

COUNTY OF SONOMA  
**2014 Housing Element Update**



**Planning Commission Recommended Draft**  
August 5, 2014

SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT  
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**HOUSING ELEMENT**  
**SECTION I**



# HOUSING ELEMENT

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## SECTION I

### 1.1 INTRODUCTION

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

### 1.2 DEFINITION AND PURPOSE

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

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

### 1.3 CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

Government Code Section 65580 declares that local and state governments have a responsibility to use their vested powers to facilitate housing development and to make "adequate provision for the housing needs of all economic segments of the community." Furthermore, the Legislature acknowledges the need for jurisdictions to consider "economic, environmental, and fiscal factors and community goals set forth in the General Plan."

The Housing Element is consistent with the Land Use, Public Facilities, Open Space, and Agricultural Resources Elements of the General Plan. Housing Element policies promote

housing consistent with the various designations set forth in the Land Use Element. Possibilities for farm family and farmworker housing are also provided in accordance with the Agricultural Resources Element. However, in some instances, programs calling for further study of specific housing issues may lead to future recommendations for policy change that cannot be assessed for consistency at this time. Consistency determinations on such recommendations will be made on a case-by-case basis in conjunction with the review of specific program proposals

### 1.4 LOW AND MODERATE INCOME HOUSING WITHIN THE COASTAL ZONE

Government Code Section 65590 et seq. requires documentation of affordable housing in the Coastal Zone. This area is regulated by the County's Local Coastal Plan (LCP), in addition to its General Plan, Zoning Ordinance, and other land use and building regulations. Pursuant to policy contained in the County's LCP, there have been no conversions or demolition of existing housing units occupied by persons or families of low or moderate income during the past decade that have not been replaced in some fashion.

Table 1-1 *Housing in the Coastal Zone* documents building permit activity in the Coastal Zone since 2000. Overall, there has been a gain of 574 residential units in the Coastal Zone, primarily single family units in Sea Ranch and other coastal Urban Service Areas. Since 2000, 28 affordable units have been added as part of the Harbor View development. These units are reserved for low income rental tenants.

**Table 1-1 Housing in the Coastal Zone**

Year	Units Constructed (Permits Issued) within Coastal Zone						Ag Empl	DEM0d	Net Gain
	SFDs	2nd Units	Manu Home	2-4 Unit	5+Unit				
2000	41							41	
2001	51							51	
2002	38							38	
2003	47							47	
2004	43							43	
2005	32							32	
2006	37			28				65	
2007	22	1						23	
2008	90							90	
2009	17							17	
2010	13							13	
2011	78							78	
2012	9							9	
2013	9						1	8	
2014	5					1	1	5	
<b>Totals</b>	<b>532</b>	<b>1</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>574</b>	

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## 1.5 PUBLIC PARTICIPATION

Sonoma County has conducted an extensive public outreach program for the 2014 Housing Element Update:

- A “joint” public workshop with the county, each of its cities and HCD staff was held on July 10, 2013 to kick off the Housing Element Update process. The first half of the workshop was geared toward planners charged with updating the Elements, and featured a presentation and Q&A session with HCD staff. The second half of the workshop drew additional public participants, and introduced key staff and stakeholders involved in the update process. Issues were identified to be covered in each community’s respective Updates.
- A Planning Agency meeting was held on August 29, 2013 to introduce the Housing Element update process, schedule, and opportunities for public input.
- A second public workshop was held on February 13, 2014 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs. This workshop featured break-out groups of attendees tasked with providing input for changes under each of the 2009 Housing Element’s six major goals.
- Based on input received to date, the Draft Housing Strategy (a compilation of the proposed housing element goals, policies, objectives and programs) was released for public review on April 15, 2014, with a May 2nd deadline for public comment.
- A third public workshop was held on April 28, 2014 to review and take comment on the Draft Housing Strategy. The Draft sites inventory and maps were also presented and reviewed at this workshop.
- The Draft Housing Element was released for public comment on May 14, 2014, with a public comment period through the June 5th Planning Commission meeting. The Planning Commission staff report and Negative Declaration were released on May 21, 2014.
- A public hearing on the Draft Housing Element was held before the Sonoma County Planning Commission on June 5, 2014.
- A public hearing on the Draft Housing Element was held by the Sonoma County Board of Supervisors on August 5, 2014.

Throughout the process of preparing the Housing Element, there were ongoing technical consultations among County staff, service providers, nonprofit groups, other local jurisdictions, and various advocacy groups regarding housing needs and data available to be used in the Element. Newspaper display ads and a 100+ person e-mailing list were used to notify interested members of the public and to solicit input. A 2014 Housing Element Update website was also developed. This website has been continually updated and is utilized to provide information related to housing elements, including links to HCD materials, questionnaire in both

English and Spanish, upcoming meetings and workshops, draft materials for public review, and the like. See [http://www.sonoma-county.org/prmd/docs/housing\\_update/index.htm](http://www.sonoma-county.org/prmd/docs/housing_update/index.htm)

## **1.6 ORGANIZATION OF THE HOUSING ELEMENT**

The Housing Element is organized into four main sections. **Section I** provides an introduction to the overall Housing Element update effort, as well as a review of the effectiveness of the 2009 Housing Element and the County's progress in its implementation. **Section II** sets forth the County's Housing Goals, Objectives, Policies and Action Programs. The County's Quantified Objectives are also included in Section 2. **Section III** presents a detailed housing site inventory, including a discussion of the availability of services, and compares this inventory to the County's projected housing needs. **Section IV**, the Technical Background Report, provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental and governmental constraints to affordable housing provision, and a discussion of special needs populations.

## **1.7 DEFINITION OF TERMS**

Throughout this Housing Element, a variety of technical terms are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

**Affordable Housing** -- Housing which costs no more than 30 percent of a low-, very low-, or extremely-low income household's gross monthly income. For rental housing, the residents can pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.

**Area Median Income (AMI)** -- The income figure representing the middle point of all Sonoma County household incomes. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2013, the AMI for a four-person household in Sonoma County was \$74,900.

**Extremely Low Income Households (ELI)** -- Households earning not more than 30 percent of the Sonoma County AMI.

**Very Low Income Households (VLI)** -- Households earning between 31 and 50 percent of the Sonoma County AMI.

**Low Income Households** -- Households earning between 51 and 80 percent of the Sonoma County AMI.

**Moderate Income Households** -- Households earning 81 to 120 percent of the Sonoma

County AMI.

**Above Moderate Income Households** -- Households earning not less than 120 percent of the Sonoma County AMI.

## **1.8 CHANGING HOUSING NEEDS AND DEMOGRAPHICS**

Demographic data provided by the Association of Bay Area Governments (ABAG) is utilized in the 2014 Housing Element Update, and is supplemented with data from the 2010 census, the American Community Survey (ACS), the Community Development Commission, the Economic Development Board, the North Bay Regional Center, and service providers. Demographic highlights are summarized below, with a comprehensive analysis and referenced figures and tables provided in the Technical Background Report (Section IV).

### **Population Demographics**

Unincorporated Sonoma County experienced a 3.6-percent decrease in its overall population from 2000 - 2010. This growth rate is much lower than that of the State as a whole, which experienced a 10 percent increase. Countywide population increased 8 percent during that 10-year period.

The population change data include a marked decrease (23.1%) in school-aged children 5 – 14. The population age ranges of 55 - 64 and 65 - 74 saw the largest increases from 2000 – 2010 at 61 percent and 34 percent respectively (Table 4-1 in Section IV). The unincorporated County also saw a 41% increase in number of residents with Bachelor's degrees between 2000 and 2010, and the number of residents with graduate or professional degrees increased by more than 62 percent. However, the data also indicate a sharp decrease in the number of people with lower than a 9th-grade education.

Unincorporated Sonoma County has seen a significant increase in the percentage of individuals who classify themselves as Hispanic and of mixed race, from 18 percent in 2000 to 33 percent in 2010. Other non-white categories made up a small but growing proportion of the population in 2000 and 2010 (Figure 4-1 in Section IV).

### **Special Needs Populations**

In addition to the significant increase in the senior population, the demographics of other special needs populations have also changed. While the number of homeless families appears to have decreased, during 2013 it is estimated that 9,749 individuals experienced homelessness countywide. This is a number equivalent to 2 percent of the County's overall population.

The data for farmworkers also indicates a changing demographics. The Office of Education reports that in the 2012/2013 school year there were 2,672 children from migrant families in the school system countywide, with the largest concentrations in the north county (Windsor, Healdsburg, Cloverdale), in the Sonoma Valley, and in the Bellevue/Roseland area. A growing

number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform other farm work or construction and odd jobs.

Senate Bill 812 requires an accounting of the special housing needs of persons living with one or more developmental disabilities. According to the North Bay Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities, there are 3,477 persons with developmental disabilities living in Sonoma County (Table 4-29 in Section IV; see also Section 2).

### **Employment**

Job losses in the unincorporated county between 2000 and 2011 were significant at 5,646 jobs, nearly half of which occurred in the manufacturing sector in the manufacturing sector (Table 4-3 in Section IV). Wholesale trade was the only sector showing a significant gain (8.6 percent) during that time. However, according to the Economic Development Board (EDB), the County's economic recovery solidified near the end of 2013. The unemployment rate fell below 6 percent in early 2014, the lowest rate since 2008. Nearly all sectors experienced job growth between 2012 and 2013 with Professional and Business Services increasing at the highest rate, while Construction and Manufacturing decreased slightly.

### **Household Incomes and Housing Affordability**

Median household income fell in the unincorporated county from \$60,821 in 2006 to \$59,941 in 2012 (Table 4-5), and housing values remain far below 2006 levels. Home sales prices have decreased sharply from a peak in 2005, when the median sales price for a single-family home had climbed to \$595,000. In 2013, that same home could be purchased for \$431,500. This sales price, however, is still out of reach for most households. According to a calculation by the Sonoma County Community Development Commission, the current County median income will allow for a home purchase of price of \$271,116 including property taxes and utilities.

In 2006, a household earning the County median could not expect to afford a condominium or townhome in the County. By 2012, condominiums and townhomes were within the reach of median income earners, while less dense single family homes continued to be unaffordable despite the significant drop in housing prices. These consumers must rely on the rental housing market, which is experiencing an extreme shortage during 2014. According to the Cassidy Turley Sonoma County Rental Survey for Fall 2013, Sonoma County has the North Bay's most limited rental market with a vacancy rate of just 1.5%. The fair market rent (FMR) for a 2-bedroom unit jumped 47.4% between 2000 and 2010, going from \$886 to \$1306. With the current minimum wage, in 2013 the Fair Market Rent required a household with at least three full-time workers.

## **1.9 2009 SONOMA COUNTY HOUSING ELEMENT REVIEW**

The 2009 Housing Element of the Sonoma County General Plan set forth a number of policies and programs for the furtherance of housing development. This section summarizes the content of the 2009 Housing Element, and describes both the effectiveness of those programs

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and their applicability to this 2014 Housing Element.

The overarching goal of the 2009 Housing Element was to provide affordable housing options in the County at all socioeconomic levels. Toward that end, the County designed a variety of more specific goals, objectives, policies, and programs that would contribute to the provision of affordable housing. A program-by-program status report for the 2009 Housing Element implementation programs is provided on the following pages. The 2009 Housing Element objectives were carried out through a series of actions, including several Zoning Code Amendments undertaken during the last Housing Element period:

- Completed removal of the "J" combining zone county-wide (2009)
- SB2 changes for homeless shelters and transitional housing (2010)
- Updated AH fee (2010)
- Adopted a vacation rental program to prevent loss of affordable housing units and sites (2011)
- Adopted zoning code changes to allow SROs in R2 and R3 zones (2012)
- Adopted a new "X" Mixed Occupancy combining zone, which allows permanent residential use on "K" sites zoned for temporary occupancy only (2013)
- Zoning Code changes underway during 2014 include provisions for Universal Design

Other efforts undertaken during the last Housing Element period which are ongoing in this 2014 Housing Element Update include the following:

- Affordable Housing Information. Developed and maintained a public information center at PRMD to provide a wide range of affordable housing referrals, resources, and information.
- Housing Sites Information. PRMD compiled and distributed housing sites "data sheets" for all Urban Residential sites in the County's inventory. Data sheets are available upon request and as handouts, and include site-specific information such as the availability of water and sewer and any known constraints such as slope, flooding, and the potential presence of special status species that might require additional biotic study.
- Staff Assistance to Developers. PRMD continued to provide dedicated staff assistance to developers interested in developing housing on any of the County's Urban residential parcels. Assistance included meetings with interested parties, dissemination of site-specific parcel information for all Urban Residential parcels in the County's Sites Inventory, and referrals for possible funding for affordable projects.
- Fast-Tracking of Affordable Housing Projects. Continued to fast-track applications for development projects with an affordable housing component, achieving processing time reductions of up to one-half the normal processing time.
- Affordable Housing Week. Adopted Resolutions proclaiming Affordable Housing Week throughout Sonoma County on an annual basis, and continued participation in

community outreach efforts and educational tours of successful affordable and special needs housing projects.

- **Maintain County Fund for Housing.** Between the effective date (October 1, 2005) of the Affordable Housing Program and the end of calendar year 2013, the County had collected over \$10 million for its County Fund for Housing (CFH). The funds have been utilized for site acquisition and development costs for a wide variety of affordable housing projects. Examples of recent projects funded with CFH monies are the West Hearn Avenue Transitional Housing for Homeless Veterans project; the Valetti Springs seniors + families mixed-use project in Sonoma Valley; Sonoma Gardens Apartment on Santa Rosa Avenue; and the Fife Creek Commons rental housing project in Guerneville.

A program-by-program listing of the County's status in implementing each program in its 2009 Housing Element is provided in Table 1-2, *2009 Housing Program Evaluation*.

## **1.10 COUNTY'S PROGRESS IN MEETING ITS QUANTIFIED OBJECTIVES**

The County projected that programs outlined in the 2009 Housing Element would result in the production of 1,364 new units over five years. The prescribed affordability mix anticipated 160 units for extremely low income, 159 units for very low income, 217 units for low income, and 264 units for moderate income. This quantified objective was consistent with the number of units called for to meet the County's Regional Housing Need Allocation (RHNA).

Since the date of the last Housing Element (2009) and through the end of 2013, 1,364 housing units were permitted in the unincorporated areas of the County. This number includes 40 units for very low, 127 units for low, and 208 units for moderate income households. Land use entitlements for an additional 80 affordable units have been granted, but permits have not yet been issued.

The County did not meet its objective of retaining all 145 units that were listed as at-risk during the previous housing element cycle. Of the units listed, 40 were lost from the County's restricted inventory, and 40 have been retained with affordability restrictions extended until 2030. For 48 of the units, the affordability restrictions expired but tenant-based assistance was made available to all residents of the 48 units so that they could either remain in their homes or find more suitable housing elsewhere. An additional 17 units are scheduled to expire during late 2014 (see Table 1-3).

## **1.11 PROGRAM CHANGES IN 2014 HOUSING ELEMENT**

The 2014 Housing Element update is not a comprehensive "new" housing element, but rather an update of the 2009 Housing Element. The focus of the update process has been to "keep what works, and fix what doesn't." The same six goals and many of the objectives of the existing 2009 Housing Element have been maintained, with new additional policies and programs proposed to meet changing needs. Most ongoing policies and programs were highly

successful and are continued in the Housing Element update. Limited-term programs that were accomplished have not been carried forward and are shown to be deleted.

The 2014 Housing Element updates housing numbers related to RHNA, outlines public participation, lists goals achieved since 2009, and makes limited changes in programs that do not commit the County to any land use changes. A brief summary of the proposed policy recommendations, changes and additions are listed by Goal below:

**Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units**

- Existing programs work well and should be retained
- 83 affordable rental units at risk of converting to market rate should be retained
- SB 510 (mobile home park conversions and resident support requirements) should be implemented to protect park residents
- The existing Vacation Rental program should be reviewed to determine if revisions are needed to limit the conversion of housing stock

**Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure**

- Better promote sites in housing inventory & provide more info to developers
- The existing Vacation Rental program should be reviewed to determine if revisions are needed to avoid the loss of urban residential lands.
- Include infrastructure needs analysis for Disadvantaged Unincorporated Communities (DUCs) and Roseland in the Land Use Element (not a part of Housing Element)

**Goal 3: Promote Production of Affordable Housing Units**

- Consider new shared and community housing models
- Review the Growth Management programs for obsolescence
- Promote safety in group homes and congregate housing
- Review the potential use of park model homes for long-term occupancy
- Consider the use of standards other than Level-of-Service ("LOS") for assessing potential traffic impacts
- Consider Special Occupancy Parks for year-round use with "X" Combining Zone

**Goal 4: Continue to Provide Funding for Affordable Housing**

- Continue County Fund for Housing, which has provided over \$10 million to date
- Consider new methodology for fees based on "sliding scale" for small, affordable units based on actual impacts, if supported by a study to determine actual impacts
- New annual commitment from Reinvestment and Revitalization (R&R) funds to replace Redevelopment funds

**Goal 5: Promote Production of Housing Units for Special Needs**

- Continue to permit transitional and permanent supportive housing on all residential lands
- Continue to allow small homeless shelters as permitted uses in C3, LC and M1 Zones
- Continue to allow emergency shelters as a permitted use in M1 and PF zones
- New models of shared & community housing to be explored
- Continue quantified objectives for special needs

**Goal 6: Improve Conservation of Energy and Natural Resources**

- Better encourage the use of alternative building materials such as straw bale, rammed earth and other energy-efficient construction methods
- Continue to develop and promote green building and energy conservation measures
- Consider a pilot program to develop and monitor different types of small, energy-efficient structures that can house people

**Table 1-2 2009 Housing Program Evaluation**

Program Description	Responsibility	Implementation	Continue/Modify/Delete
<b>Goal H-1: SUSTAIN EXISTING AFFORDABLE HOUSING PROGRAMS AND AFFORDABLE UNITS</b>			
<b>Housing Element Program 1: Sustain Existing Housing Production and Programs that Create Permanent Affordable Housing.</b>			
Support CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care. Require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households.	CDC	Ongoing	Continue
<b>Housing Element Program 2: Retain Existing Affordable Units</b>			
Inventory and monitor at-risk affordable units in unincorporated area of county on an ongoing basis. Contact owners of these units at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions. Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions.	CDC	Ongoing	Continue
<b>Housing Element Program 3: Regulate the Conversion of Rental Housing Stock</b>			

Advocate for state legislation to address mobile home park conversions. Continue to implement state law. Draft condominium conversion ordinance.	PRMD & CDC	Partially Completed	Modify & Continue
<b>Housing Element Program 4: Density Bonus Programs</b>			
Evaluate & Continue Density Bonus Programs.	PRMD	Completed & Ongoing	Continue
<b>Housing Element Program 5: Incentives and Constraint Removal</b>			
Update the Zoning Code to provide compliance with Government Code 65915 provisions related to incentives and development standards for affordable density bonus projects.	PRMD	Completed & Ongoing	Deleted. Program completed; see Policy HE-1c.
<b>Housing Element Program 6: Criteria for Vacation Rentals and Time Shares</b>			
Limit the loss of these residential lands and certain types of residential uses to visitor-serving uses.	PRMD	Completed & Ongoing	Deleted. Program completed; see Policy HE-1k.
<b>Goal H-2: PROMOTE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING &amp; PROVIDE INFRASTRUCTURE</b>			
<b>Housing Element Program 7: Summary of Housing Sites &amp; Site Data Sheets</b>			
Publish a list summary of available housing sites and sites for mixed-use projects. Update list annually and make available both in printed form and on the Internet. Establish and maintain site data sheets for inventoried sites.	PRMD & CDC	Ongoing	Modify & Continue.
<b>Housing Element Program 8: Information about Affordable Housing</b>			
Provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation.	CDC, PRMD	Ongoing	Continue
<b>Housing Element Program 9: Priority Processing for Affordable Housing</b>			
Require all Departments to provide priority processing for affordable and farmworker housing.	PRMD, other County permitting agencies	Ongoing	Continue
<b>Housing Element Program 10: Staff for Housing Implementation &amp; Processing</b>			

Provide funding for staffing needed to implement the programs outlined in this Housing Element. Provide fast-track processing for affordable housing projects.	CDC, PRMD	Ongoing	Continue
<b>Housing Element Program 11: Additional Sites for Housing</b>			
Work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing.	CDC, PRMD	Partially Completed	Modify & Continue.
<b>Housing Element Program 12: Continued Mitigation Opportunities for Housing Sites</b>			
Participate in regional sensitive habitat and endangered species conservation efforts.	PRMD	Ongoing	Continue
<b>Housing Element Program 13: Utility Providers Responsibility to Prioritize Service</b>			
Notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity. Distribute the General Plan Housing Element, and any amendments thereto, within 60 days of its adoption. Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Ongoing	Continue
<b>GOAL H-3: PROMOTE PRODUCTION OF AFFORDABLE HOUSING UNITS</b>			
<b>Housing Element Program 14: Growth Management Programs</b>			
Review and revise currently implemented growth control programs in the Sonoma Valley and Sebastopol environs, if necessary, to ensure that they do not become an unnecessary constraint to the development of housing.	PRMD	Partially Completed	Modify & Continue
<b>Housing Element Program 15: Review LOS and Noise Standards</b>			
Review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing.	PRMD	Partially Completed & Ongoing	Noise: Deleted; see Policy HE-3a. LOS: Modify & Continue
<b>Housing Element Program 16: "J" Combining District</b>			
Eliminate the "J" (Mobile Home Exclusion) Combining District in order to allow manufactured homes on any residential lot.	PRMD	Completed & Ongoing	Deleted. Program Completed; see Policy HE-3b.

<p>Housing Element Program 17: Review "Z" Combining District</p>			
<p>Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Modify &amp; Continue. Program essentially implemented; BOS adopted this policy to be applied on a case-by-case basis. See Policy HE-3c.</p>
<p>Housing Element Program 18: Type C Housing Program Expansion</p>			
<p>Expand current Type C (100% density bonus) program to also allow Type C projects on UR sites with mapped densities of 2 to 3 units per acre.</p>	<p>PRMD</p>	<p>Considered; not adopted</p>	<p>Deleted. Focus is now on rental housing &amp; this program no longer requested or necessary.</p>
<p>Housing Element Program 19: Homeless Shelters as Use-by-Right</p>			
<p>Amend the Zoning Code to remove the use permit requirement and establish standards for small-scale homeless shelters (up to 10 beds) in the C3, LC and M1 zoning districts. Remove the use permit requirement and establish standards for emergency homeless shelters (no limit on beds) in the M1 and PF zoning districts.</p>	<p>PRMD</p>	<p>Completed &amp; Ongoing</p>	<p>Deleted. See Policy HE-3e.</p>
<p>Housing Element Program 20: Regulations for Farmworker Housing</p>			
<p>Review the existing Zoning Code provisions governing agricultural employee and farm family housing in order to identify any potential changes that would result in greater production of affordable housing units.</p>	<p>PRMD</p>	<p>Completed &amp; Ongoing</p>	<p>Deleted. See Policy HE-3f.</p>
<p>Housing Element Program 21: Single Room Occupancy</p>			
<p>Provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing.</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Modify &amp; Continue.</p>
<p>Housing Element Program 23: Long Term Residency in Campgrounds</p>			
<p>Consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers and recreational vehicles in existing campgrounds as part of a pilot program</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Modify &amp; Continue.</p>
<p>Housing Element Program 24: Flexible Development Standards for Infill Projects</p>			

Amend the subdivision ordinance to reduce regulatory impediments and development costs to new residential development on infill parcels unable to meet current subdivision criteria .	PRMD	Completed & Ongoing	Deleted. Completed without changes to subdivision ordinance and tied to affordability; see Policy HE-3j.
Housing Element Program 25: Minimum Residential Densities			
Require that all discretionary projects on Urban Residential lands achieve, at a minimum, the densities established by the General Plan and Zoning.	PRMD	Completed & Ongoing	Deleted. see Policy HE-3k.
Housing Element Program 26: Additional -AH Sites for Housing			
Extend the Affordable Housing Combining District program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones.	PRMD	Partially Completed	Modify & Continue.
Goal H-4: Continue to Provide Funding for Affordable Housing			
Housing Element Program 27: RDA Set Aside to Increase Permanent Housing Stock			
The Redevelopment Agency (RDA) currently generates tax increment through its three Redevelopment Areas. By law, a minimum of 20 percent of this increment is required to be set-aside for housing production programs. The County would devote its housing set-aside funds specifically to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock through affordability restrictions. Funds would also be used to provide rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing. Further, the County would consider increasing the 20 percent set-aside.	PRMD	Ongoing until loss of RDA	Modify and Continue.
Housing Element Program 28: Tiered Fee Structure			
Create a tiered fee structure of with two or more levels.	PRMD, CAO	Not Started	Modify & Continue.
Housing Element Program 29: County-Owned Land for Affordable Housing			
Lease land for affordable and farmworker housing on a limited basis, in order to reduce the cost of affordable housing construction through low land lease rates.	CAO, General Services	Ongoing	Continue

Housing Element Program 30: Conversion of Market-Rate Mobile Home Parks			
Assist in the purchase of existing mobile home parks in order to increase affordability. Provide staff resources to non-profits and residents when funding and staffing levels permit.	PRMD, CDC, local on profits	Ongoing	Continue
Housing Element Program 31: Funding Preference to Non-profits			
Promote unit affordability by giving discretionary funding preference to nonprofit developers when it is practicable to do so.	CDC	Ongoing	Continue
Housing Element Program 32: Community Land Trust Model			
Create perpetually affordable housing units using the community land trust (CLT) model.	PRMD, CDC	Ongoing	Continue
Housing Element Program 33: Predevelopment Funding			
Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Modify & Continue.
Housing Element Program 34: Recreation and Visitor-Serving Uses			
Increase opportunities for recreation and visitor-serving uses.	PRMD	Ongoing	Modify & Continue
Housing Element Program 35: County Employee Housing Assistance Programs			
Continue to offer these programs, and to increase them as opportunities permit.	CDC	Ongoing	Continue
Housing Element Program 36: Long-Term Affordability Mechanism			
Change long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach.	PRMD, CDC	Underway	Deleted. Program underway; see ORD12-0005.
Housing Element Program 37: Funding Priorities for Rental and Ownership Projects			
Set CFH funding priorities for rental and ownership affordable housing projects.	CDC	Completed & Ongoing	Deleted. Program completed; see Funding Guidelines.
Goal H-5: Promote Production of Housing Units for Special Needs			
Housing Element Program 38: Group Homes & Transitional Housing			

Amend zoning ordinance to reduce constraints on group homes and licensed residential and healthcare facilities, and to remove constraints on transitional housing and permanent supportive housing	PRMD	Completed & Ongoing	Deleted. Program completed; see Policy HE-5g.
Housing Element Program 39: Inter-Jurisdictional Housing Committee			
Support an inter-jurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.	CAO, CDC	Ongoing	Continue
Housing Element Program 40: Homeless Shelters			
Amend Zoning Code to specify that any standards imposed on a homeless shelter shall not constrain, but shall encourage and facilitate the development and operation of the shelter.	PRMD	Completed & Ongoing	Deleted; see Policy HE-5e.
Housing Element Program 41: Homeless Survey			
Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	CDC	Ongoing	Continue
Housing Element Program 42: Transitional, Supportive Housing By-right			
Amend Zoning Code to allow transitional and permanent supportive housing in all residential land use categories.	PRMD	Completed & Ongoing	Deleted; see Policy HE-5g.
Housing Element Program 43: Existing Group Homes			
Consider amending Zoning Code or providing incentives or other considerations as needed to sustain these existing facilities and to develop additional facilities.	PRMD, CDC	Partially Completed	Modify & Continue.
Housing Element Program 44: Reasonable Accommodations			
Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	PRMD	Ongoing	Continue
Housing Element Program 45: Funding for Fair Housing Program			
Fund operation of a fair housing program.	CDC	Ongoing	Continue
Housing Element Program 46: Fair Housing Information & Referrals			
Provide referrals to nonprofit Fair Housing programs. Make information available to customers at a wide range of public locations throughout the County.	PRMD, CDC	Ongoing	Continue

Housing Element Program 47: Inventory & Encourage Farmworker Housing			
The County would inventory existing farmworker housing units, including privately-provided bunkhouses and ag employee units, housing for farmworker families, and housing for other types of migrant workers. The County would then consider amending its Zoning Code to increase opportunities for these types of housing where needed, and to ensure that any code enforcement activities related to farmworker housing units would be intended to abate unsafe conditions and facilitate continued occupancy and availability.	PRMD	Partially Completed	Modify & Continue
Housing Element Program 48: Consider Assessment for Farmworker Housing			
Work with growers to consider support for an assessment district on a per acre basis.	CAO, CDC, PRMD	Not Started	Continue
Housing Element Program 49: Revised Standards for Farmworker Housing			
Amend Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farmworker bunkhouses, and to allow a larger number of residents during peak harvest seasons.	PRMD	Partially Completed	Continue
Housing Element Program 50: Farmworker Housing Task Force			
Create a Task Force to work with community partners to further identify and address farmworker housing needs.	CAO, CDC, PRMD	Not Started	Continue
Housing Element Program 51: Universal Design			
Adopt a Universal Design Ordinance for new residential construction.	PRMD	Underway	Deleted. Program underway; see ORD11-0005.
Goal H-6: Improve Conservation of Energy and Natural Resources			
Housing Element Program 52: Weatherization & Rehabilitation Assistance			
Administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements.	PRMD, CDC	Ongoing	Continue
Housing Element Program 53: Energy & Water Conservation & Efficiency			
Provide a variety of material related to energy and water conservation, energy efficiency, green building, and recycling.	PRMD	Ongoing	Continue

<p>Housing Element Program 54: Priority to Energy &amp; Water Efficient &amp; Green Projects</p>			
<p>Prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy and water efficiency measures that exceed State standards. Consider other criteria that reduce GHG, such as the use of recycled and green building materials, in establishing funding priorities.</p>	<p>PRMD, CDC</p>	<p>Completed</p>	<p>Continue</p>
<p>Housing Element Program 55: Residential Construction Site Waste Recycling</p>			
<p>Adopt a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.</p>	<p>PRMD</p>	<p>Complete</p>	<p>Deleted. Program completed; see Green Building Code.</p>
<p>Housing Element Program 56: Green Building Ordinance</p>			
<p>Adopt a Green Building Ordinance.</p>	<p>PRMD</p>	<p>Completed</p>	<p>Deleted. Program completed; see Green Building Code.</p>
<p>Housing Element Program 57: Checklists for Residential Developers</p>			
<p>Provide checklists to implement new housing element policies</p>	<p>PRMD</p>	<p>Partially Completed</p>	<p>Continue</p>

**Table 1-3 Update Of At-Risk Units From 2009 Housing Element**

<b>Development Name</b>	<b>Address</b>	<b>Total Affordable Units</b>	<b>Status as of 2014</b>
Newmark Apts.	3214 Newmark Dr.	13	Expired 2010
Meadowview Apts.	326 Butterfly Ln.	8	Expired 2012
Parkwood Court Apts.	5217 Old Redwood Hwy.	4	Expired 2011
Quail Knoll Apts. No.	5270 Old Redwood Hwy.	1	Expired 2011
Quail Knoll Apts. So.	5240 Old Redwood Hwy.	2	Expired 2011 Renewed until
West Avenue Apts.	1400 West Ave.	40	2030
Willow Gardens	1363 & 1371 West Ave.	5	Expired 2010
Casablanca Apts.	106, 124, 132 Boyes Blvd.	14	Expiring 2014
Oak Tree Apts.	16914 Sonoma Hwy.	6	Expired 2012
Verano Avenue	805 Verano Ave.	3	Expiring 2014
FAHA Manor	Sonoma Valley	48	Expired*
Lomita Avenue Apts.	Sonoma Valley	1	Expired 2007
<b>TOTAL UNITS AT RISK</b>		<b>145</b>	

\*Although units converted to market rate, each existing tenant was issued a tenant-based assistance voucher from HUD. While no units were preserved, a total of 48 vouchers were added to the Sonoma County Housing Authority inventory.

*Source: Sonoma County CDC, 2014*



**HOUSING ELEMENT**  
**SECTION II**





# HOUSING ELEMENT

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## SECTION II

### 2.1 HOUSING GOALS, OBJECTIVES AND POLICIES

Government Code Section 65583(b)(1) requires that Housing Elements contain "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." This Section provides the goals, objectives, and policies for Sonoma County. The policy framework sets forth six overarching housing goals. Subordinate to each of these goals are objectives that more clearly state the expected results, including quantified objectives where appropriate. Individual policies, linked to the objectives, express how the objectives will be achieved.

#### **Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units**

Discussion: Most of the County's existing housing programs have been successful, and should continue as the basis of the County's affordable housing programs. Additionally, it is important to retain the County's existing affordable and assisted housing units, and to continue rehabilitation programs. Without efforts to retain expiring affordability restrictions, and to continue to rehabilitate deteriorating housing units, affordable units will be lost from the housing stock. Within the next 10 years,, up to 83 affordable units may be lost from the housing stock if measures are not taken to preserve them.

The loss of rental housing units, both in apartments being converted to condominiums and in mobile home parks being converted to subdivisions, continues to be of concern. Continued effort is needed to ensure that such conversions of rental housing stock to ownership opportunities are of benefit to the residents, and that the residents are afforded all protections provided by law.

Sonoma County may also be experiencing an increase in the use of permanent residential units and lands for vacation uses, such as when single-family homes and condominiums are removed from the housing stock to be utilized as vacation rentals. This trend could lead to a loss of residential lands to visitor-serving uses.. . Many vacation homes are purchased as second homes for later retirement, and rented as furnished vacation rentals when not used by the owner. Census data show that the number of homes countywide that are used for seasonal or recreational use increased from 5,324 (3.13% of housing stock) in 2000 to 8,247 units (4.05% of housing stock)

in 2010 (see Table 4-11 in Section 4). However, in the unincorporated county the amount of housing stock used for this purpose increase by only a fraction of a percent, from 9.39% in 2000 to 9.40% in 2010. The County adopted a Vacation Rental ordinance in 2011 to regulate the use of homes as vacation rentals, and has since issued permits for over 500 vacation rentals, the majority of which were already operating. The County's Vacation Rental Program should continue to be used and monitored, with a portion of the Transient Occupancy Tax (TOT) collected continuing to be dedicated to affordable housing programs consistent with the policy direction of the Board of Supervisors. Periodic review of the Vacation Rental Program will be necessary to ensure that the existing housing stock is protected.

The "Type A" Rental Housing Opportunity Program has been very successful, and has been utilized by both non-profit and for-profit developers to produce more than 300 affordable housing units. The Type A program provides an automatic 100% density bonus for rental projects which provide at least 40% of total units as affordable to low or very-low income households. Sites eligible for a Type A bonus are defined as those which have a medium or high density residential general plan designation (UR6 through UR15) and are zoned R2 (Medium Density Residential) or R3 (High Density Residential). Rental housing projects that meet the density and design standards are a permitted use in these zones, allowing projects to move quickly through the permitting process. Development Standards used for rental housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained. Incentives are also available pursuant to Government Code Section 65915 (Density Bonus Law).

The "Type C" Ownership Housing Opportunity Program, although still desired by non-profit providers for their sweat-equity (self-help) housing programs, has decreased in popularity during the most recent planning period due to changed housing market conditions. Developers have instead utilized the State and County density bonus programs to achieve a higher level of affordability in their projects.

The State Density Bonus Program has also been successful with for-profit developers of for-sale housing. Under this program, the County provides a density bonus of up to 35% and the granting of up to three (3) incentives for projects that agree to provide a percentage of their units as affordable. The County supplemental density bonus program provides an even greater density bonus (up to 50%) if deeper levels of affordability are provided, and also incentivizes projects utilizing renewable energy to reduce utility costs.

Public input received during the 2014 Housing Element Update included concerns regarding Regional Housing Needs Allocation (RHNA) numbers being inadequate to address all of the County's current housing needs, including special needs. The state-

mandated RHNA considers only new units that a jurisdiction must plan for, and does not set forth specific numbers of special needs housing rooms or beds that are needed within a jurisdiction. Possible ways to address these special (non-RHNA) housing needs include development of shared or community housing types, including group homes, Single Room Occupancy (SRO) rooms, and shared housing.

Another issue to be addressed in the 2014 Housing Element Update is the retention of existing affordable housing units, including mobile homes within mobilehome parks. There is also constant need to preserve the county's inventory of affordable units "At-Risk" from conversion to market-rate housing. Public input suggested the County might consider investing in some of these properties, either through acquisition partnerships or by using purchase of long-term affordability restrictions in perpetuity. The Community Development Commission (CDC) reports that there are 83 units at risk of conversion to market rate between 2015 and 2025. County objectives to retain long-term affordability of At-Risk units should continue, and new programs could be explored.

Objective HE-1.1: Continue existing County and Community Development Commission efforts and programs with the objective of producing at least 507 new affordable units [110 extremely low; 110 very low; 127 low; and 160 moderate income units] between 2015 and 2023.

Objective HE-1.2: Strive to maintain the affordable status of 83 existing subsidized housing units in the unincorporated area that are at risk of losing their affordable status between 2015 and 2025

Objective HE-1.3: Continue existing Community Development Commission efforts and programs, as specified in the Sonoma County Consolidated Plan, to use CDBG, dedicated redevelopment Reinvestment and Revitalization (R&R) Funds, and/or other sources to provide comprehensive rehabilitation loans, to complete flood and earthquake hazard mitigation measures, to eliminate health hazards by connecting properties to public water and/or sewer systems, and to perform access modifications for units occupied by persons with disabilities, when those units are owned and/or occupied by extremely-low, very low- and low-income households. Funding may be provided for conventional single- and multifamily housing, for mobile homes, and for special needs and/or accessible housing units.

Objective HE-1.4: Retain existing rental units to serve lower-income and special needs households, including seniors, farmworkers and their families, single-parent households, transitional and supportive housing, residential care facilities and group homes.

Objective HE-1.5: Limit the loss of existing housing stock to visitor-serving uses.

Objective HE-1.6: Retain existing affordable housing stock located in mobile home parks.

➤ **The following policies shall be used to accomplish the above objectives:**

**Policy HE-1a:** Continue all existing County and CDC sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources.

**Policy HE-1b:** Continue the County's existing density bonus programs, including the state density bonus program and the County's programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing

**Policy HE-1c:** Ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density, or in the number of affordable units, unless the project as proposed would result in one or more specific adverse impacts on public health or safety, and there is no other feasible method to mitigate the adverse impact(s).

**Policy HE-1d:** Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households.

**Policy HE-1e:** Consider increasing funding priority for the acquisition of affordable units or subsidies.

**Policy HE-1f:** Encourage retention and further construction of small rental units such as granny units, rental studios, and SRO units, as well as large rental units with more than 3 bedrooms.

**Policy HE-1g:** Continue to administer the County's Mobile Home Rent Stabilization Ordinance.

**Policy HE-1h:** Continue to apply state law ' to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to

ensure that residents are afforded full consideration and all protections under the law.

**Policy HE-1i:** Continue to prioritize the retention of rental units. Pursuant to State law, the following criteria will be considered when evaluating an application for condominium conversion:

1. The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located, not including areas within cities.
2. At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to low and very low income households by means of a Housing Agreement to insure that such units remain affordable to very low and low income households for the maximum period allowed by law.
3. Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing.

**Policy HE-1j:** Avoid the loss of residential land in urban land-use designations for vacation or time-share uses.

**Policy HE-1k:** Continue to regulate the use of existing residences on residential lands for vacation rentals.

**Policy HE-1l.** Prohibit the use of Second Dwelling Units for vacation rentals.

**Policy HE-1m.** Continue to enforce Section 26-92-090 (or successor) of the County Code regarding the conversion, closure or cessation of use of mobile home parks.

## **Goal 2: Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure**

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

are needed to enhance opportunities for affordable housing production on all suitable sites with adequate infrastructure and proximity to services.

The need to develop more rental housing throughout Sonoma County and its cities is acute. According to the Cassidy Turley Sonoma County Rental Survey for Fall 2013, Sonoma County has the North Bay's most limited rental market with a vacancy rate of just 1.5%. This figure reflects an extreme rental housing shortage in the region, particularly when it comes to affordable housing. The fair market rent (FMR) for a 2-bedroom unit jumped 47.4% between 2000 and 2010, going from \$886 to \$1306. Strong policies to support the development and retention of rental housing units throughout the county and its cities are needed.

SB244 (Wolk, 2011) required policies addressing infrastructure needs in underserved communities ("Disadvantaged Unincorporated Communities") to be added to the General Plan Land Use Elements in order to address the myriad of issues that can contribute to social inequalities and infrastructure deficits in these communities. This analysis has been added to the Land Use Element of the General Plan and is summarized below.

Unincorporated Sonoma County contains seven Disadvantaged Unincorporated Communities that meet the definitions set forth in SB244, and one additional community (Roseland) which meets the intent of the legislation but not all of the designation criteria. The analysis contained within the General Plan Land Use Element provides information for all eight communities.

In addition to concerns about the availability and adequacy of infrastructure to serve residential development within the Disadvantaged Unincorporated Communities and Roseland, there is a question of timing for the development of sites within the Roseland area. This unincorporated area lies within the City of Santa Rosa's Urban Growth Boundary and Urban Service Area, and is served with sewer and water under a 1982 Agreement between the City and the County; parcels within this area could be developed prior to annexation under current County and LAFCO policies. LAFCO policy requires that prior to the Commission's consideration of a change of organization involving annexation of territory to a city, the applicant must provide a plan for services including written evidence that the city has the physical and fiscal capability to adequately serve the subject territory. The City of Santa Rosa has introduced a new plan that would result in the annexation of the majority of Roseland parcels no earlier than 2017, within the planning period covered by this Housing Element. There are a number of listed Housing Sites within this area that will remain in the County's housing site inventory until the area is annexed into the City, at which time the RHNA would be adjusted for both jurisdictions and the housing sites could be added to the City's

housing site inventory.

Objective HE-2.1: Assist developers and other interested parties in locating available sites and accessing programs for the development of affordable housing, especially rental housing.

Objective HE-2.2: Provide ongoing, dedicated PRMD and CDC staff support for Housing Element implementation programs, and to coordinate all County departments involved in the permitting and review of affordable housing projects.

Objective HE-2.3: Enhance opportunities for affordable housing production on all appropriate sites with adequate infrastructure and proximity to services.

Objective-HE-2.4: Strive to ensure that service providers plan for and maintain adequate infrastructure capacity for housing, pursuant to Government Code Section 65589.7.

➤ **The following policies shall be used to accomplish the above objectives:**

**Policy HE-2a:** Publish a popular summary that identifies available housing opportunity sites in the unincorporated County. Provide site-specific development information and support for development proposals whenever possible in order to reduce up-front costs for interested housing developers.

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

**Policy HE-2c:** Prepare design guidelines and conservation checklists for new residential development.

**Policy HE-2d:** Provide priority permit processing for affordable housing projects and units. Expand the current policy utilized by PRMD to other county departments that participate in permit review.

**Policy HE-2e:** Continue to assign dedicated staffing from PRMD and CDC to be responsible for planning functions associated with implementation of the Housing Element, including affordable housing project approvals.

**Policy HE-2f:** Consider a variety of sites for higher-density and affordable housing when the following criteria are met:

- site is located within or adjacent to an Urban Service Area (USA);
- adequate utilities are available;
- site is located within 1/2 mile to goods, services and transit; and
- project is consistent with the land use policies of the General Plan.

**Policy HE-2g:** Continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need.

**Policy HE-2h:** In accordance with General Plan Policy PF-1f, consider sewer and water district annexations or out-of-service-area agreements on properties adjoining urban service boundaries for moderate or lower-income housing projects, including farmworker housing.

**Policy HE-2i:** Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to moderate and lower-income households.

**Policy HE-2j:** Prevent the loss of urban housing sites to visitor-serving uses.

### **Goal 3: Promote Production of Affordable Housing Units**

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

Public input during the 2014 Housing Element Update included suggestions that the promotion of single room occupancy (SRO) housing may help to increase the affordable housing stock, along with other types of community housing with a shared kitchen. Sonoma County adopted provisions for SROs in commercial zones in 2005, and in the medium and high-density residential zones in 2012. However, only one application has been received since that time. Further efforts to encourage SROs and other forms of shared housing are needed. Impact fee reductions for SROs and for affordable and second dwelling units were suggested as one way to help promote construction or conversion of this type of housing.

Objective HE-3.1: Eliminate unneeded regulatory constraints to the production of affordable housing.

Objective HE-3.2: Review and revise housing programs to address changing needs, including needs that may not be met by traditional housing units. Consider the use of new community housing models and innovative types of structures and building materials to meet a wide variety of housing needs while protecting the public health and safety.

Objective HE-3.3: Increase opportunities for the production of affordable housing.

➤ **The following policies shall be used to accomplish the above objectives:**

**Policy HE-3a:** Review Growth Management programs for obsolescence.

**Policy HE-3b:** Continue to allow manufactured homes on any residential lot, in compliance with state law and subject to all other County Codes.

**Policy HE-3c:** Review "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres county-wide, and consider removing the restrictions where appropriate.

**Policy HE-3d:** Continue to review and revise the County's density bonus programs in order to encourage builders and developers to take full advantage of such provisions.

**Policy HE-3e:** Continue to allow small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).

**Policy HE-3f:** Continue to allow emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts as a permitted use, subject to the adopted standards (26.88.127, Homeless Shelters).

**Policy HE-3g:** Expand the supply of housing for farmworkers by continuing the current priority processing of farmworker housing projects.

**Policy HE-3h:** Develop additional incentives and programs that would encourage new Single Room Occupancy (SRO) development, rehabilitate existing motel rooms for SRO occupancy and sustain the housing units provided.

**Policy HE-3i:** Promote the construction and retention of shared housing such as group homes, congregate care facilities and residential community care facilities while ensuring the health and safety of residents and ensuring land use compatibility for neighbors.

**Policy HE-3j:** Evaluate potential changes that could be made to county regulations to accommodate long-term occupancy of Park Model homes and similar recreational vehicles, where sewer or septic services and neighborhood compatibility are provided.

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

**Policy HE-3k:** Continue to apply the minimum residential density policy to all Urban Residential parcels.

**Policy HE-3l:** Continue to consider adding the Affordable Housing (-AH) Combining Zone to sites in light industrial and/or commercial zones where the following conditions are met:

- (1) Site is located within or adjacent to a designated Urban Service Area, and adequate sewer and water services exist.
- (2) Site is located near transit; neighborhood-serving commercial land use, such as a community market; and an elementary or secondary school.
- (3) The site must be located a safe distance from major roadways as determined by the Bay Area Air Quality Management District's Highway Screening Analysis Tool.
- (4) Development must be multi-family rental units with a density of up to 24 units per acre, and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely-low income households.

**Policy HE-3m:** Review existing General Plan Circulation Element standards for Level of Service (LOS) for urban projects, and consider revising them in consultation with the Department of Transportation and Public Works.

**Policy HE-3n:** Continue to use indoor noise standards for mixed use and urban infill residential development, including but not limited to Single Room Occupancy, Work-Live, Mixed Use Projects, and Caretaker Units in compliance with Noise Element Policy

NE-1b.

**Policy HE-3o:** Consider applying the X (Mixed Occupancy Combining Zone) to allow year-round occupancy of travel trailers, recreational vehicles and park model trailers in campgrounds or Special Occupancy Parks, subject to HCD review and demonstration of adequate septic or sewer capacity. Special Occupancy Parks are defined and permitted by the State HCD, and may include recreational vehicles, camping cabins, and similar facilities designed for temporary or seasonal uses.

#### **Goal 4: Maintain Funding for Affordable Housing**

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

Public input gathered during the 2014 Housing Element Update includes the desire for a quantifiable commitment (either a percentage, or a dollar amount) from the general fund to support affordable housing. The end of Redevelopment statewide has eliminated the Redevelopment Property Tax Increment Revenues, except for those amounts of the previous increment which are required to meet enforceable obligations, and therefore also eliminated the minimum of 20 percent of Tax Increment Revenues previously set aside for affordable housing programs. An additional result of the dissolution of Redevelopment is new revenue available to the County General Fund annually as a result of the increased tax revenues which previously funded Redevelopment in the County's three project areas, and in the project areas of the incorporated cities and town of the County. In Sonoma County, these post-dissolution receipts to the General Fund have been set aside for a five-year period in a "Reinvestment and Revitalization Funds," or more simply "R & R Fund," to be used for affordable housing as well as other priority redevelopment purposes. Policies and programs to continue this important permanent source of funding into future years should be considered.

Concern has also been expressed about the County's method of calculation of impact or development fees.

Objective HE-4.1: Maintain and, where feasible, increase the public revenue base that can be utilized to accomplish Housing Element programs.

Objective HE-4.2: Actively seek additional public/private partnerships to increase the funding available for building affordable housing.

Objective HE-4.3: Consider making surplus County land available for housing programs and projects as a way of decreasing housing costs.

Objective HE-4.4: Preserve existing mobile home parks to provide permanent affordable housing for low and very low income households.

Objective HE-4.5: Subsidize development impact fees applied to affordable housing units where other sources of funds are available.

**The following policies shall be used to accomplish the above objectives:**

**Policy HE-4a:** Continue to support affordable housing by making a quantifiable annual commitment (either on a percentage basis, or as a dollar amount) from the Revitalization and Recovery ("R & R") Funds. Funds would be devoted to housing programs that directly produce new permanent affordable units, rehabilitate and sustain existing units, or support non-unit housing objectives including homeless or transitional housing. These units should be affordable to extremely low, very low and low income individuals and households.

**Policy HE-4b:** Continue using County Fund for Housing (CFH) monies to subsidize impact fees for multifamily housing projects where the units are affordable to extremely-low, very-low and low income households. Continue to allow fee deferrals for affordable housing projects.

**Policy HE-4c:** Consider fee waivers/subsidies for multifamily housing projects where the units are affordable to extremely-low, very low and low income households. Fee waivers or subsidies must be limited to a total amount that does not compromise the ability of the County or local special districts to provide adequate and safe services and infrastructure for affected residents and businesses of the County. Consider using a "sliding scale" waiver depending upon the size of the unit and/or the income level served.

**Policy HE-4d:** Identify County-owned lands suitable for housing and consider leasing such land to developers or nonprofit housing entities for the production of affordable housing. In cases where surplus county land is available, consider making lands available for affordable or special needs housing and associated services, including transitional and farmworker housing..

**Policy HE-4e:** Assist nonprofit organizations in the purchase of existing mobile home

parks, where desired by the residents, in order to maintain long-term affordability of mobile homes.

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

**Policy HE-4g:** Consider ways in which the County, acting in cooperation with a nonprofit organization, could assist in the creation of perpetually affordable housing using the community land trust model.

**Policy HE-4h:** Continue to use CDBG funds, and consider use of any other funding sources created pursuant to the policies of the Element (e.g., Housing Trust, housing bonds, workforce impact fees, in-lieu fees) for financing predevelopment activities for affordable or special needs housing projects.

**Policy HE-4i:** Strive to increase opportunities for recreational and visitor-serving uses, thus increasing County Transient Occupancy Tax (TOT) revenues. Allocate funds from these increased visitor-based revenue sources to a broad array of Housing Element programs that address needs identified in this Element.

**Policy HE-4j:** Continue the County employee housing programs: First Time Homebuyer Loan Program, the Rehabilitation Loan Program, and the Rental/Mortgage Assistance Program.

### **Goal 5: Promote Production of Housing Units for Special Needs**

Discussion: While some special needs housing will be provided as a part of the affordable housing unit production targets, there are a number of special housing types that require specific effort, especially housing for the elderly, developmentally or physically disabled persons, the mentally ill, farmworkers, and homeless persons. Some non-unit types of housing for special needs populations may not be reflected in the RHNA, but are reflected in the County's Quantified Objectives.

According to the Sonoma County Point-in-time count there were 4,280 homeless individuals on January 25, 2013. Of these individuals, only 451 represented family households, which is a decrease in the number of homeless families from the last Point-in-time count. Table 4-34 in Section 4 reflects these totals.

It is important to acknowledge that this data provides only a snapshot of a single point in time. These numbers do not actually reflect the number of people experiencing

homelessness during a year. An annual estimation formula used to extrapolate the number of individuals experiencing homelessness in the County throughout the year calculated 9,749 individuals who experienced homeless during 2013, a number equivalent to 2 percent of the County's overall population.

Due to recent and upcoming closures of treatment facilities, better treatments and survival rates, and increased longevity, many households have a family member who now has, or will have, special needs. There has been an increase in the numbers of patients living independently with traumatic brain injuries and other disabilities, as well as an increase in the number of disabled veterans returning from war. Public input during the 2014 Housing Element Update included concern for individuals that may have special needs related to chronic diseases like Lyme Disease and HIV/AIDS. It was suggested that many of these special needs might be addressed through shared or supportive housing. Small independent living units such as "Tiny Homes" were suggested as one possible housing solution for some of the County's increasing special needs and senior population. Congregate housing types were also suggested, as well as the use of shared housing and property to promote social interaction and avoid loneliness for specific groups.

The need for a wide variety of housing types for special needs will only continue to increase. Universally Designed housing and the provision of units that are accessible or fully adaptable have become increasingly important.

One of the largest special needs challenges facing the County is the threatened closure of the Sonoma Developmental Center (SDC) in the Sonoma Valley. With 454 residential clients, the SDC is the largest remaining Developmental Center in the state and provides residential care, treatment and supportive services to the most severely disabled individuals. As the state moves to close this and all other Developmental Centers, state law and policy encourage patients to move out into community based services. It will be imperative that new residential care models and facilities be put into place to provide care to this most vulnerable population. In its January 2014 report, the Task Force on the Future of Developmental Centers notes that Developmental Centers like the SDC need to transition from a large congregate 24-hour nursing and care facility to a new model of community-based homes and services. The Task Force's recommendations include repurposing/reuse of Developmental Center buildings and using public/private partnerships to provide community integrated services on these existing State lands. Ongoing support for these efforts must be provided, as must support for new models of community-based housing and services. Future re-use of the SDC should include affordable housing in accordance with General Plan Land Use Policy LU-20ff or any subsequent Specific Plan adopted by the Board of Supervisors. Housing for the changing needs of farmworkers also continues to be an important need

in Sonoma County. A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform other farm work or construction and odd jobs. The Office of Education reports that there are 2,672 children from migrant families in the school system countywide, with the largest concentrations in the north county (Windsor, Healdsburg, Cloverdale), in the Sonoma Valley, and in the Bellevue/Roseland area. The housing needs of these farmworkers are best addressed by year-round housing units, but additional migrant units or an extended season for existing seasonal farmworker units should be explored.

Objective HE-5.1: Create an additional supply of housing for special needs populations, including but not limited to group care homes, transitional housing, permanent supportive housing, and homeless shelters.

Objective HE-5.2: Continue to support efforts to attract funding for homeless programs.

Objective HE-5.3: In cooperation with social service entities, sustain and expand group home facilities for foster children and other children in need of special care.

Objective HE-5.4: Promote Fair Housing.

Objective HE-5.6: Increase the supply of housing for farmworkers and other migrant workers.

Objective HE-5.7: Strive to ensure that at least 15 percent of the affordable housing units produced are available to persons with special housing needs.

➤ **The following policies shall be used to accomplish the above objectives:**

**Policy HE-5a:** Periodically review and revise zoning regulations for group homes, transitional housing, permanent support housing, and the full range of licensed healthcare programs and facilities to encourage additional use of residences or construction of new facilities for these purposes.

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

**Policy HE-5c:** Continue to encourage small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts.

**Policy HE-5d:** Continue to encourage emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts.

**Policy HE-5e:** Ensure that any development or operational standards imposed on a homeless shelter apply to the shelter rather than to the residents. Standards should encourage and facilitate the development and operation of the shelter in a manner consistent with the public health and safety.

**Policy HE-5f:** Continue to participate with other jurisdictions in comprehensive surveys of the County's homeless population in order to establish the need for homeless facilities.

**Policy HE-5g:** Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwellings for such purposes shall conform to the General Plan densities and to all other applicable provisions of the Sonoma County Code. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zoning district.

**Policy HE-5h:** Develop programs to sustain existing group home facilities and develop additional facilities to meet the County's needs. Advocate for modification of State and Federal reimbursement rates in a manner that recognizes the high costs of operating licensed healthcare facilities and programs in Sonoma County.

**Policy HE-5i:** Continue to provide reasonable accommodation through implementation of Article 93 (Reasonable Accommodations).

**Policy HE-5j:** Continue to support efforts by Fair Housing of Sonoma County to enforce anti-discrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.

**Policy HE-5k:** Encourage construction of new housing for occupancy by:

- 1) farmworkers and their families;
- 2) year-round housing for unaccompanied farmworkers and other migrant workers; and
- 3) seasonal housing for unaccompanied farmworkers.

**Policy HE-5l:** Affordable and farmworker housing code enforcement activities shall be primarily intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully-constructed housing units.

**Policy HE-5m:** Work with winegrape growers to seek new opportunities to provide and fund farmworker housing, such as with a new program assessing wine grape acreage similar to that used in Napa County.

**Policy HE-5n:** Housing intended for occupancy by farmworkers should be permitted in rural locations which are accessible to agricultural lands, pursuant to the farmworker housing ordinance ("bunkhouse ordinance"). Where feasible and close to services, allow more bunks and longer periods of farmworker housing occupancy in order to address the non-farm migrant worker housing need in the off-season.

**Policy HE-5o:** Promote Universal Design principles in new residential construction.

**Policy HE-5p:** Pursue quantified objectives for special needs populations. (Examples: farmworker bunks, shelter beds)

## **Goal 6: Improve Conservation of Energy and Natural Resources**

Discussion: Housing is a considerable source of demand for energy, water, and other natural resources. While existing regulations (e.g. Title 24, Cal Green) impose rigorous energy and water conservation measures on new housing, additional effort and promotion may yield additional energy and resource savings.

Objective HE-6.1: Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.

Objective HE-6.2: Promote energy and water conservation and energy efficiency in new residential and mixed-use construction projects.

Objective HE-6.3: Promote solid waste reduction, reuse, and recycling opportunities in residential and mixed-use construction

### **The following policies shall be used to accomplish the above objectives:**

**Policy HE-6a:** Encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units by offering workshops, individual consultations, and financial assistance for weatherization and other conservation measures. Support and expand existing programs administered by the Community Development Commission.

**Policy HE-6b:** Continue to provide funding through the Community Development Commission for retrofits of existing affordable housing units that result in conservation

of energy, water, or other natural resources.

**Policy HE-6c:** Encourage residents and developers to increase energy conservation and improve energy efficiency. Continue to support education programs that promote energy conservation and energy efficiency

**Policy HE-6d:** Support project applicants in incorporating cost-effective energy efficiency that exceeds State standards.

**Policy HE-6e:** Promote the use of straw bale, rammed-earth, and other energy-efficient types of construction methods. Encourage use of the County's Alternative Building Materials review process by publishing educational and promotional materials.

**Policy HE-6f:** Reduce the generation of solid waste in residential construction, and increase solid waste reuse and recycling.

**Policy HE-6g:** Continue to support education programs related to solid waste reduction, reuse, and recycling opportunities

**Policy HE-6h:** Continue to review and develop energy conservation, green building, and energy efficient design programs for new residential and mixed-use development.

**Policy HE-6i:** Evaluate the feasibility of a pilot program to develop and monitor different types of smaller and energy-efficient structures that could be used to safely shelter homeless persons or provide temporary housing.

## 2.2 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

### **Housing Element Program 1: Continuation of Housing Production and Programs**

**Program Description:** Currently the County provides funding assistance to affordable housing developments through CDBG, HOME, and LMIHAF funds. These funds are awarded and distributed by the County Community Development Commission (CDC) to developers who are then able to provide safe, affordable housing to households in a range of income groups. These funds can be used to construct new affordable housing as well as to rehabilitate existing units, which can be added to the permanent affordable stock through affordability restrictions. The County will continue its support of the CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care to ensure that existing production levels are maintained, and would continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households. (Policy reference: HE-1a, -1d, -1g)

**Agency:** Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 2: Retention of Affordable Units**

**Program Description:** Currently the unincorporated area of the county has 83 affordable units that may be lost from the affordable housing supply within the next ten years due to expiring affordability restrictions. The Community Development Commission will continue to inventory and monitor these units on an ongoing basis. Owners will be contacted at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will continue to assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, and CFH funds. The County will strive to preserve as many "at-risk" units as feasible, subject to the availability of funds. (Policy reference: HE-1d, -1e, -1f)

**Agency:** Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 3: Mobile Home Parks**

**Description:** The County would continue to implement state law related to the conversion of mobile home parks to resident ownership, including SB510 (2013) to afford full consideration and protections to mobile home park residents. (Policy reference: HE-ih)

**Agency:** Permit & Resource Management Dept., Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 4: Retention of Rental Housing Stock**

**Description:** The County would consider adoption of a Condominium Conversion Ordinance. (Policy reference: HE-1f, -1i)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 15/16

### **Housing Element Program 5: Density Bonus Programs**

**Program Description:** The County currently administers four density bonus programs, including the state density bonus program, the county supplemental density bonus program, and the Type A and Type C Housing Opportunity Programs. These programs would be continued. Additionally, the County would evaluate the programs and determine if the programs can be expanded or modified to create additional opportunities for housing. (Policy reference: HE-1b)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 6: Review Vacation Rental Ordinance**

**Program Description:** The County would review and consider revisions to the vacation rental ordinance to limit conversion of the housing stock and make them more

compatible and enforceable.

**Agency:** Permit & Resource Management Department

**Implementation:** FY 14/15

### **Housing Element Program 7: Summary of Housing Sites & Site Data Sheets**

**Program Description:** The County would continue to publish a list summary of available housing sites and sites for mixed-use projects. The County will establish and maintain site data sheets for inventoried sites. The listing would be updated annually and made available both in printed form and on the Internet. Site-specific development and constraint information should be provided whenever possible in order to reduce up-front costs for interested housing developers (Policy reference: HE-2a, -2g)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 8: Information about Affordable Housing**

**Program Description:** The County would continue to provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation. (Policy reference: HE-2b, -2c)

**Agency:** Community Development Commission, Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 9: Priority Processing for Affordable Housing**

**Program Description:** The County would continue to require all Departments to provide priority processing for affordable and farmworker housing. (Policy reference: HE-2d)

**Agency:** Permit & Resource Management Dept.; other County permitting agencies

**Implementation:** Ongoing

**Housing Element Program 10: Staff for Housing Implementation & Processing**

**Program Description:** The County would provide funding for staffing needed to implement the programs outlined in this Housing Element, and to provide fast-track processing for affordable housing projects. (Policy reference: He-2d, 2e)

**Agency:** Permit & Resource Management Dept., Community Development Commission

**Implementation:** Ongoing

**Housing Element Program 11: Additional Sites for Housing**

**Program Description:** The County will continue to work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing, including housing for farmworkers and their families and for developmentally disabled individuals. Special focus will be made on identifying suitable sites within or proximate to priority development areas. Sites so considered should be located near support services, goods, and transit. (Policy reference: HE-2f, -2h; PF-1f)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

**Housing Element Program 12: Continued Mitigation Opportunities for Housing Sites**

**Program Description:** The County would continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need. (Policy reference: HE-2g)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 13: Utility Providers Responsibility to Prioritize Service**

**Program Description:** The County would notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity. The General Plan Housing Element, and any amendments thereto, shall be distributed to providers within 60 days of its adoption. Providers would be encouraged to retain adequate water and/or sewer service capacities to serve developments which provide affordable units. (Policy reference: HE-2i)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Distribution of Housing Element within 60 days; thereafter ongoing.

### **Housing Element Program 14: Growth Management Programs**

**Program Description:** The County would review the growth control programs in the Sonoma Valley and in the Sebastopol environs for obsolescence and would consider removing if they are found to be unnecessary. . (Policy reference HE-3a)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 14/15

### **Housing Element Program 15: Review LOS Standards**

**Program Description:** The County would review General Plan standards such as Level of Service (LOS) standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing so long as the public health and safety are not threatened. If necessary, the General Plan Circulation Element could be amended to incorporate any revised standards. (Policy reference: HE-3a)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 15/16

### **Housing Element Program 16: Review "Z" Combining District**

**Program Description:** The County would continue to consider removal of the “Z” (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres in agricultural zones that are not within water-scarce areas (Class 3 or 4) or flood prone areas, and where adequate sewage treatment capacity has been demonstrated. (Policy reference: HE-3c)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 17: Single Room Occupancy**

**Program Description:** The County would continue to review current SRO and shared housing regulations in consultation with homeless advocates, care providers, and other interested groups to consider changes that could be made to encourage this type of shared housing. The intent is to provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new and innovative types of SRO and shared housing. (Policy reference: HE- -3h)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 15/16

### **Housing Element Program 18: Shared and Congregate Housing**

**Program Description:** The County would develop criteria to encourage the improvement, retention and development of shared housing such as group homes, congregate care facilities and residential community care facilities, while ensuring the health and safety of residents and ensuring land use compatibility for neighbors. An inspection program would be considered if sufficient funding is provided.

**Agency:** Permit & Resource Management Department

**Implementation:** FY 18/19

### **Housing Element Program 18: Long Term Residency in Campgrounds**

**Program Description:** The County would consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers, recreational vehicles and similar

facilities in campgrounds when public health, safety and welfare criteria are met and a use permit is obtained. Review of state regulations that currently prevent “park model” homes and similar facilities from being used as permanent residential structures would also be considered. (Policy reference: HE-3o)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 14/15

### **Housing Element Program 19: Additional -AH Sites for Housing**

**Program Description:** Continue to consider adding the Affordable Housing (-AH) Combining District to additional sites in light industrial and/or commercial zones where the following conditions are met: (Policy reference HE-3l)

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

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 20: Fund Permanent Affordable Housing Stock**

**Program Description:** The County would devote at least 20 percent of the tax increment revenue received from dissolution of Redevelopment specifically to the production of housing affordable to lower income households, including development of new permanent affordable units, and the rehabilitation of existing units to be added to the permanent affordable stock through affordability restrictions. Funds could also be

used to support other affordable housing objectives such as homeless shelter beds or transitional housing. Funds would also be used to provide rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing. Further, the County would consider increasing the 20 percent allocation, modeled after Redevelopment, as funding is available. (Policy reference: HE-4a)

**Agency:** Board of Supervisors; Community Development Commission

**Implementation:** FY 14/15, then ongoing

### **Housing Element Program 21: County-Owned Land for Affordable Housing**

**Description:** The County would consider leasing land for affordable and farmworker housing on a limited basis as sites become available, in order to reduce the cost of affordable housing construction through low land lease rates. Such activities would be considered only where consistent with the Countywide Strategic Plan. (Policy reference: HE-4d)

**Agency:** County Administrator's Office, General Services

**Implementation:** Ongoing

### **Housing Element Program 22: Resident-Owned Mobile Home Parks**

**Description:** The County would consider partnerships with nonprofit organizations to assist in the purchase of existing mobile home parks in order to increase affordability. Additionally, the County would provide staff resources to non-profits and residents when funding and staffing levels permit. (Policy reference: HE-4e)

**Agency:** Community Development Commission, Permit & Resource Management Dept., local non-profits

**Implementation:** Ongoing

### **Housing Element Program 23: Funding Preference to Non-profits**

**Program Description:** In the County's experience, nonprofit owners usually extend

their affordability contracts whereas for-profit owners convert to market rate at the end of their subsidy period. In order to promote unit affordability in perpetuity, the County would continue to give discretionary funding preference to nonprofit developers when it is practicable to do so. (Policy reference: HE-4f)

**Agency:** Community Development Commission

**Implementation:** Ongoing

#### **Housing Element Program 24: Community Land Trust Model**

**Program Description:** Working with local non-profit community land trusts, the County would consider ways in which County policies, programs and funding can be used to create perpetually affordable housing units using the community land trust model designed to construct new or to buy existing housing units and then resell (or rent) the improvements to income-eligible households while retaining ownership of the land. A community land trust could also bank vacant land for future development of affordable housing. Affordability for lower and moderate income households would be maintained in perpetuity. (Policy reference: HE-4g)

**Agency:** Permit & Resource Management Dept., Community Development Commission

**Implementation:** Ongoing

#### **Housing Element Program 25: Predevelopment Funding**

**Program Description:** The County would continue to use Community Development Block grant and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects. (Policy reference: HE-4h)

**Agency:** Community Development Commission

**Implementation:** Ongoing

#### **Housing Element Program 26: Recreation and Visitor-Serving Uses**

**Program Description:** The County will continue to consider increasing opportunities

for recreation and visitor-serving uses, consistent with the GP2020 policies. A portion of the increased Transient Occupancy Tax (TOT) funds would be earmarked for an array of affordable housing programs to address needs identified in this Housing Element. (Policy reference: HE-4i)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 27: County Employee Housing Assistance**

**Program Description:** The County currently offers its employees loans for mortgage or rent payments; loans for first-time homebuyers; and loans for housing rehabilitation. These programs are funded by a one-penny-per-hour employee contribution, matched by county general funds, to help reduce the cost of housing for County employees, and serve as a significant benefit to attract and retain employees. The County should continue to offer these programs, and to increase them as opportunities permit. (Policy reference HE-4j)

**Agency:** Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 28: Inter-Jurisdictional Housing Committee**

**Program Description:** The County would continue to support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects, including homeless shelters, that serve both the County and city(ies) and that receive coordinated supportive services from other agencies. (Policy reference: HE-5b)

**Agency:** County Administrator's Office; Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 29: Homeless Survey**

**Program Description:** There continues to be a need to conduct a comprehensive survey of the homeless in Sonoma County so that policies and programs can be

designed appropriately to meet their needs and to enable the County to receive funding from the Department of Housing and Urban Development under its Continuum of Care program. As possible, the County would participate with other jurisdictions in funding such a study. (Policy reference HE-5f)

**Agency:** Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 30: Residential Care Facilities and Group Homes**

**Program Description:** The County will work with service providers and consider amending its Zoning Code or providing incentives or other considerations as needed to sustain ' and upgrade existing residential care facilities and to promote the creation of new facilities necessary to meet a variety of housing needs, including the needs of developmentally disabled individuals. When funds are available, the County will consider establishing an inspection program for these facilities if necessary to ensure the health and safety of residents and to promote greater land use compatibility for neighbors. (Policy reference: HE-5h)

**Agency:** Community Development Commission, Permit & Resource Management Dept.

**Implementation:** FY 15/16, then ongoing

### **Housing Element Program 31: Reasonable Accommodations**

**Program Description:** The County has adopted a Reasonable Accommodations Ordinance ("Article 93"). The County would continue to provide reasonable accommodations through implementation of this ordinance, and would continue to provide training to county staff. (Policy reference: HE-5i)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 32: Funding for Fair Housing Program**

**Program Description:** The County would continue funding for operation of a fair

housing program. (Policy reference: HE-5j)

**Agency:** Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 33: Fair Housing Information & Referrals**

**Program Description:** The County would continue to provide referrals to nonprofit Fair Housing programs, and to make information available to customers at a wide range of public locations throughout the County. (Policy reference: HE-5j)

**Agency:** Community Development Commission, Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 34: Abatement of Affordable and Farmworker Housing**

**Program Description:** The County would continue to ensure that any code enforcement activities related to affordable and farmworker housing units are primarily intended to abate unsafe conditions and facilitate continued occupancy and availability. (Policy reference: HE-5k, -5l)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 35 Consider Assessment for Farmworker Housing**

**Program Description:** The County would work with growers to consider support for an assessment district on a per acre basis, similar to that utilized in Napa County, to help fund farmworker housing projects. Growers providing on-site bunkhouses for their workers would not be assessed. (Policy reference: HE-5m)

**Agency:** County Administrators Office, Community Development Commission, Permit & Resource Management Dept.

**Implementation:** FY 17/18

**Housing Element Program 36: Revised Standards for Farmworker Housing**

**Program Description:** The County would consider amending its Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farmworker bunkhouses, and to allow a larger number of residents during peak harvest seasons. (Policy reference: HE-5n)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 15/16

**Housing Element Program 37: Farmworker Housing Task Force**

**Program Description:** The County would convene a Task Force as needed to work with community partners to further identify and address farmworker housing needs (Policy reference: HE-5n)

**Agency:** County Administrators Office, Community Development Commission, Permit & Resource Management Dept

**Implementation:** Ongoing

**Housing Element Program 38: Weatherization & Rehabilitation Assistance**

**Program Description:** Energy and water conservation can be encouraged in existing development through weatherization and rehabilitation programs. Successful programs include County sponsored workshops, individual energy consultations provided free of charge, and weatherization and rehabilitation loan programs that provide low interest financing for making improvements. In particular, these programs should target renter-occupied units. Additionally, the County Community Development Commission would continue to administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements. (Policy reference: HE-6a, -6b, -6c)

**Agency:** Permit & Resource Management Dept., Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 39: Energy & Water Conservation & Efficiency**

**Program Description:** The County would continue its current practice of providing a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling. The County would expand this practice as new programs are adopted and new educational and informational materials become available. (Policy reference: HE-6c, -6d, -6e, -6f, -6g)

**Agency:** Permit & Resource Management Dept.

**Implementation:** Ongoing

### **Housing Element Program 40: Priority Efficient & Green Projects**

**Program Description:** The County would continue to prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy efficiency measures that exceed State standards. Other criteria that reduce GHG, such as the use of recycled and green building materials, are also considered in establishing funding priorities. (Policy reference HE-6b, -6c, -6d, -6f)

**Agency:** Community Development Commission

**Implementation:** Ongoing

### **Housing Element Program 41: Checklists for Residential Developers**

**Program Description:** The County currently provides pre-application checklists to residential developers for such things as design review considerations, fire-safe standards, and low-water use landscaping. This program would be expanded to provide checklists to implement several new housing element policies, including Universal Design concepts, energy conservation and energy efficient design, green building, Healthy Communities, pedestrian-friendly design and the like. (Policy reference: HE-6d, -6f, -6h)

**Agency:** Permit & Resource Management Dept.

**Implementation:** FY 15/16, then ongoing

## **2.3 QUANTIFIED OBJECTIVES**

### **2.3.1 QUANTIFIED OBJECTIVES CONSISTENT WITH RHNA**

The quantified objective for affordable housing production was prepared consistent with an assessment of the County's identified housing needs, an inventory of its available sites, and a review of its existing and new housing policies and programs. Within the Housing Element planning period (January 31, 2015 – January 31, 2023), a total of 507 units affordable to extremely low, very low, low, and moderate income households are expected to be produced. An additional 429 units priced for above moderate income households are anticipated, based on historical production by private developers in the County in response to market demand. This anticipated production is consistent with the ABAG RHNA for this planning period.

### **2.3.2 QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS**

In addition to examining projected affordable housing needs, Government Code Section 65582 requires that jurisdictions conduct an analysis of any existing special housing needs such as those of the elderly, disabled (including individuals with HIV/AIDS), large families, single parent households, and farmworkers. The quantitative analysis of these groups' current housing needs is found in Section 4. The County also recognizes the housing needs of several subpopulations not specifically mentioned in State law such as the mentally ill, developmentally disabled, veterans returning from conflict overseas, and youth transitioning from foster care. Efforts have been made to highlight and address these special needs where appropriate.

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

Permanent Supportive Housing (PSH) housing units can supply many of the County's identified housing needs. Permanent supportive housing is safe, affordable long term

rental housing linked with flexible support services that are available when they are needed. By definition, "supportive housing" means housing with no limit on length of stay, that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. PSH housing may include apartments, single room occupancy residences, or single family homes. Residents may include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Like other affordable housing, PSH is designed to look like existing housing in the surrounding neighborhood. It may be single family homes or duplexes, apartment buildings, or single room occupancy buildings. The difference between permanent supportive housing and other affordable housing is the linkage to a services component. Integrating services with affordable housing provides formerly homeless individuals and families the ongoing help they need to remain housed and live independently. The County will strive to include this services component in 30% of new and converted rental housing units for extremely low income (ELI) and very low income (VLI) individuals and households, including SRO units.

#### **ADDITIONAL QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS (SHARED/NON-RHNA HOUSING TYPES)**

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

Table 2-1 and Table 2-2 present the quantified objective for housing units and non unit housing beds or bunks in Sonoma County, by housing unit prototype and affordability category.

**Table 2-1 Quantified Objectives 2015 - 2023**

<b>Quantified Objectives 2015-2023 (Units)</b>						
		Income Level				
	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above
Housing Types						
Rural Housing	395	0	0	0	0	395
Urban Housing MF	192	40	52	60	40	0
Urban Housing SF	33	0	2	3	16	12
Second Units	176	6	20	60	80	10
Ag Employee	55	27	26	2	0	0
Farm Family	10	0	0	0	10	0
Mixed Use, W/L	28	0	0	2	14	12
SRO units	47	37	10	0	0	0
Unit Subtotals	936	110	110	127	160	429
<i>RHNA</i>	<i>936</i>	<i>110</i>	<i>110</i>	<i>127</i>	<i>160</i>	<i>429</i>
Retained Affordable	77	10	60	7	0	0
Rehabilitated	53	13	40	0	0	0
Unit Totals	1066	133	210	134	160	429

**Table 2-2 Quantified Objectives 2015-2023 (Shared/non-RHNA)**

<b>Quantified Objectives 2015-2023 (Shared/non-RHNA)</b>						
		Income Level				
	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above
* Non-Unit Types						
Shelter Beds	70	70	0	0	0	0
Farmworker Bunks	40	30	10	0	0	0
Transitional/Group	70	50	20	0	0	0
Non-unit Totals	180	150	30	0	0	0

**HOUSING ELEMENT**  
**SECTION III**



# HOUSING ELEMENT

## SECTION III

### 3.1 OVERVIEW OF SITES FOR HOUSING

This Section presents an inventory of lands suitable for housing development and an analysis of the capacity for different types of housing units to be provided on different types of development parcels throughout unincorporated Sonoma County. The inventory and analysis are broken into three general categories: (1) urban residential sites; (2) commercial and industrial sites which allow residential uses; and (3) rural sites. The inventory of urban residential sites shows that there are sufficient available sites with appropriate zoning to accommodate 1,570 new residential units, including 819 new multi-family units accommodated by-right with densities of at 12 to 20 units per acre. . Up to 751 new ownership units can be accommodated by-right with densities of up to 11 units per acre. Commercial and industrial sites offer opportunities for further residential development of 1,404 new housing units, including mixed use, work live, single room occupancy (SRO) and –AH Combining Zone units as shown in Table 3-1. The rural housing site inventory provides for approximately 2000 units, as described in Section 3.4 below.

**Table 3-1 Urban Sites with Appropriate Zoning to Address Housing Needs**

Type of Housing	Number of Sites	Potential (net) New Units
<b>Urban Residential Totals</b>	<b>49</b>	<b>1,570</b>
Single Family Ownership (Type C)	26	751
Multi Family Rental (Type A)	23	819
<b>Commercial &amp; Industrial Allowing Residential Totals</b>	<b>87</b>	<b>1,404</b>
Mixed-Use (Office or Retail + Residential)	22	387
Work-Live (Industrial Lofts)	21	337
Single Room Occupancy (SRO)	30	158
Affordable Housing Combining Zone (AH)	14	522
<b>Totals for urban sites</b>	<b>136</b>	<b>2,974</b>

Pursuant to state law, this Section contains both a detailed land inventory and a general analysis. The inventory includes site-specific listings of urban properties available for housing production, by Assessor Parcel Number (APN), along with the zoning and general plan

designation, sizes and existing units for each of those sites. All sites in the inventory listings have or are planned to have sufficient infrastructure within the planning period. To supplement the site-specific inventory, a general analysis of environmental constraints is set forth in Section 3.6. Additional information regarding the availability of sewer and water for each of the urban services areas represented in inventory is included in Section 3.7. Maps of housing sites are provided at the end of this document and on the County's webpage.

## **3.2 CAPACITY OF URBAN SITES ZONED FOR HOUSING**

Urban residential sites - parcels zoned solely for housing and located within the County's Urban Service Areas - are estimated to have potential capacity for almost 1,600 new housing units, in addition to any units already located on these parcels. These potential new units include units permitted by right under the County's Type A and Type C Housing Opportunity programs. The inventory listings for urban residential sites are composed entirely of sites that are:

- located within designated Urban Service Areas, served by sewer and water;
- designated in the General Plan as "Urban Residential;" and
- able to accommodate at least 5 new residential units;
- zoned for urban residential land uses, including higher-density housing.

It should be noted that minimum residential densities apply to all parcels within these areas. Therefore for the purposes of the following sites discussion, "base" units is synonymous with "minimum" units within all of the County's Urban Residential designations, because minimum residential density requirements apply to all parcels within these areas.

In some locations, environmental constraints may increase the cost of developing affordable housing on some of the listed sites; see Section 3.6 below. Examples include areas of known flooding (located mainly within the Guerneville Urban Service Area) and the California Tiger Salamander (CTS) mitigation areas (mainly located within the South Santa Rosa Urban Service Area). However, given the incentives granted to affordable housing developers (clustering, reduction of setbacks, etc.), and based on the County's recent experience with affordable and infill housing developments, the densities represented can be realistically achieved.

Of the "Urban Residential" sites listed in the inventory (see Table 3-2 at the end of this Section), there are 12 sites with capacity for at least 16 units each that are able to be developed by right at a density of 20 or more units per acre (see Table 3-2 of larger high density sites, and Appendix A). Together, these 12 sites have a capacity for 630 new rental units under the Type A rental program. Of those 630 units, a minimum of 40% (252 units) would be required to be provided as affordable to very low and low income households under long-term (55 year) affordability contracts. The Type A rental housing program has been very popular in Sonoma County, and has been utilized by both non-profit and for profit housing developers. Experience shows that when non profits utilize the program, 100% of the units are provided as affordable to very low and low income households. The County's entire RHNA for low- and very-low income households (347 units) could be accommodated on these sites alone.

A number of residential parcels within urban service areas are also zoned and available for the development of higher density ownership housing, both as small lot subdivisions of detached homes and as attached condos and townhouses. Under the County's "Type C" development program, sweat equity affordable homeownership projects, as well as small lot ownership development utilizing manufactured units, can be accommodated by right at densities of up to 11 units per acre. Table 3-3 lists an additional 26 urban sites with utilities and appropriate general plan and zoning designations that have a capacity for up to 360 base units, and for up to 751 affordable by-right "Type C" ownership units. The "Type C" program requires at least 20% of project units to be sold at prices affordable to lower-income households, with the remaining 80% of units for sale to moderate-income households.

Experience within Sonoma County over the last planning period, however, has shown that only non profit developers are likely to utilize the Type C density bonus program due to its 100% affordability requirement. When developed by for-profit developers, these inventoried sites are more likely to be used for planned developments (PDs) of attached homes on small lots, with densities of between 8 and 11 units per acre, under the State and County Supplemental density bonus programs. The use of a density bonus program is assumed because the county requires the provision of affordable housing in exchange for the granting of PD Planned Development status. At base density, these 26 sites have capacity for 324 additional units. Because Sonoma County requires at least the mapped density for discretionary development on all urban residential parcels, this is the minimum unit capacity for these sites. Assuming the state density bonus program is utilized, a 30% density bonus would provide capacity for up to 421 new units.

### **3.3 OTHER URBAN SITES WHICH ALLOW HOUSING**

In addition to sites that are zoned exclusively for housing, there are a large number of sites within unincorporated Sonoma County that are zoned for commercial or light industrial uses but which also allow certain types of housing. The attached tables show that there are 22 commercially-zoned sites with a capacity for 387 mixed use units (at 12 units per acre) and 21 light industrial sites with a capacity for up to 327 work live units (at 8 UPA) (See Table 3-4 and Table 3-5). The potential also exists for some 158 SRO units (at 20 UPA) to be located on 30 smaller commercial parcels within urban service areas (See Table 3-6). The County adopted its provisions for Mixed Use, Work-Live, and SRO developments in 2005, and while several mixed-use projects have been approved, only a limited number of projects were constructed during the recession. Because the County lacks sufficient experience with these types of developments, some conservative assumptions have been made to provide a realistic estimate of dwelling units per acre, based on experience with mixed-use and work-live development projects within the incorporated cities in the local area.

In addition to the Mixed-Use, Work-Live and SRO provisions and sites summarized above, the County's Affordable Housing Overlay (AHO) program allows densities of 20 to 24 units per acre for 100% affordable housing projects on designated sites. A total of ten sites that have been rezoned to add the -AH designation currently remain undeveloped, which will allow up to 522 units of affordable rental housing at the above densities. These sites are shown in Table 3-7.

As noted within the Inventory Tables and consistent with Government Code 65583 (a) (3), the Housing Site Inventory includes both vacant sites and sites with existing uses which are suitable for additional development or for redevelopment. The "comments" columns within the Inventory Tables provide additional site-specific information where applicable. The County's experience during the last 10 years demonstrates the trend of underdeveloped sites to redevelop to more intense residential uses. For example, the Faught Road Place density bonus infill project subdivided a .46 acre lot with 2 existing homes into a 7-lot planned development, renovating and relocating the 2 existing units on site as a part of the development (PLP07-0079, approved October 2008). Mark West Village, a density bonus project in Larkfield, is currently developing a 3.95 acre site that already contains 27 existing apartments to add an additional 10 rental units and 16 new single-family units (PLP06-0011; approved December 2006 and extended). Penelope Acres was a major subdivision of a 5.46 acre commercially-zoned parcel containing an active church and private school into 32 single-family townhome parcels, an 8-unit apartment parcel affordable to very low incomes, and a remaining parcel which retained the existing church & school (PLP05-0017, approved February 2009). And finally, the Guerneville 5th & Mill affordable apartment project on a 1.71 acre flood-prone site containing 13 existing units, a historic building, and an automotive repair facility was just approved to redevelop with 48 rental units, including 17 special needs units and at least 26 units affordable to extremely-low and very-low income households. (PLP08-0088, approved May 2009; opened 2012). These examples clearly demonstrate that sites with existing uses can and do develop with affordable housing projects.

### **3.4 CAPACITY OF RURAL HOUSING SITES**

The realistic residential development capacity during the upcoming planning period for unincorporated areas outside urban service boundaries is estimated to be 2,000 units. This figure includes only vacant or underutilized residential parcels that are over 1.5 acres are not constrained by steep slopes or severe flooding, and which have not been deemed to be unusable by the assessor for taxation purposes. Because these rural sites lie outside urban service area boundaries, rural housing parcels typically do not have the infrastructure in place to keep development costs appropriately low for affordable housing development, nor do they offer the amenities and conveniences often desired by residents in affordable units (e.g., proximity to services and places of employment). For these reasons, the County assumes that only above moderate income housing units are likely to be developed on these rural parcels, with the following exceptions (all are allowed in addition to the main home):

- Second Dwelling Units (1 per qualified parcel; estimate 1,123 parcels/potential for 350 units)
- Ag Employee & Farm Family Units (per qualified ag use; estimate 304 parcels/potential for 500 units)
- Farmworker "bunkhouses" (not limited by statute; potential for 40 bunkhouses/960 bunks)

### **3.5 AVAILABLE SITES ADEQUATE TO MEET RHNA**

The County's Regional Housing Need, or RHNA, has been established at 936 total units, including 220 units for very-low income, 127 units for low-income, 160 units for moderate income, and 429 units for above-moderate income households. Quantified Objectives are provided in Section 2.3.

The full RHNA for very-low, low, and moderate-income households can be accommodated on existing Urban Residential, urban commercial, and urban industrial sites; no rezoning of sites is required. Because the County has adopted minimum residential density standards for all Urban Residential zoning designations, the density calculation for these sites utilizes the established minimum density. Realistic potential densities are based on the County's experience with its by-right Type A and Type C programs, which double the minimum densities (see discussion in Section 4). Additional units affordable to lower- and moderate-income households can be accommodated in second dwelling units, farm-family and farmworker housing in rural areas, as shown in Table 2-1 in Section 2. Units for above-moderate income households can easily be accommodated on rural parcels located outside of urban service areas (see discussion under Section 3.4, capacity of rural housing sites), and are not required to be included within the parcel-specific sites inventory.

### **3.6 GENERAL DISCUSSION OF ENVIRONMENTAL CONSTRAINTS**

There are four appreciable environmental constraints to the development of housing in the unincorporated area of Sonoma County. These include the potential for flooding along certain portions of the Russian River; steep slopes in some rural areas; poor septic suitability in some rural areas; and the presence of the California Tiger Salamander (CTS) and possibly listed plants within the Santa Rosa Plain. All four types of constraints have been accounted for in the housing site inventory.

#### **Flooding**

The Guerneville area is subject to flooding from the Russian River and its tributaries. Smaller areas of flooding from urban creeks also exist within Unincorporated Sonoma County. While the Guerneville urban service area allows high enough densities to support affordable housing development, many parcels within this area are subject to at least some flooding during a 100 year flood event. While County Code does prevent construction within the F1 (Floodway) Zone, construction is allowed within the F2 (Flood Plain) Zone so long as the finished floor elevation is at least one foot greater than the 100 year flood elevation. This was taken into consideration when the housing site inventory was compiled; parcels that were located entirely within the F1 floodway were not included in inventory. All inventoried parcels in the Guerneville area, as well as within other designated 100-year flood areas, have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed.

## **Steep Slopes and Septic Suitability**

Much of unincorporated Sonoma County's more remote land area is characterized by steeply wooded slopes which provide poor building sites and poor septic suitability. Allowable densities within these steep wooded areas are very low, on the order of 1 unit per 160 to 640 acres of land. While there is some development activity within these areas, they were not included in the housing inventory.

Sonoma County is known to have poor septic suitability in much of its land area. Therefore, in order to provide a realistic assessment of development capacity in rural areas, parcels of less than 1.5 acres were not included in the inventory. Moreover, because of the costs of providing on-site sewage disposal systems in rural locations, it was assumed that development of single units (not including second dwelling units, farmworker units and the like) on individual parcels would be affordable only to above-moderate income households. No urban residential lands in inventory rely on septic systems for sewage disposal.

## **California Tiger Salamander (CTS)**

Some housing sites within the Santa Rosa Plain are identified as potential habitat for the California tiger salamander (CTS). The Santa Rosa Plain Conservation Strategy was published in 2005, and provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of protected species. Until the Conservation Strategy is fully implemented, PRMD uses the mitigation guidelines contained in the Fish and Wildlife Services' Interim Guidance and the Programmatic Biological Opinion (PBO) for projects that require environmental review pursuant to CEQA. The mitigation standards described below apply to discretionary projects.

For projects that are proposed in areas that have Strategy Designations or are within the 2011 Fish and Wildlife Service (FWS) designated Critical Habitat area that indicate the possible presence of CTS, an applicant may assume the presence of CTS and use the mitigation requirements contained in the PBO as summarized below, or hire a qualified professional biologist (typically an individual possessing a FWS Recovery Permit) to conduct a CTS Site Assessment (in accordance with Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander, October 2003). The USFWS and/or CDFG will make one of three findings based upon the Site Assessment, which will result in a corresponding County action as follows:

1. Determine that the project will not likely result in take of CTS and CTS habitat. The County will not require further information or mitigation for CTS.
2. Determine that a protocol survey for CTS is needed and direct the applicant to undertake the survey. If the survey is negative, the County will not require further information or mitigation for CTS. If the survey finds CTS, the applicant will be required to mitigate as

appropriate, based upon the Interim Mitigation Guidelines.

3. If a survey is infeasible or the applicant simply wishes to assume CTS presence and mitigate, the applicant can obtain all necessary permits and implement mitigations as outlined within the PBO Mitigation Guidelines. To compensate for the loss of habitat, applicants may mitigate by purchasing credits in local mitigation banks, with projects closer to known breeding sites required to mitigate at a higher level.

Local mitigation banks have been developed, and projects routinely purchase mitigation credits to allow development within the potential CTS range. Presence/Absence Surveys, if chosen by the applicant, can be accomplished within 2 years; mitigation credits can be purchased within a matter of months.

While mitigating for CTS does add to the development costs of projects, County Fund for Housing (CFH) funding may be available to assist affordable projects. Additionally, the County's largest non-profit housing developer, Burbank Housing Development Corporation, has undertaken the development of its own mitigation bank.

### **3.7 GENERAL DISCUSSION OF INFRASTRUCTURE**

This subsection provides an overview of the availability of public services (sewer and water) to serve the housing sites in inventory. In some cases, improvements or expansions may need to be made within the planning period to serve the anticipated housing units.

There are 12 urban service areas in the unincorporated county, served by a total of 22 wastewater management and water service providers that are not under the jurisdiction of the County of Sonoma. Each unincorporated community and each sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure and current status of long range planning. Some sewer or water systems in the unincorporated county have existing treatment facilities or water supplies that are adequate to serve growth at buildout of the 2020 General Plan; some do not. It is not always feasible for service providers to plan, finance and build facilities with substantial unused capacity long before it is needed.

PRMD has worked with the Sonoma County Water Agency (SCWA) and other service providers to compile and review sewer and water capacity data for unincorporated communities. A comprehensive analysis of the capacities of each of the sewer and water systems serving the County's 12 unincorporated communities was conducted as part of the recently completed General Plan Update, adopted by the Board of Supervisors on September 23, 2008. The analysis relied on data provided to staff during 2003, and analyzed each service provider's ability to provide service for General Plan build-out through the year 2020. Note that potential density bonus units were included in the analysis.

In the 2003 analysis, the status for each sewer and water service provider is identified as

"adequate," meaning there is sufficient capacity to serve projected growth through calendar year 2020 without difficulty; "adequate with concerns," which means the provider is likely to have resolved any capacity issues within the planning period; or "significant concerns," meaning that the provider lacks capacity to serve projected growth through 2020, and is likely to experience some difficulties in expanding the system to meet projected demand within the time period. For the purposes of determining water and sewer availability for sites within the housing site inventory within the planning period (2014), this analysis will address only those service areas where 1) housing sites are listed in inventory; and 2) where the 2003 water and sewer analysis identified "significant concerns" with either water or sewer capacity. Those areas are located in Geyserville, the Russian River area, Larkfield, and the Sonoma Valley.

### **Geyserville Urban Service Area:**

Water Supply & Availability. Water service is provided by the Geyserville Water Works (GWW). The Geyserville water system operates under a state permit which allows for 350 service connections. The system currently serves just under 300 connections and so the ability to serve new development is currently limited to approximately 50 new connections. The 2003 analysis found that Geyserville's water system will eventually require additional capacity in order to accommodate full development of all housing sites listed in inventory. System staff has indicated that in order to increase the permitted capacity, additional water sources and storage facilities would need to be established; however, it is not practical to establish such supplies prior to their being needed. New water sources would be established at such time as they are needed through the development of a new municipal well or wells. The development of such wells generally requires approximately 2-3 years to complete. Alternately, larger residential development projects would have the option of drilling their own wells in this Class 1 water availability area to provide service to their units.

### **Russian River Urban Service Area (Guerneville):**

Sewer Capacity & Availability. Russian River County Sanitation District (RRCSD) provides sewer services in this area. RRCSD currently has a permitted average dry weather flow of 0.71 Million Gallons per Day (MGD). The current (2013) average dry weather flow is approximately 0.2 MGD. The facility is currently limited to a dry weather disposal capacity of approximately 0.51 MGD. The additional .20 MGD of total sewage capacity would serve an estimated 1,795 ESDs, which is more than adequate to provide for all anticipated units in the 2014 Housing Element inventory. A recycled water study was completed and RRCSD staff noted that plans are underway for a possible expansion of the reclamation system, which would greatly increase the beneficial use of recycled water.

Water Supply & Availability. Sweetwater Springs Water District (SSWD) serves the River area, including Guerneville. SSWD's permit from the California Regional Water Quality Control Board allows them to divert 3 cubic feet per second and a maximum of 1,249 acre/feet per year. One of the district's major problems in meeting capacity is its aging, leaky infrastructure which is responsible for the loss of 26.5% of the water that is pumped. The district has planned water demand management measures including leak detection and repair, auditing of residential and

agricultural customers, plumbing retrofits and public education. Once these improvements have been put into place, efficiency is expected to be much improved. The SSWD staff acknowledges that its ability to serve this growth is temporarily constrained by the need to limit pumping from the underflow the Russian River to historic levels, and that additional disposal capacity will eventually be needed. Environmental review for these additional facilities is currently underway. Based on the SSWD's Urban Water Management Plan, the district anticipates that it will be able to provide for an additional 311 residential units, which is adequate to serve all sites in the 2009 Housing Element inventory.

### **Airport/Larkfield/Wikiup Urban Service Area:**

Sewer Capacity & Availability. Airport/Larkfield/Wikiup County Sanitation Zone (ALWSZ) provides sewer services to the Airport Business Park, Wikiup, and Larkfield area. The current dry weather flow capacity of the treatment facility is 0.9 MGD, of which roughly 0.67 MGD is currently being used. The ultimate planned dry weather design capacity of the treatment facility is 1.2 MGD. ALWSZ is in the process of analyzing its treatment facility to determine if the current infrastructure can reliably treat 1.2 MGD. If the analysis shows that the facility can reliably treat 1.2 MGD, then a fourth aerated lagoon may not be required. The 0.53 MGD remaining to full capacity corresponds to an estimated 1,884 ESDs (single family residential units), more than enough to provide for the 2014 Housing Element sites in inventory.

Water Supply & Availability. – California American Water, Larkfield provides water service to residential uses in this area. Approximately 40% of California American Water, Larkfield's current water supply is from the Sonoma County Water Agency (SCWA), and 60% is from wells. Based on their 1999 Water Master Plan and recent annual reports, the system now serves approximately 2,400 connections, with average peak day use of 1,013 gallons per connection (this average includes residential and commercial connections). This leaves approximately 875 connections until the planned capacity of the system is reached. The ability to serve this number of new connections depends on the development of at least one new well, and the development of at least 250,000 gallons of new storage. A 400,000 gallon storage tank was built at the North Wikiup tank site in 2007, and development of the new well is currently underway. The California American Water, Larkfield system can accommodate the projected Housing Element growth with development of this additional source of water supply.

### **Sonoma Valley Urban Service Area:**

Sewer Capacity & Availability. Sonoma Valley County Sanitation District (SVCSD) serves the area. In 2007, SVCSD increased its treatment capacity for wet weather flow to 16 MGD. SVCSD currently has a permitted average dry weather flow of 3 MGD, of which 2.6 is being used. The 0.4 MGD permit capacity is adequate to serve all sites in inventory; however, SVCSD staff have indicated that there are a number of existing parcels within the District that have not yet hooked up to service. The number of existing units that may request connections within the planning period is difficult to estimate, although given historic trends and the costs to connect, it is unlikely that all eligible parcels will do so.

The District has completed numerous upgrades to its facilities during the last 5 years. These improvements have reduced infiltration and inflow, increased treatment process reliability, and significantly improved effluent quality. By increasing conservation and recycling efforts, a reduction in ADWF of over 8% was realized in the last year alone. Further efforts are planned and further reductions are anticipated.

Water Supply & Availability. Valley of the Moon Water District (VOMWD) provides water service in unincorporated portions of the Sonoma Valley. At the time of the 2003 analysis, VOMWD had an annual entitlement to SCWA water of 3,200 acre feet per year, of which 2,923 acre feet was used. The difference between these two figures was made up by well production of 563 acre feet. In order to provide for future growth, VOMWD will need to increase its SCWA entitlement, or add additional wells. The VOMWD have formally requested that the SCWA increase its annual entitlement by 1,000 acre feet per year to accommodate its ultimate water needs. Based on VOMWD's Urban Water Management Plan, the district anticipates that it will be able to provide for an additional 616 units within the planning period, more than enough to provide for the anticipated number of units in the 2009 Housing Sites inventory.

### **3.8 GENERAL PLAN POLICIES TO ENSURE ADEQUATE SERVICES**

In order to address the need for service providers to continue to plan for and accommodate projected growth consistent with the General Plan, including the Housing Element, a number of General Plan policies have been adopted within the Water Resources Element, the Public Facilities Element, the Land Use Element and this Housing Element. The policies encourage the development of master facilities plans and discourage the approval of projects without certification of the availability of services. The policies also encourage service providers to plan for and maintain adequate infrastructure capacity for housing necessary to meet the County's regional need.

**Table 3-2 Potential Housing Sites: Type A Multi-family**

APN	Site ID	Type	USA	Acres	GPL U	Density	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
039-025-003	54	Type A	Larkfield	1.21	UR	11	R2	13	26	1	25	Single Family (1954, 1954, 1930)
039-025-005				0.57				6	12	1	11	
039-025-071				0.65				7	14	1	13	
039-025-053	55	Type A	Larkfield	3.04	UR	11	R2	25	50	1	49	Ok condition, Single family (?, 1975)
039-025-054				1.27				12	25	2	23	
058-171-006	57	Type A	Larkfield	0.47	UR	11	R2	5	10	2	8	Good Condition, Single family & Apartment (1963, 1965, 1964, 1963, 1910)
058-171-023				1.94				21	42	11	31	
058-171-024				1				11	22	8	14	
058-171-025				1.01				11	22	8	14	
058-171-032				0.51				5	11	1	10	
043-064-007	58	Type A	Santa Rosa	0.73	UR	15	R3	10	21	1	20	Ok Condition (1961, 1956, 1952, ?, 1955)
043-064-008				0.54				8	16	1	15	
043-064-009				1.48				22	44	1	43	
043-064-010				0.66				9	19	0	19	
043-064-011				0.74				11	22	3	19	
125-381-003	59	Type A	Santa Rosa	0.89	UR	15	R3	13	26	0	26	No Structures
043-064-004	60	Type A	Santa Rosa	1.09	UR	15	R3	16	32	1	31	Mobile home (1970)
125-131-053	61	Type A	Santa Rosa	1.32	UR	15	R3	19	39	1	38	SFD 1935 ok cond.
058-171-033	57b	Type A	Larkfield	1.27	UR	11	R2	13	27	6	21	Multi-family 1975 ok condition
125-131-029	60b	Type A	Santa Rosa	0.63	UR	15	R3	9	18	3	15	Older SFDs pre-1950
125-131-030				0.36				5	10	1	9	
125-131-031				0.56				8	16	1	15	
125-131-032				0.43				6	12	1	11	
125-131-033				0.5				7	15	2	13	
044-101-021				SR-8				Type A	Santa Rosa	0.48	UR	
044-101-023	1.26	12	25		1	24						
044-101-062	SR-11	Type A	Santa Rosa	0.92	UR	10	R2	9	18	3	15	Single family ok

044-101-071				0.96				9	19	3	16	condition (1960s)
134-132-021	SR-7	Type A	Santa Rosa	1.33	UR	10	R2	13	26	2	24	Single family, ok Condition (1946, 1940, 1943, 1999)
134-132-022				1.12				11	22	1	21	
134-132-049				0.61				6	12	1	11	
134-132-063				0.95				9	19	1	18	
140-100-004				0.87				5	10	1	9	
140-130-005	39	Type A	Geyserville	1.39	UR	6	R2	8	16	1	15	Available
140-150-012				1.46			PF	8	17	1	16	
140-100-013	40	Type A	Geyserville	1.11	UR	6	PF	6	13	1	12	Available
047-173-016	41	Type A	Penngrove	1.36	UR	6	R2	8	16	1	15	Available
052-173-008	42	Type A	Sonoma	0.88	UR	6	R2	5	11	2	9	Tax Parcels not separate legal parcels
052-173-009												
052-173-010												
052-173-011												
052-173-012												
052-173-013												
052-173-014												
052-173-015												
052-272-027	43	Type A	Sonoma	0.54	UR	6	R2	3	6	1	5	Available
072-120-048	63	Type A	Guerneville	0.35	UR	17	R3	5	11	2	9	Available
043-053-048	B119	Type A	Santa Rosa	0.37	UR	15	R3	5	11	1	10	Available
125-141-017	B133	Type A	Santa Rosa	0.36	UR	15	R3	5	10	1	9	Available
070-090-026	B28	Type A	Guerneville	1.61	UR	8	R2	6	13	0	13	Split Land Use 45% of site RVSC
039-390-019	B34	Type A	Larkfield	0.52	UR	11	R2	5	11	0	11	R/S 406-19
039-320-051	N44 *	Type A	Larkfield	2.59	UR	11	PC	28	56	0	56	40 units approved, not built. Classroom bldg used by church
<b>Totals</b>								<b>442</b>	<b>902</b>	<b>83</b>	<b>819</b>	

\*APN 039-320-051 split into two sites (Type A and Mixed Use), both have a smaller acreage from previous sites inventory.

Table 3-3 Potential Housing Sites: Type C

APN	Site ID	Type	USA	Acres	GPLU	Density	Zoning	Base Units	Potential Units	Existing Units	Net Addn'l Units	Comments
140-160-011	1	Type C	Geyserville	1.11	UR	4.8	R1	5	12	0	12	Redevelop
070-070-040	3	Type C	Guerneville	1.38	UR	4	R1	4	9	0	9	Redevelop
070-160-035+	4	Type C	Guerneville	3.65	UR	4	R1	6	12	0	12	Reduced by F1 area. Was 070-160-027
070-160-036+												
070-160-037+												
100-180-022	7	Type C	Bodega Bay	12.39	UR	5	R1	57	136	0	136	40% UR4, 60% UR5
100-200-037	8	Type C	Bodega Bay	1.92	UR	4	R1	7	21	1	20	Redevelop
140-150-001	9	Type C	Geyserville	1.31	UR	4.8	R1	6	14	2	12	Redevelop
140-150-004				1.07				5	11	2	9	
140-150-008				1.56				7	17	1	16	
069-280-043	11	Type C	Guerneville	2	UR	4	R1	8	22	1	21	Redevelop
070-010-005	12	Type C	Guerneville	1.86	UR	4	R1	7	20	1	19	Redevelop
071-080-078	13	Type C	Guerneville	0.09	UR	4	R1	1	1	0	1	Redevelop
071-080-079				2.89				11	31	1	30	
071-140-017	14	Type C	Guerneville	3.16	UR	4	R1	12	28	1	27	Redevelop
071-250-008	15	Type C	Guerneville	1.87	UR	4	R1	7	20	2	18	Redevelop
054-381-010	16	Type C	Sonoma	1.26	UR	4	R1	5	13	1	12	Redevelop
054-381-011	17	Type C	Sonoma	1.38	UR	4	R1	5	15	1	14	Redevelop
130-165-001	18	Type C	Graton	1.12	UR	5	R1	5	12	0	12	Redevelop
039-025-088	21	Type C	Larkfield	7.46	UR	5	R1	37	22	2	20	Redevelop
133-150-038	25	Type C	Sonoma	1.37	UR	5	R1	6	15	0	15	Redevelop
130-101-037	26	Type C	Graton	1.15	UR	5	R1	5	12	1	11	Redevelop
130-294-016	28	Type C	Graton	1.01	UR	5	R1	5	11	1	10	Redevelop
039-025-019	29	Type C	Larkfield	1.02	UR	5	R1	5	11	1	10	Redevelop
039-380-018	30	Type C	Larkfield	1.51	UR	5	R1	7	16	1	15	Redevelop
039-380-026	31	Type C	Larkfield	1.09	UR	5	R1	5	11	1	10	Redevelop
039-380-027	32	Type C	Larkfield	1.04	UR	5	R1	5	11	1	10	Redevelop

125-301-043	33	Type C	Santa Rosa	1.71	UR	5	R1	8	18	1	17	Redevelop
043-041-001	34PV*	Type C	Santa Rosa	3.71	UR	5	R1	18	40	1	39	168 units approved not built Paseo Vista (portion)
043-041-046				2.37				11	26	0	26	
125-501-007				6.12				30	67	0	67	
043-041-034				1.62				8	17	2	15	
125-451-002	34*	Type C	Santa Rosa	4.06	UR	5	R1	20	44	7	37	Redevelop
125-451-009				4.5				22	49	1	48	
125-501-021				1.98				9	21	1	20	
052-211-045				0.25				1	2	1	1	
<b>Totals</b>								<b>360</b>	<b>787</b>	<b>36</b>	<b>751</b>	

\* Portion of Site 34 approved as Paseo Vista Development (34PV). Remainder of Site 34 remains available.

**Table 3-4 Potential Housing Sites: Mixed Use**

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
039-040-040	MU-01	MU	Larkfield	0.76	LC	CQ	1	8	0	8	Vacant
039-320-051	MU-02*	MU	Larkfield	1.81	LC	LC	1	18	0	18	Existing church can remain
045-290-002	MU-03	MU	Santa Rosa	1.02	LC	LC	1	6	1	5	Storage Lot
047-213-009	MU-04	MU	Petaluma	1	LC	LC	1	10	0	10	Vehicle Storage
047-213-010	MU-05	MU	Petaluma	3.85	LC	LC	1	42	0	42	Vehicle Storage
056-611-082	MU-06	MU	Sonoma	0.62	LC	LC	1	7	1	6	Vacant
070-090-002	MU-10	MU	Guerneville	0.14	LC	LC	1	1	0	1	Storage Lot
070-090-005	MU-11	MU	Guerneville	0.66	LC	LC	1	6	0	6	Storage Lot
070-300-061	MU-12	MU	Guerneville	1.26	LC	LC	1	14	0	14	Vacant
071-180-014	MU-13	MU	Guerneville	4.1	LC	LC	1	30	1	29	Vacant
071-200-003	MU-14	MU	Guerneville	1.1	LC	LC	1	12	1	11	Redevelop
083-080-001	MU-15	MU	Forestville	1.43	PF	PC	1	17	0	17	Vacant-42 total units approved, not built
083-090-085	MU-16	MU	Forestville	0.8	LC	C1	1	9	0	9	Vacant
125-111-037	MU-17	MU	Roseland	6.96	GC	PC	1	82	0	82	per Urban Vision Plan
125-111-046	MU-18	MU	Roseland	1.17	GC	PC	1	11	0	11	per Urban Vision Plan
125-131-068	MU-19	MU	Santa Rosa	0.81	GC	C2	1	7	1	6	Redevelop
134-123-023	MU-22	MU	Santa Rosa	0.77	GC	C2	1	9	0	9	Vacant
134-123-024	MU-23	MU	Santa Rosa	1.46	GC	C2	1	17	0	17	Vacant
134-132-070	MU-24	MU	Santa Rosa	4.11	GC	C2	1	49	0	49	Vacant
134-181-046	MU-25	MU	Santa Rosa	1.53	GC	C2	1	19	0	19	Vacant
134-181-047	MU-26	MU	Santa Rosa	0.71	GC	C2	1	8	0	8	Vacant
182-540-021	MU-27	MU	Santa Rosa	0.95	GC	C2	1	11	1	10	Add MU to SFD site
<b>Totals</b>							<b>22</b>	<b>393</b>	<b>6</b>	<b>387</b>	

\*APN 039-320-051 split into two sites (Type A and Mixed Use), both have a smaller acreage from previous sites inventory.

**Table 3-5 Potential Housing Sites: Work/Live Development**

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
043-143-008	LW-01	WL	Santa Rosa	1.33	GI	M1	1	10	0	10	Vacant
125-091-033	LW-10	WL	Santa Rosa	0.95	GC	M1	1	7	0	7	Vacant
125-091-035	LW-11	WL	Santa Rosa	2.4	GC	M1	1	18	1	17	Existing Structure
134-123-003	LW-12	WL	Santa Rosa	2	GI	M1	1	16	0	16	Vehicle Storage
134-123-010	LW-13	WL	Santa Rosa	2.88	GI	M1	1	20	1	19	Mobile Home Sales
134-132-013	LW-14	WL	Santa Rosa	2.4	GI	M1	1	19	1	18	Vehicle Storage
134-181-025	LW-15	WL	Santa Rosa	1.52	LI	M1	1	11	1	10	Storage
134-181-026	LW-16	WL	Santa Rosa	1.96	LI	M1	1	12	1	11	80% vacant for development
134-182-033	LW-17	WL	Santa Rosa	2.45	LI	M1	1	21	0	21	Vehicle Storage
134-192-004	LW-19	WL	Santa Rosa	8.26	LI	M1	4	66	4	62	Vacant
043-143-012	LW-02	WL	Santa Rosa	1.53	GI	M1	1	13	0	13	Vehicle Storage
134-192-005	LW-20	WL	Santa Rosa	0.48	LI	M1	1	4	0	4	Vacant
134-192-006	LW-21	WL	Santa Rosa	0.59	LI	M1	1	4	1	3	Vacant
134-192-010	LW-22	WL	Santa Rosa	1.88	LI	M1	4	13	4	9	90% vacant for development
044-101-006	LW-03	WL	Santa Rosa	0.9	GI	M1	1	6	0	6	Vacant
044-101-007	LW-04	WL	Santa Rosa	2.8	GI	M1	1	22	1	21	Vehicle Storage
045-034-025	LW-05	WL	Santa Rosa	3.06	LI	M1	1	24	0	24	Storage
045-290-003	LW-06	WL	Santa Rosa	1.12	GI	M1	1	8	1	7	Vehicle Storage
083-080-060	LW-07	WL	Forestville	0.61	LI	M1	1	4	0	4	1 Existing Structure
084-020-011	LW-08	WL	Forestville	4.94	LI	M1	1	39	0	39	Vacant
125-091-030	LW-09	WL	Santa Rosa	2.29	GI	M1	1	16	0	16	Sm. Existing Structure
<b>Totals</b>							<b>27</b>	<b>353</b>	<b>16</b>	<b>337</b>	

**Table 3-6 Potential Housing Sites: Single Room Occupancy (SRO)**

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units	Existing Units	Net Addtn'l Units	Comments
043-153-029	SRO-01	SRO	Santa Rosa	0.4	GC	C2	2	8	1	7	Residential
043-153-032	SRO-02	SRO	Santa Rosa	0.37	GC	C2	2	7	0	7	Vacant
045-021-008	SRO-03	SRO	Santa Rosa	0.2	LC	LC	2	4	0	4	Used Car Lot
045-290-026	SRO-04	SRO	Santa Rosa	0.2	LC	LC	2	4	1	3	Vacant
047-173-008	SRO-05	SRO	Penngrove	0.18	LC	LC	2	3	1	2	Vacant area behind FD
047-181-009	SRO-06	SRO	Penngrove	0.19	LC	LC	2	3	1	2	Office and Retail
047-181-046	SRO-07	SRO	Penngrove	0.33	LC	LC	2	6	0	6	Private School was -015
047-181-033	SRO-08	SRO	Penngrove	0.3	LC	LC	2	6	0	6	Office and Retail
052-364-031	SRO-09	SRO	Sonoma	0.37	LC	LC	2	7	1	6	Single Family
054-290-051	SRO-10	SRO	Sonoma	0.23	LC	LC	2	4	1	3	Office
054-340-016	SRO-11	SRO	Sonoma	0.22	LC	LC	2	4	0	4	Vacant
054-340-032	SRO-12	SRO	Sonoma	0.39	LC	LC	2	7	2	5	Retail and Residential
056-201-095	SRO-13	SRO	Sonoma	0.41	LC	LC	2	8	0	8	Public School was -007
056-401-026	SRO-15	SRO	Sonoma	0.39	LCTS	LC	2	7	2	5	Residential was 056-303-027
056-321-038	SRO-16	SRO	Sonoma	0.31	LCTS	LC	5	6	5	1	Apartment
056-401-025	SRO-17	SRO	Sonoma	0.38	LCTS	LC	2	7	1	6	Residential was 056-401-001
056-251-038	SRO-18	SRO	Sonoma	0.37	GC	C2	2	7	0	7	Vacant
058-071-017	SRO-19	SRO	Larkfield	0.37	LC	LC	2	7	0	7	Public Utility
058-183-011	SRO-20	SRO	Larkfield	0.41	LC	LC	2	8	1	7	Office and Retail
058-191-001	SRO-21	SRO	Larkfield	0.38	LC	LC	2	7	1	6	Vacant
059-281-004	SRO-22	SRO	Larkfield	0.36	LC	LC	2	7	1	6	Auto Repair
070-090-003	SRO-23	SRO	Guerneville	0.36	LC	LC	2	7	0	7	Retail
070-140-009	SRO-24	SRO	Guerneville	0.23	LC	LC	2	4	0	4	Vacant
083-090-021	SRO-25	SRO	Forestville	0.25	LC	LC	2	5	1	4	Parking Lot
083-090-057	SRO-26	SRO	Forestville	0.16	LC	LC	2	3	0	3	Office and Retail
125-131-067	SRO-27	SRO	Roseland	0.4	GC	C2	2	8	0	8	Vacant
125-131-069	SRO-28	SRO	Roseland	0.38	GC	C2	2	7	0	7	Retail - add SRO units
125-141-023	SRO-30	SRO	Roseland	0.39	GC	C2	4	7	4	3	Add Apartments
125-172-014	SRO-31	SRO	Roseland	0.4	GC	C2	2	8	0	8	Vacant
140-140-009	SRO-33	SRO	Geyserville	0.35	GC	C2	2	7	1	6	Residential
<b>Totals</b>							<b>65</b>	<b>183</b>	<b>25</b>	<b>158</b>	

**Table 3-7 Potential Housing Sites: Affordable Housing Overlay**

APN	Site ID	Type	USA	Acres	GPLU	Zoning	Base Units	Potential Units as AH	Existing Units	Net Addtn'l Units	Comments
083-073-017	A3	AH	Forestville	2.68	LI	MP-AH	1	54	1	53	Redevelop
130-152-008	A6	AH	Graton	0.64	GI	M1-AH	1	13	0	13	Relocatable Labor Cntr Bldg
039-025-060	A7	AH	ALW	0.46	LC	CO-AH	1	10	1	9	Redevelop
056-511-046	A10	AH	Sonoma	1.04	LC	LC-AH	1	21	0	21	Redevelop
140-180-035	B1	AH	Geyserville (adj)	5.11	LC	LC-AH	1	103	0	103	Redevelop
130-151-005	B2	AH	Graton	0.64	LC	LC-AH	1	13	0	13	Redevelop
130-151-006				0.48	LC	LC-AH	1	10	0	10	Redevelop
130-151-007				0.16	LC	LC-AH	1	4	0	4	Redevelop
047-153-004	B6	AH	Penn	5	UR	RR-AH	5	100	1	99	Major Sub request 2013
047-214-005	B7	AH	Penn	7.75	RR	RR-AH	1	40	3	37	Redevelop
058-290-051	B5	AH	ALW	2.21	LC	LC-AH	1	74	0	74	Minor Sub request 2008
058-300-076				1.47							
125-421-018	NB8	AH	S Rosa	2.3	UR 1	RR-AH	5	86	0	86	79 MF affordable units approved not built
125-421-019				2.5							
<b>Totals</b>							<b>21</b>	<b>528</b>	<b>6</b>	<b>522</b>	