assist with housing related activities, such as initial certification of income eligibility.

Timing: Ongoing

Responsible Entity: Planning Department

Funding Source: Urban County Housing Funds

I. QUANTIFIED OBJECTIVES

The foregoing goals, policies, and actions are considered appropriate and desirable to assist with meeting the City's housing needs are met in a timely and cost effective manner through 2023. Table VI.1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated, and conserved over the planning period.

Each action identifies implementing parties, timing, and funding sources. Table VII.2 estimates the quantified objectives for individual programs. To achieve these objectives, developer and non-profit participation is necessary and housing developers will need to secure funding from CDBG, HOME, and LIHTC programs, as well as other sources.

TABLE VI.1: QUANTIFIED OBJECTIVES: 2015-2023			
Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	4	4	-
Very Low	18	6	-
Low	28	6	
Moderate	12 ⁽¹⁾	16 ⁽¹⁾	-
Above Moderate	100 ⁽¹⁾	24 ⁽¹⁾	-
TOTAL	156	56	0⁽²⁾

⁽¹⁾ Anticipated to be provided by private development with no subsidies/assistance.

⁽²⁾ No units are at-risk of losing affordability.

TABLE VII.2: QUANTIFIED OBJECTIVES FOR VERY LOW AND LOW INCOME UNITS BY PROGRAM			
Program	Extremely Low	Very Low	Low
Action B-2: Housing Rehabilitation	4	6	6
Program C-2: Inclusionary Housing Program	-	12	12
Programs D-2 and G-12: Encourage Affordable Development Funding/Density Bonus	4	4	12
Program G-6: Second Units	-	2	4
TOTAL	8	24	34

VII. OTHER REQUIREMENTS

A. CONSISTENCY WITH THE GENERAL PLAN AND OTHER PLANNING DOCUMENTS

1) General Plan

A comprehensive update of the City's General Plan was last conducted in 1994. The City is currently preparing a comprehensive update to the General Plan that is anticipated to be adopted within the next two years. The General Plan continues to serve as a useful guide to land use and other policies. Several amendments have occurred since then, principally the 2010 Housing Element update, but also including several other amendments. This Housing Element Update, which addresses the 2014-2022 RHNA and the 2015-2023 planning period, is consistent with the General Plan. The Housing Element does not include any goals, policies, or actions that conflict with the other elements of the General Plan. Future development potential reflected in the Housing Element is based on the existing Land Use Element, Land Use Map, and Zoning.

In the event that any future changes to the General Plan, Zoning Ordinance, or other regulations governing the City of Sebastopol, including the Growth Management Ordinance, would result in any revisions to the adopted Housing Element, the City will resubmit the Housing Element to HCD for its review.

B. NOTIFICATION OF HOUSING ELEMENT TO WATER AND SEWER PROVIDERS

Upon adoption and certification of this Housing Element, the City of Sebastopol, as provider of water and sewer services, acknowledges consistency with Government Code Section 65589.7. The purpose of this notification is to ensure that providers of water and sewer services place a priority for proposed housing developments for lower-income households in current and future resource or service allocations.

C. REVIEW OF CONSERVATION AND SAFETY ELEMENTS

Assembly Bill 162 requires that the City of Sebastopol review, and if necessary, identify new information for its Conservation Element at the time the Housing Element is revised. The purpose of this review is to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. In addition, the Safety Element will be reviewed to identify information regarding flood hazards that could affect development on the potential sites listed in the Housing Element. The City has begun review of these elements as part of the comprehensive General Plan Update and will revise the elements where necessary.

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